

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



East Vail

Includes the MLS areas of East Vail, Booth Creek and Vail Golf course

| Single Family-Duplex | December | | | Year to Date | | |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 12-2023 | Thru 12-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 1 | 5 | + 400.0% | 17 | 36 | + 111.8% |
| Sold Listings | 2 | 3 | + 50.0% | 19 | 24 | + 26.3% |
| Median Sales Price* | \$4,225,000 | \$7,000,000 | + 65.7% | \$5,400,000 | \$4,475,000 | - 17.1% |
| Average Sales Price* | \$4,225,000 | \$7,205,333 | + 70.5% | \$5,002,092 | \$5,648,847 | + 12.9% |
| Percent of List Price Received* | 92.3% | 94.8% | + 2.7% | 95.8% | 95.7% | - 0.1% |
| Days on Market Until Sale | 281 | 81 | - 71.2% | 189 | 164 | - 13.2% |
| Inventory of Homes for Sale | 10 | 18 | + 80.0% | -- | -- | -- |
| Months Supply of Inventory | 5.8 | 7.5 | + 29.3% | -- | -- | -- |

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

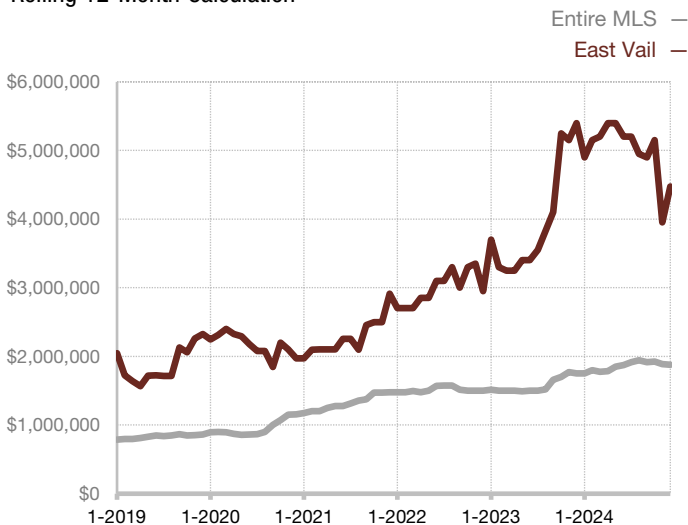
** These monthly reports use Agent Days on Market data.

| Townhouse/Condo | December | | | Year to Date | | |
|---------------------------------|-----------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 12-2023 | Thru 12-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 3 | 3 | 0.0% | 57 | 57 | 0.0% |
| Sold Listings | 1 | 5 | + 400.0% | 51 | 40 | - 21.6% |
| Median Sales Price* | \$750,000 | \$1,550,000 | + 106.7% | \$1,150,000 | \$1,257,500 | + 9.3% |
| Average Sales Price* | \$750,000 | \$1,855,000 | + 147.3% | \$1,390,147 | \$1,416,485 | + 1.9% |
| Percent of List Price Received* | 99.3% | 99.1% | - 0.2% | 98.1% | 97.5% | - 0.6% |
| Days on Market Until Sale | 42 | 40 | - 4.8% | 34 | 81 | + 138.2% |
| Inventory of Homes for Sale | 9 | 12 | + 33.3% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 3.3 | + 57.1% | -- | -- | -- |

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

** These monthly reports use Agent Days on Market data.

Median Sales Price – Single Family-Duplex
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

