

Monthly Indicators



December 2024

New Listings were up 54.8 percent for the Single Family-Duplex category and 27.7 percent for the Townhouse-Condo category. Pending Sales decreased 7.4 percent for Single Family-Duplex but increased 48.6 percent for Townhouse-Condo.

The Median Sales Price was up 1.8 percent to \$1,985,000 for the Single Family-Duplex category but decreased 40.8 percent to \$1,370,000 for the Townhouse-Condo category. Days on Market decreased 23.1 percent for Single Family-Duplex homes but increased 7.7 percent for Townhouse-Condo properties.

Total housing inventory stood at 1.33 million units heading into December, a 2.9% decrease from the previous month but a 17.7% increase year-over-year, for a 3.8-month supply at the current sales pace. Inventory remains below the 5 – 6 months' supply of a balanced market, and the limited number of homes for sale continues to put upward pressure on sales prices nationwide, with NAR reporting a median existing-home price of \$406,100, a 4.7% increase from one year earlier.

Monthly Snapshot

- 16.5%	+ 3.8%	- 28.7%
One-Year Change in Closed Sales All Properties	One-Year Change in Active Listings All Properties	One-Year Change in Median Sales Price All Properties

Residential real estate activity in Vail Board of REALTORS® MLS composed of single-family homes, duplexes, townhomes and condominiums. Percent changes are calculated using rounded figures.

Single Family-Duplex Activity Overview	2
Townhouse-Condo Activity Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Days on Market Until Sale	10
Housing Affordability Index	11
Inventory of Active Listings	12
Months Supply of Inventory	13
All Properties Activity Overview	14
Closed Sales and Inventory by Price Range	15
Glossary of Terms	16

Single Family-Duplex Activity Overview

Key metrics for Single Family and Duplex properties by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	12-2023	12-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		31	48	+ 54.8%	651	617	- 5.2%
Pending Sales		27	25	- 7.4%	461	453	- 1.7%
Closed Sales		34	27	- 20.6%	455	439	- 3.5%
Median Sales Price		\$1,950,000	\$1,985,000	+ 1.8%	\$1,750,000	\$1,876,019	+ 7.2%
Average Sales Price		\$2,240,529	\$3,893,795	+ 73.8%	\$2,622,793	\$3,173,884	+ 21.0%
Pct. of List Price Received		95.3%	96.6%	+ 1.4%	96.8%	97.1%	+ 0.3%
Days on Market Until Sale		108	83	- 23.1%	79	83	+ 5.1%
Housing Affordability Index		22	19	- 13.6%	24	21	- 12.5%
Inventory of Active Listings		217	198	- 8.8%	--	--	--
Months Supply of Inventory		5.7	5.4	- 5.3%	--	--	--

Townhouse-Condo Activity Overview

Key metrics for Townhouse and Condo properties by report month and for year-to-date (YTD) starting from the first of the year.

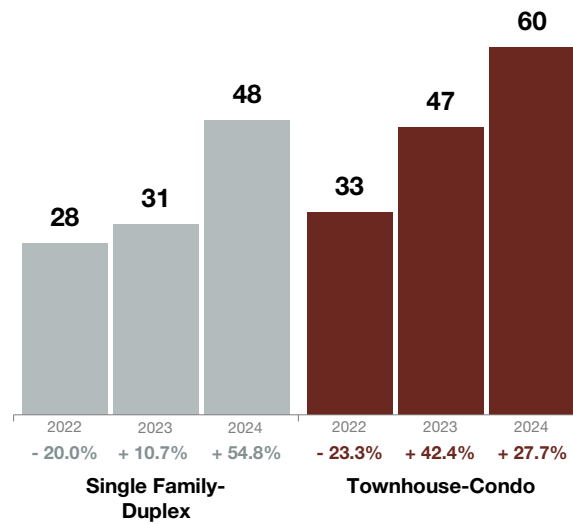


Key Metrics	Historical Sparkbars	12-2023	12-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		47	60	+ 27.7%	613	714	+ 16.5%
Pending Sales		35	52	+ 48.6%	480	537	+ 11.9%
Closed Sales		56	48	- 14.3%	484	562	+ 16.1%
Median Sales Price		\$2,312,500	\$1,370,000	- 40.8%	\$1,392,500	\$1,300,000	- 6.6%
Avg. Sales Price		\$2,334,783	\$1,960,749	- 16.0%	\$2,034,110	\$1,946,636	- 4.3%
Pct. of List Price Received		98.0%	97.8%	- 0.2%	97.6%	97.8%	+ 0.2%
Days on Market Until Sale		143	154	+ 7.7%	71	85	+ 19.7%
Affordability Index		19	31	+ 63.2%	31	33	+ 6.5%
Active Listings		151	184	+ 21.9%	--	--	--
Months Supply		3.7	3.9	+ 5.4%	--	--	--

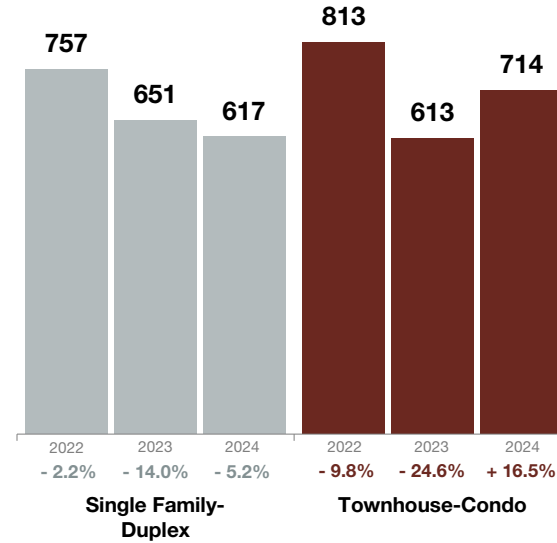
New Listings



December

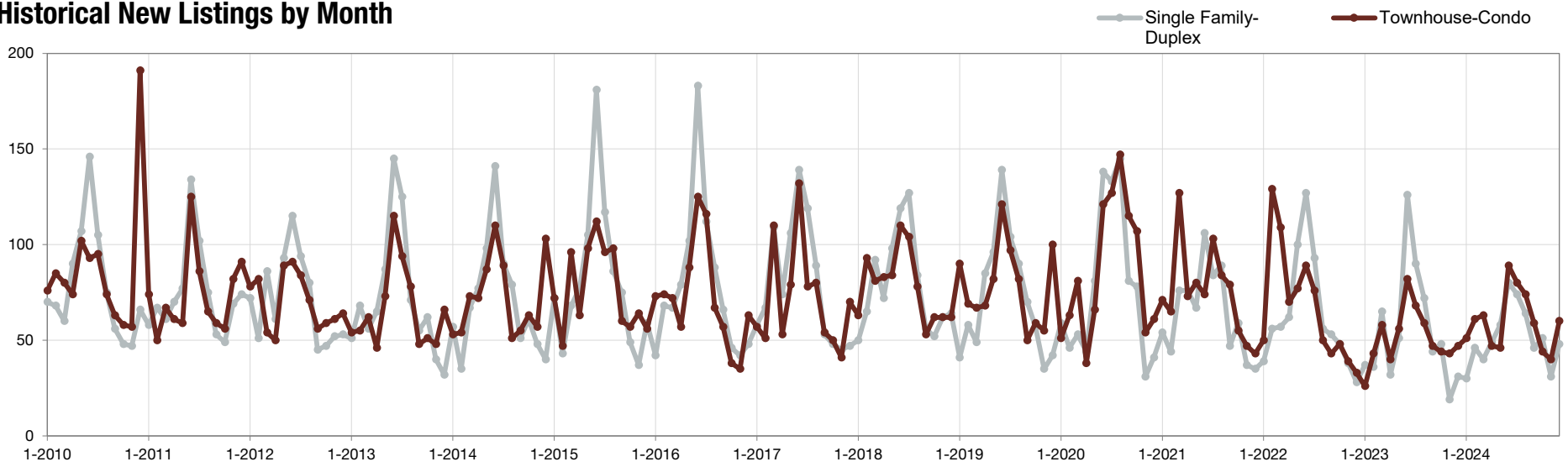


Year to Date



New Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2024	30	-18.9%	51	+96.2%
Feb-2024	46	+27.8%	61	+41.9%
Mar-2024	40	-38.5%	63	+8.6%
Apr-2024	49	+53.1%	47	+17.5%
May-2024	58	+13.7%	46	-17.9%
Jun-2024	80	-36.5%	89	+8.5%
Jul-2024	74	-17.8%	80	+17.6%
Aug-2024	64	-11.1%	74	+25.4%
Sep-2024	46	+4.5%	59	+25.5%
Oct-2024	51	+6.3%	44	0.0%
Nov-2024	31	+63.2%	40	-7.0%
Dec-2024	48	+54.8%	60	+27.7%
12-Month Avg	51	-5.2%	60	+16.5%

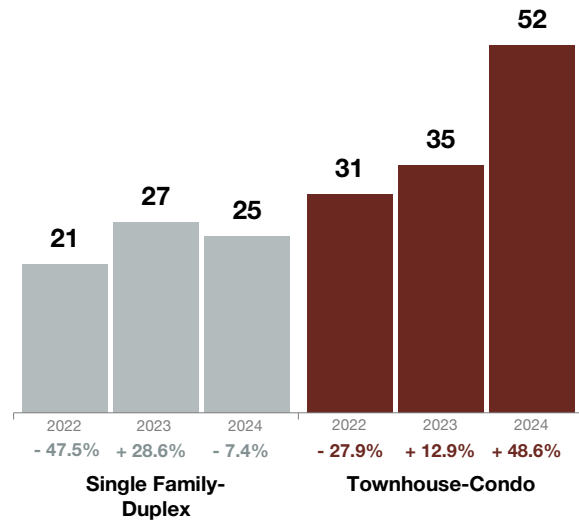
Historical New Listings by Month



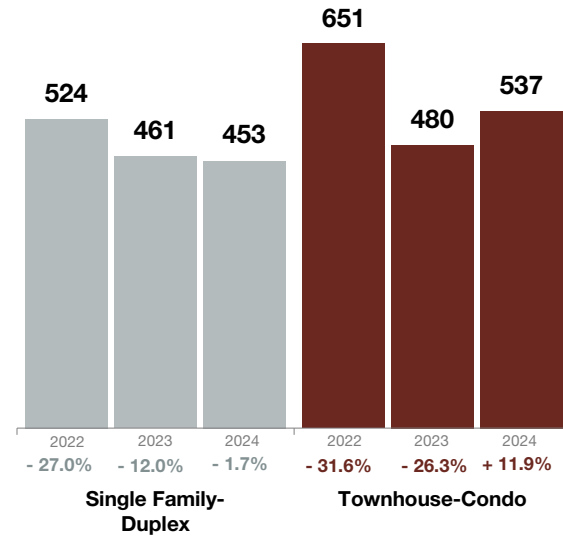
Pending Sales



December

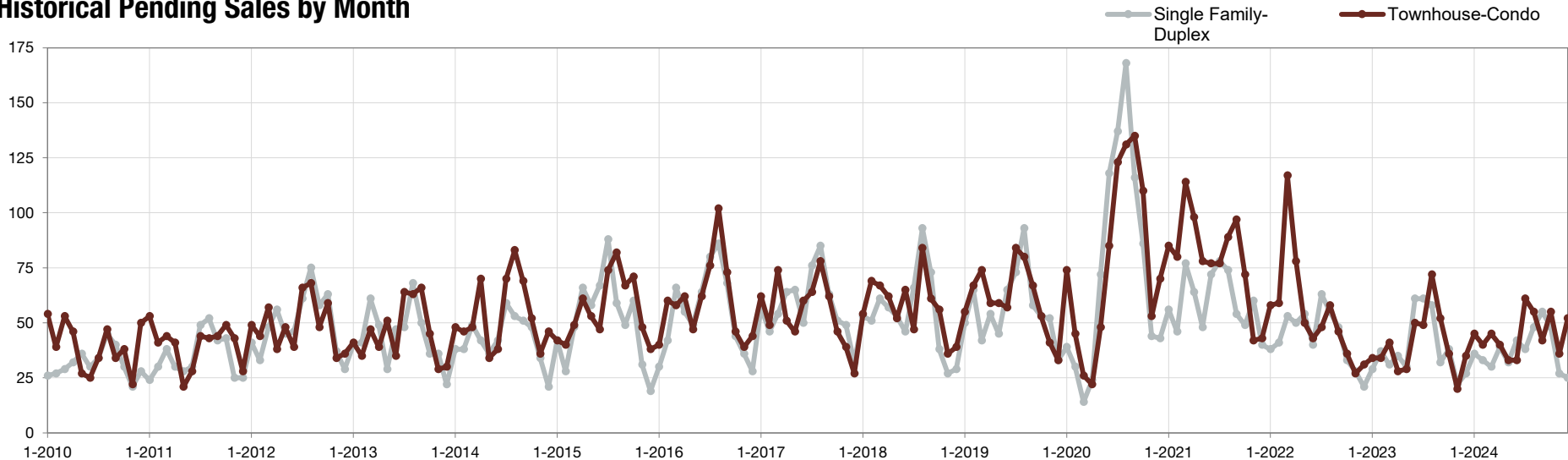


Year to Date



Pending Sales	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2024	36	+24.1%	45	+32.4%
Feb-2024	33	-10.8%	40	+17.6%
Mar-2024	30	-3.2%	45	+9.8%
Apr-2024	39	+11.4%	40	+42.9%
May-2024	32	+6.7%	33	+13.8%
Jun-2024	42	-31.1%	33	-34.0%
Jul-2024	38	-37.7%	61	+24.5%
Aug-2024	48	-17.2%	55	-23.6%
Sep-2024	55	+71.9%	42	-19.2%
Oct-2024	48	+26.3%	55	+52.8%
Nov-2024	27	+22.7%	36	+80.0%
Dec-2024	25	-7.4%	52	+48.6%
12-Month Avg	38	-1.7%	45	+11.9%

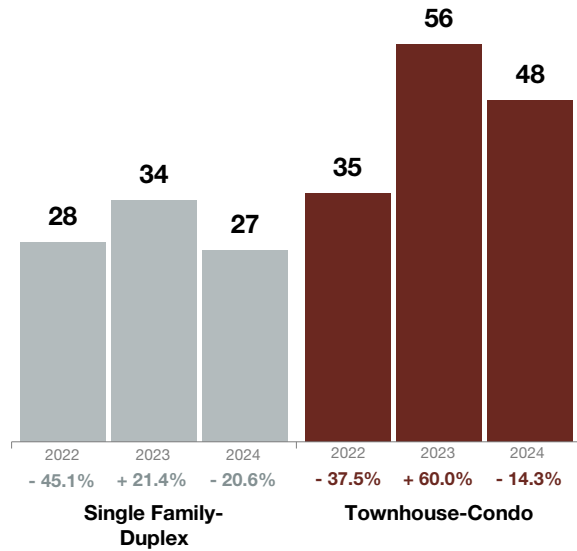
Historical Pending Sales by Month



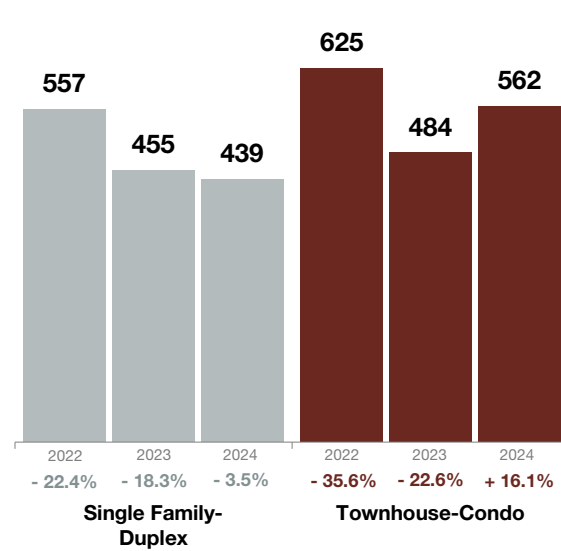
Closed Sales



December

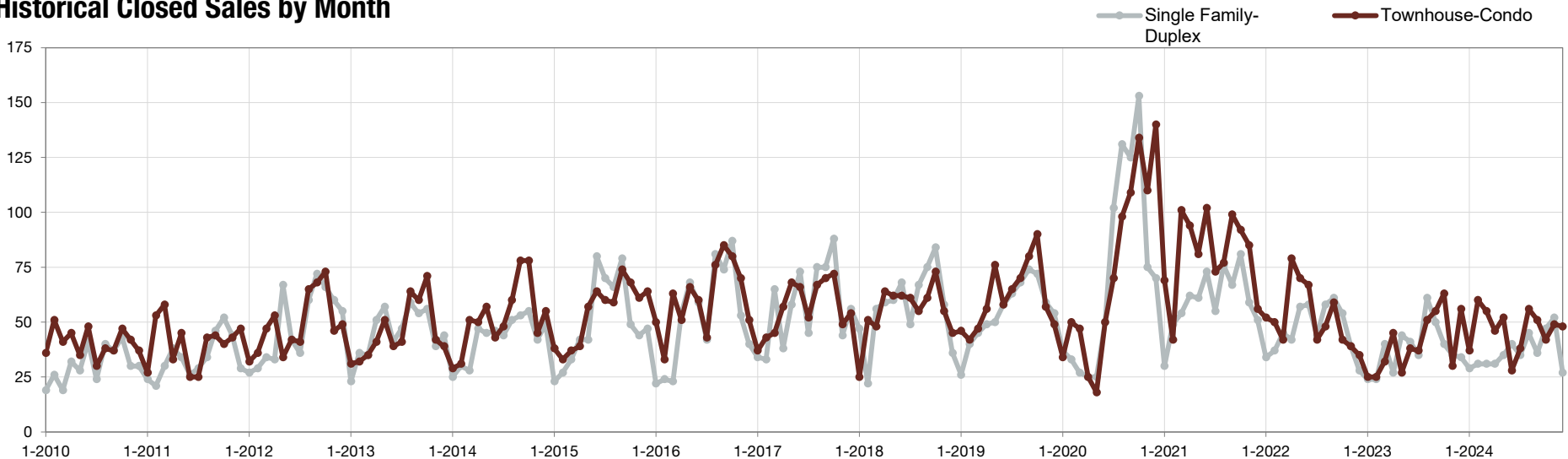


Year to Date



Closed Sales	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2024	29	+20.8%	37	+48.0%
Feb-2024	31	+29.2%	60	+140.0%
Mar-2024	31	-22.5%	55	+71.9%
Apr-2024	31	+14.8%	46	+2.2%
May-2024	35	-20.5%	52	+92.6%
Jun-2024	40	-2.4%	28	-26.3%
Jul-2024	35	0.0%	38	+2.7%
Aug-2024	45	-26.2%	56	+9.8%
Sep-2024	36	-28.0%	51	-7.3%
Oct-2024	47	+17.5%	42	-33.3%
Nov-2024	52	+48.6%	49	+63.3%
Dec-2024	27	-20.6%	48	-14.3%
12-Month Avg	37	-3.5%	47	+16.1%

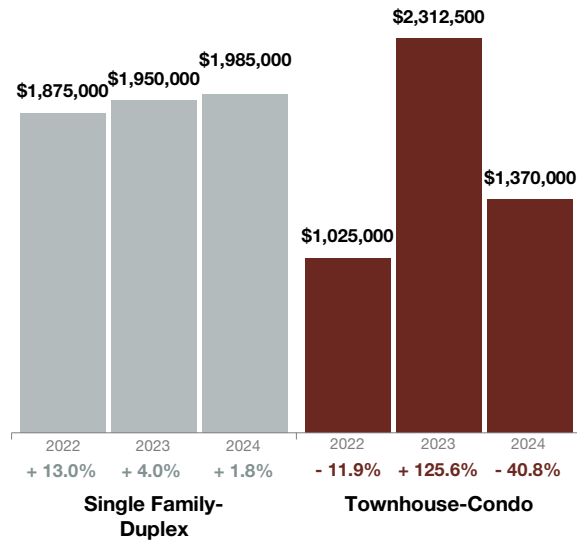
Historical Closed Sales by Month



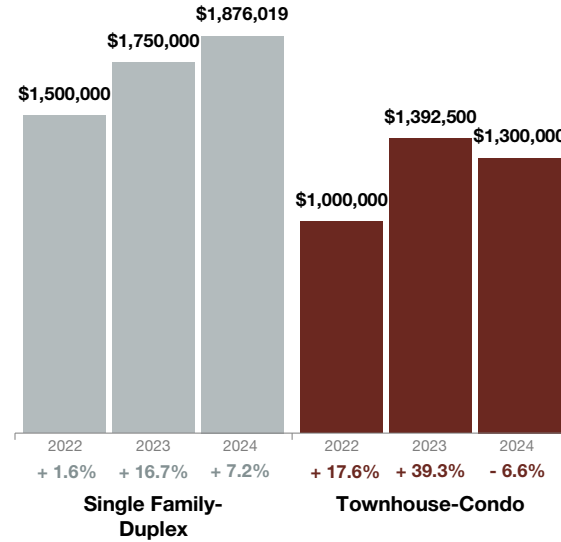
Median Sales Price



December



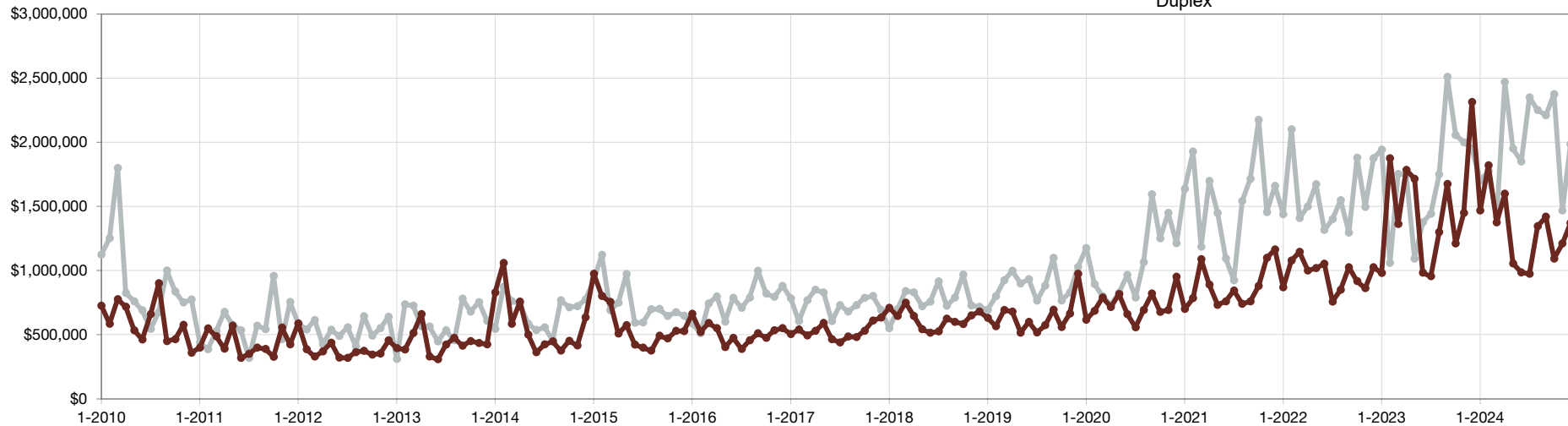
Year to Date



Median Sales Price	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2024	\$1,700,000	-12.4%	\$1,468,000	+49.8%
Feb-2024	\$1,775,000	+67.6%	\$1,820,000	-2.9%
Mar-2024	\$1,420,000	-19.0%	\$1,375,000	+0.9%
Apr-2024	\$2,470,000	+41.1%	\$1,599,500	-10.4%
May-2024	\$1,950,000	+78.3%	\$1,054,525	-38.5%
Jun-2024	\$1,850,000	+34.5%	\$985,000	+0.3%
Jul-2024	\$2,350,000	+62.9%	\$974,000	+2.0%
Aug-2024	\$2,250,000	+28.6%	\$1,345,000	+3.5%
Sep-2024	\$2,210,000	-12.0%	\$1,419,000	-15.3%
Oct-2024	\$2,375,000	+15.5%	\$1,092,500	-9.7%
Nov-2024	\$1,467,500	-26.6%	\$1,210,000	-16.6%
Dec-2024	\$1,985,000	+1.8%	\$1,370,000	-40.8%
12-Month Avg*	\$1,876,019	+7.2%	\$1,300,000	-6.6%

* Median Sales Price for all properties from January 2024 through December 2024. This is not the average of the individual figures above.

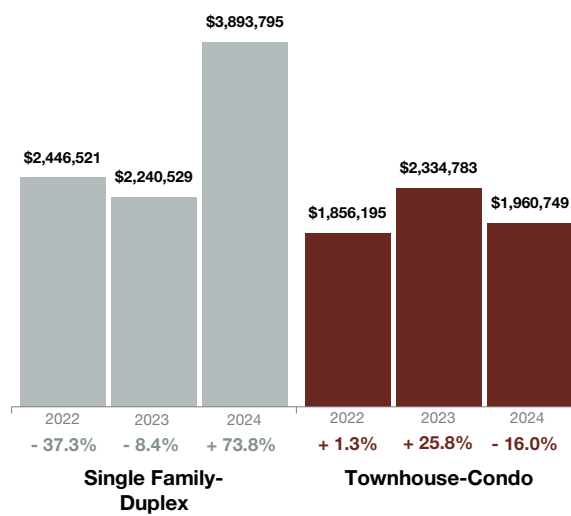
Historical Median Sales Price by Month



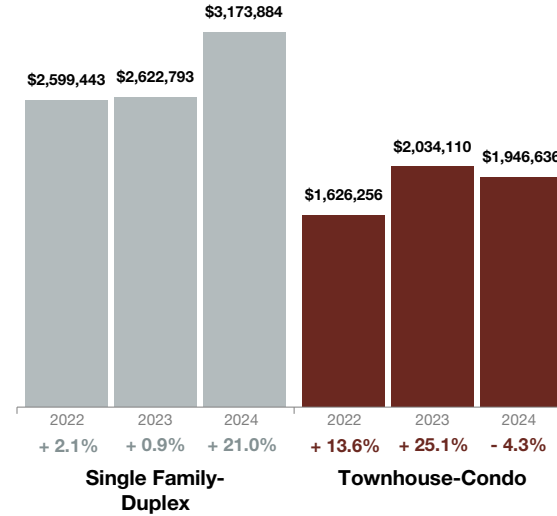
Average Sales Price



December



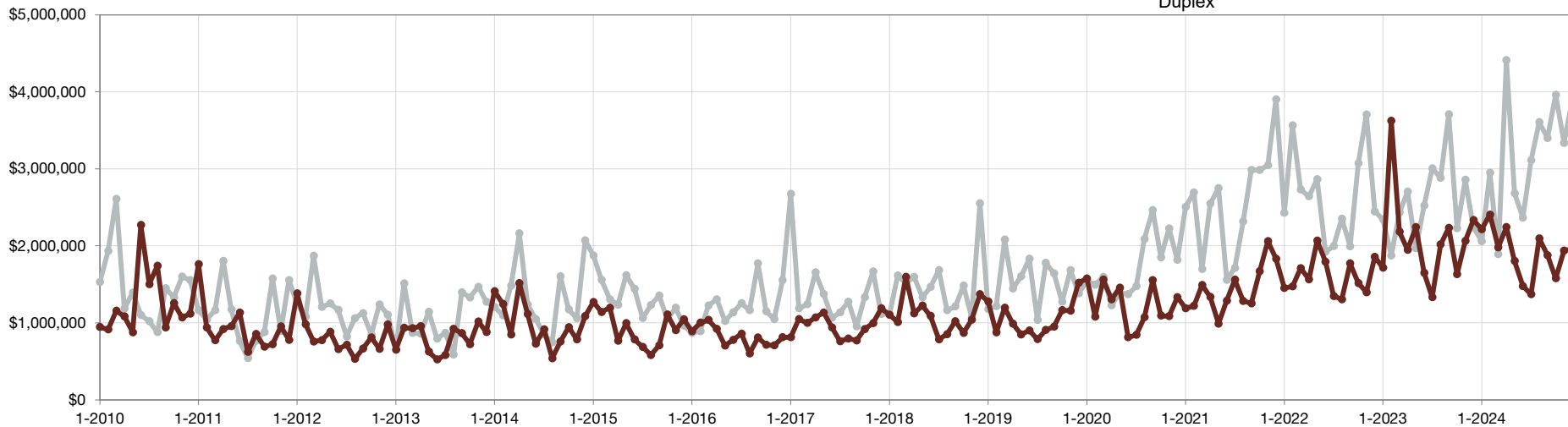
Year to Date



Avg. Sales Price	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2024	\$2,060,474	-12.1%	\$2,215,095	+29.2%
Feb-2024	\$2,948,375	+57.4%	\$2,404,340	-33.6%
Mar-2024	\$1,891,574	-22.2%	\$1,979,955	-9.3%
Apr-2024	\$4,412,419	+63.2%	\$2,243,313	+15.2%
May-2024	\$2,683,703	+36.4%	\$1,802,539	-19.7%
Jun-2024	\$2,365,057	-6.3%	\$1,476,723	-10.5%
Jul-2024	\$3,109,505	+3.5%	\$1,370,487	+2.9%
Aug-2024	\$3,605,235	+25.0%	\$2,094,980	+3.9%
Sep-2024	\$3,398,964	-8.4%	\$1,878,334	-15.9%
Oct-2024	\$3,962,729	+77.9%	\$1,577,895	-3.3%
Nov-2024	\$3,334,889	+16.7%	\$1,938,210	-6.0%
Dec-2024	\$3,893,795	+73.8%	\$1,960,749	-16.0%
12-Month Avg*	\$3,173,884	+21.0%	\$1,946,636	-4.3%

* Avg. Sales Price for all properties from January 2024 through December 2024. This is not the average of the individual figures above.

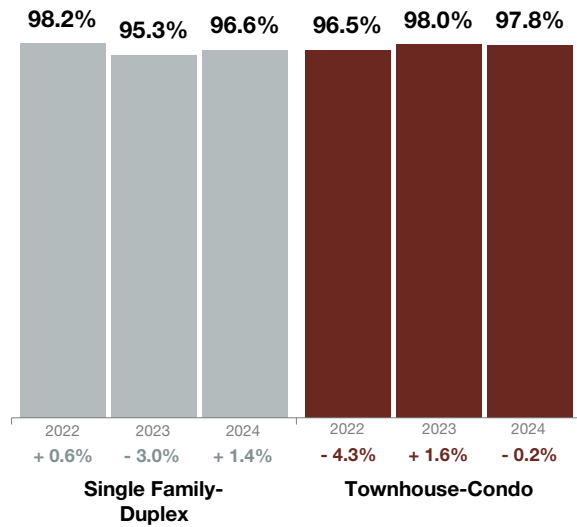
Historical Average Sales Price by Month



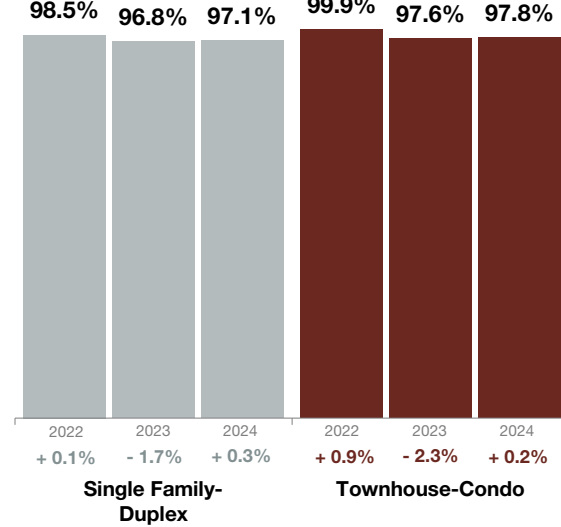
Percent of List Price Received



December



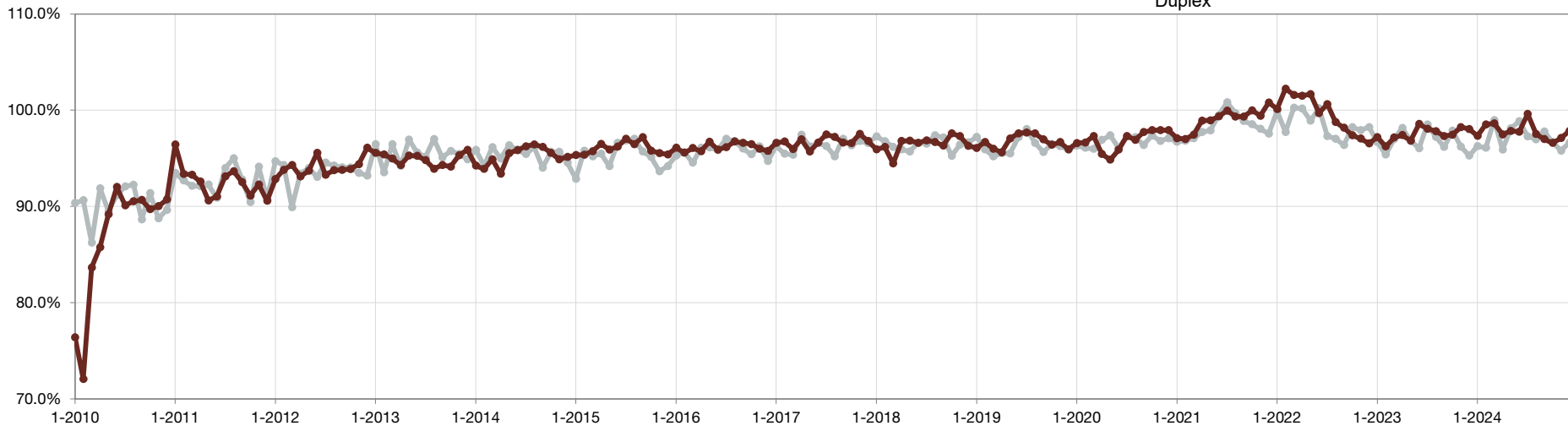
Year to Date



Pct. of List Price Received	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2024	96.3%	-0.4%	97.3%	+0.1%
Feb-2024	96.1%	+0.7%	98.5%	+2.4%
Mar-2024	99.0%	+2.1%	98.6%	+1.4%
Apr-2024	95.9%	-2.2%	97.5%	+0.1%
May-2024	98.1%	+1.3%	97.8%	+1.0%
Jun-2024	98.8%	+2.9%	97.8%	-0.8%
Jul-2024	97.3%	-1.2%	99.6%	+1.5%
Aug-2024	97.0%	-0.2%	97.5%	-0.3%
Sep-2024	97.8%	+1.7%	97.0%	-0.3%
Oct-2024	96.7%	-1.2%	96.6%	-0.9%
Nov-2024	95.8%	-0.4%	97.1%	-1.1%
Dec-2024	96.6%	+1.4%	97.8%	-0.2%
12-Month Avg*	97.1%	+0.3%	97.8%	+0.2%

* Pct. of List Price Received for all properties from January 2024 through December 2024. This is not the average of the individual figures above.

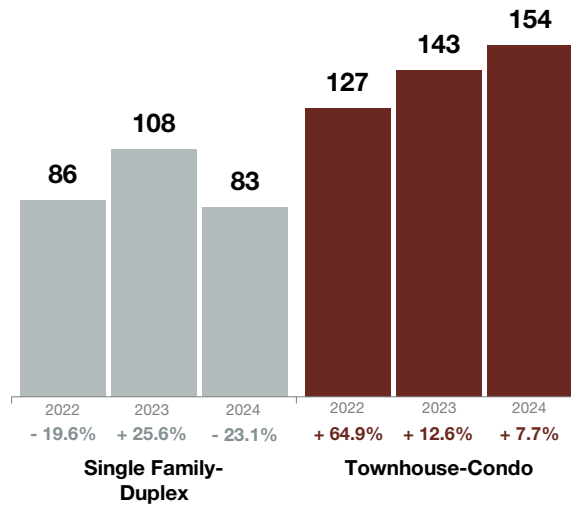
Historical Percent of List Price Received by Month



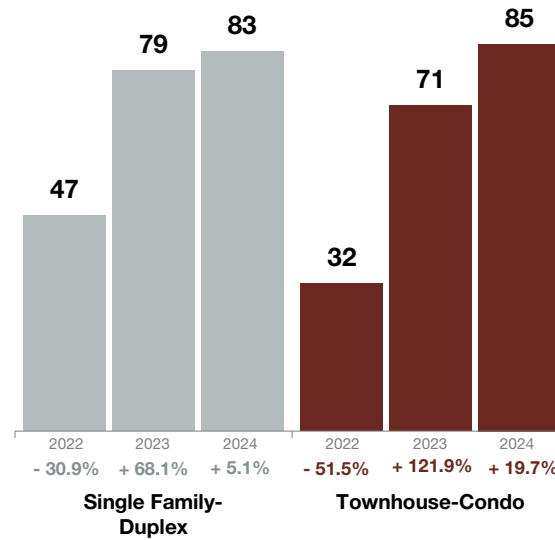
Days on Market Until Sale



December



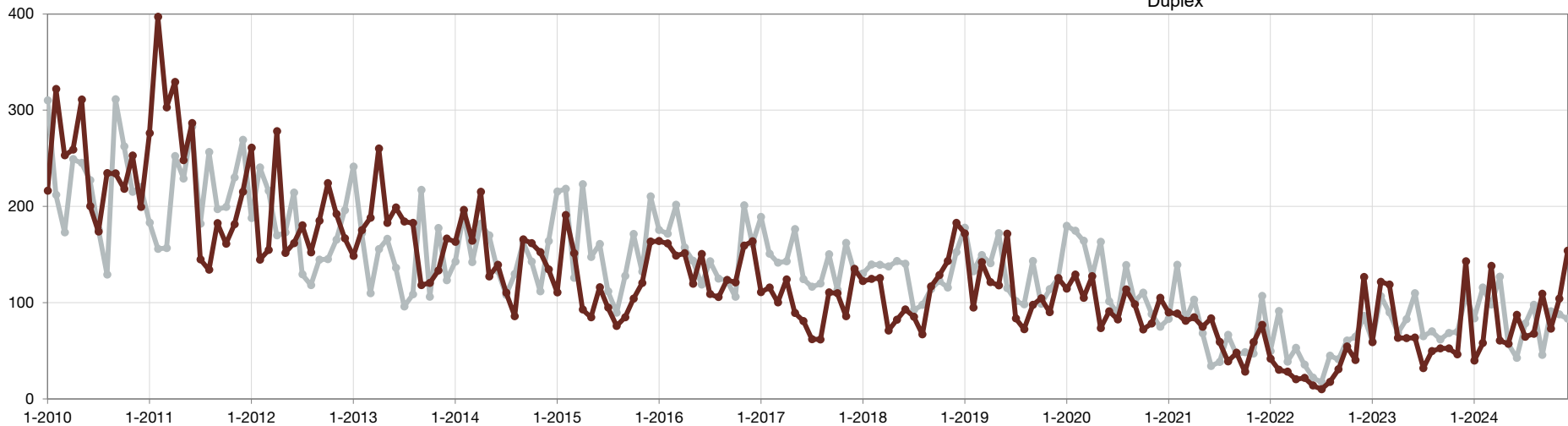
Year to Date



Days on Market	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2024	84	+40.0%	40	-32.2%
Feb-2024	116	+8.4%	58	-52.5%
Mar-2024	98	+8.9%	138	+16.0%
Apr-2024	127	+84.1%	60	-4.8%
May-2024	57	-31.3%	57	-9.5%
Jun-2024	43	-60.9%	87	+35.9%
Jul-2024	78	+20.0%	64	+100.0%
Aug-2024	98	+40.0%	68	+38.8%
Sep-2024	46	-25.8%	109	+105.7%
Oct-2024	91	+33.8%	73	+40.4%
Nov-2024	88	+25.7%	104	+126.1%
Dec-2024	83	-23.1%	154	+7.7%
12-Month Avg*	79	+5.1%	71	+19.0%

* Days on Market for all properties from January 2024 through December 2024. This is not the average of the individual figures above.
 ** These monthly reports use Agent Days on Market data.

Historical Days on Market Until Sale by Month

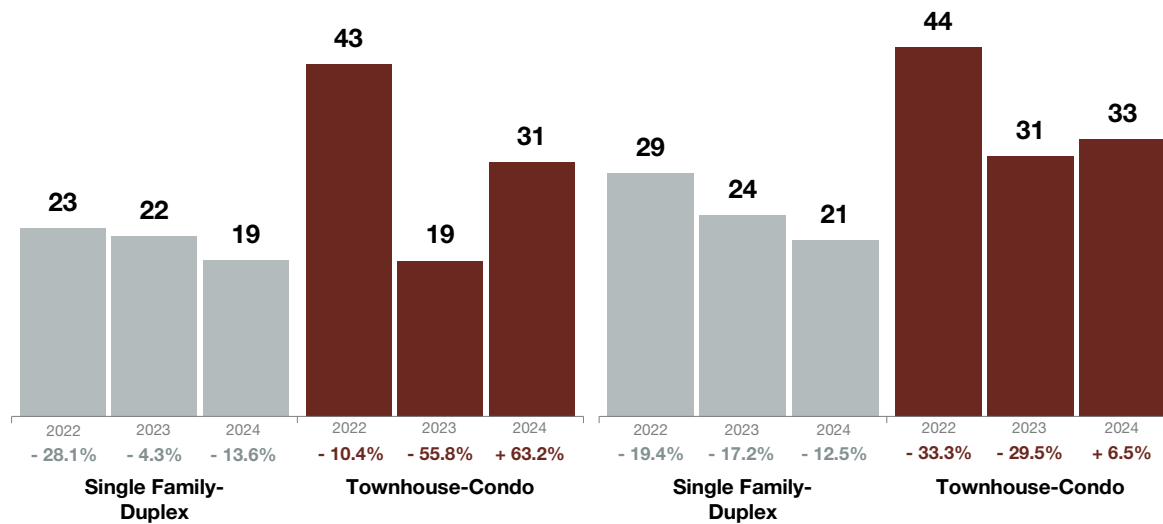


Housing Affordability Index



December

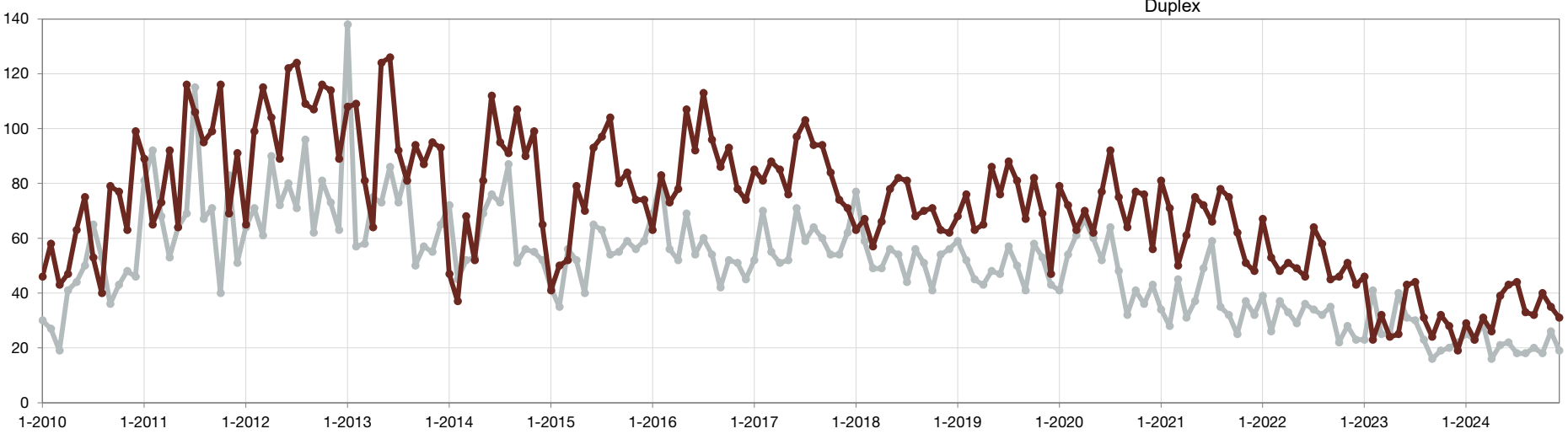
Year to Date



Affordability Index	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2024	25	+8.7%	29	-37.0%
Feb-2024	23	-43.9%	23	0.0%
Mar-2024	29	+16.0%	31	-3.1%
Apr-2024	16	-36.0%	26	+8.3%
May-2024	21	-47.5%	39	+56.0%
Jun-2024	22	-29.0%	43	0.0%
Jul-2024	18	-40.0%	44	0.0%
Aug-2024	18	-21.7%	33	+6.5%
Sep-2024	20	+25.0%	32	+33.3%
Oct-2024	18	-5.3%	40	+25.0%
Nov-2024	26	+30.0%	35	+25.0%
Dec-2024	19	-13.6%	31	+63.2%
12-Month Avg*	21	-12.5%	26	+6.5%

* Affordability Index for all properties from January 2024 through December 2024. This is not the average of the individual figures above.

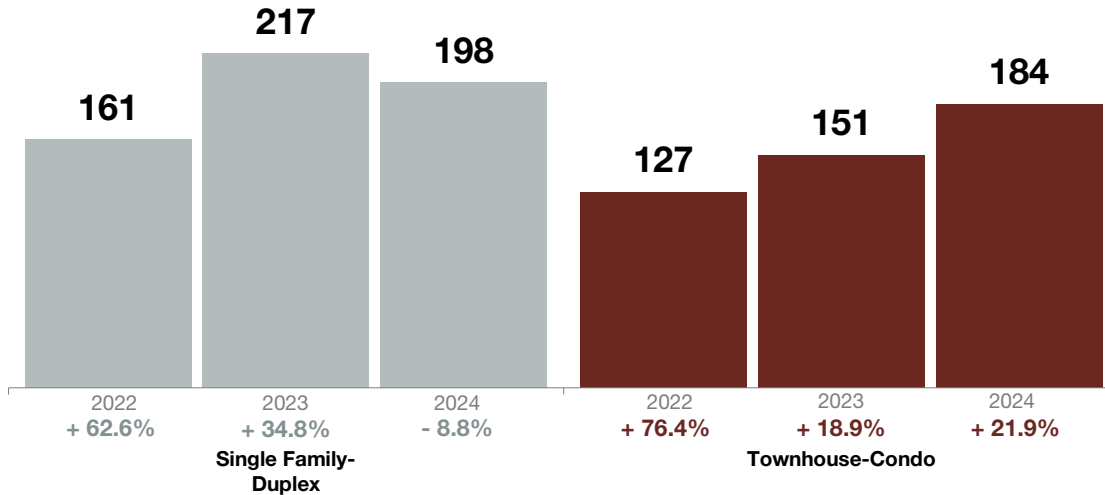
Historical Housing Affordability Index by Month



Inventory of Active Listings

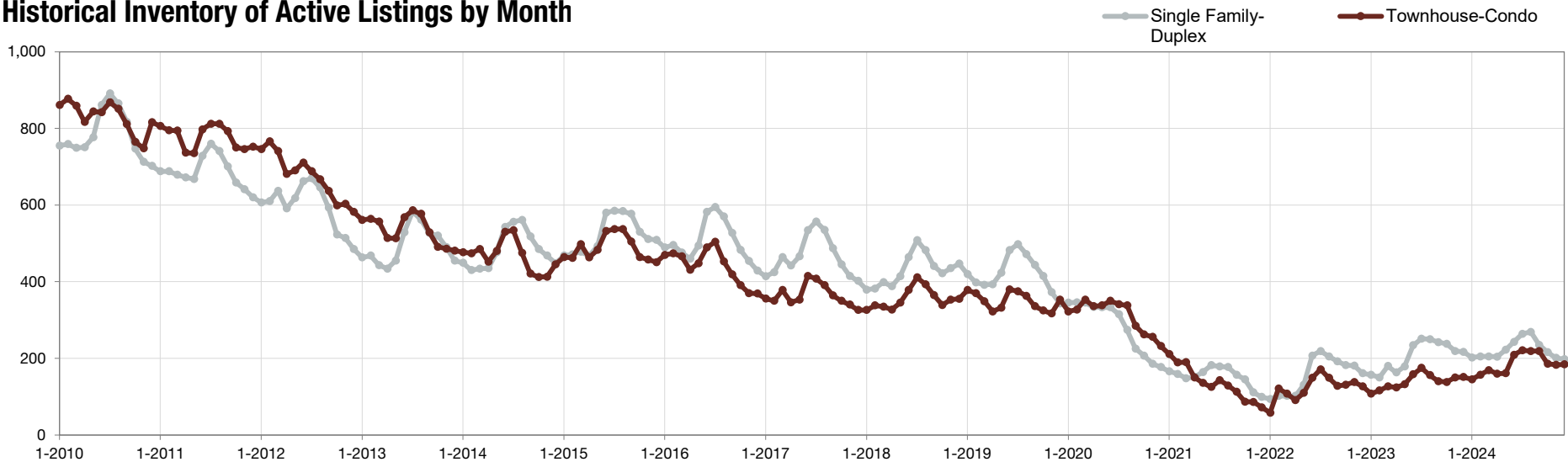


December



Active Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2024	202	+28.7%	145	+34.3%
Feb-2024	205	+36.7%	157	+35.3%
Mar-2024	205	+13.9%	169	+33.1%
Apr-2024	204	+25.2%	160	+29.0%
May-2024	222	+24.0%	161	+22.0%
Jun-2024	243	+3.8%	209	+32.3%
Jul-2024	264	+5.2%	221	+26.3%
Aug-2024	269	+7.6%	219	+40.4%
Sep-2024	235	-2.9%	219	+56.4%
Oct-2024	216	-9.2%	186	+34.8%
Nov-2024	201	-8.2%	183	+22.0%
Dec-2024	198	-8.8%	184	+21.9%
12-Month Avg	222	+7.4%	184	+32.1%

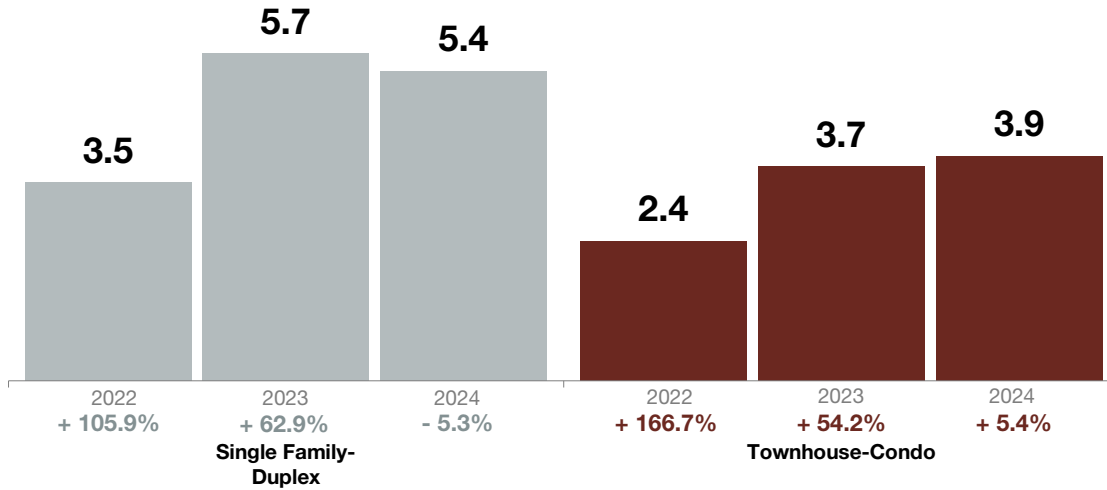
Historical Inventory of Active Listings by Month



Months Supply of Inventory



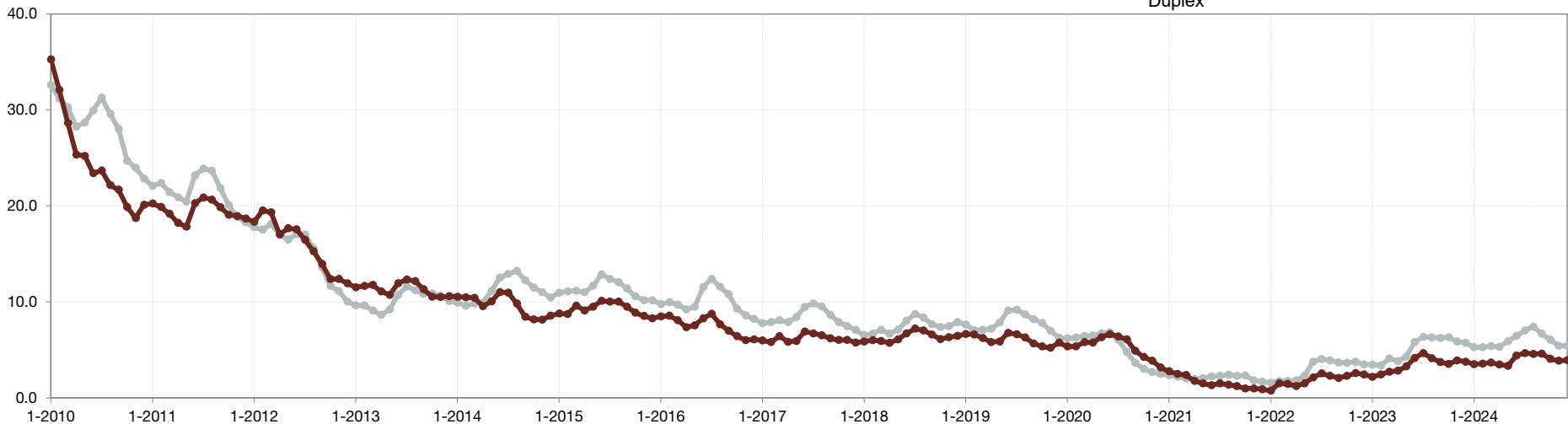
December



Months Supply	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2024	5.3	+55.9%	3.5	+59.1%
Feb-2024	5.3	+55.9%	3.5	+45.8%
Mar-2024	5.4	+31.7%	3.7	+37.0%
Apr-2024	5.3	+39.5%	3.5	+25.0%
May-2024	5.9	+37.2%	3.3	0.0%
Jun-2024	6.5	+12.1%	4.4	+7.3%
Jul-2024	7.0	+11.1%	4.6	0.0%
Aug-2024	7.4	+17.5%	4.6	+12.2%
Sep-2024	6.7	+8.1%	4.6	+24.3%
Oct-2024	6.0	-4.8%	4.1	+17.1%
Nov-2024	5.4	-8.5%	3.9	0.0%
Dec-2024	5.4	-5.3%	3.9	+5.4%
12-Month Avg	6.0	+16.2%	4.0	+15.5%

* Months Supply for all properties from January 2024 through December 2024. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Activity Overview

Key metrics for All Properties by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	12-2023	12-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		78	108	+ 38.5%	1,267	1,334	+ 5.3%
Pending Sales		62	77	+ 24.2%	944	993	+ 5.2%
Closed Sales		91	76	- 16.5%	942	1,004	+ 6.6%
Median Sales Price		\$2,175,000	\$1,550,000	- 28.7%	\$1,550,000	\$1,520,000	- 1.9%
Average Sales Price		\$2,275,284	\$2,628,926	+ 15.5%	\$2,313,190	\$2,479,368	+ 7.2%
Pct. of List Price Received		97.0%	97.6%	+ 0.6%	97.2%	97.5%	+ 0.3%
Days on Market Until Sale		129	125	- 3.1%	75	84	+ 12.0%
Housing Affordability Index		20	26	+ 30.0%	28	26	- 7.1%
Inventory of Active Listings		368	382	+ 3.8%	--	--	--
Months Supply of Inventory		4.7	4.6	- 2.1%	--	--	--

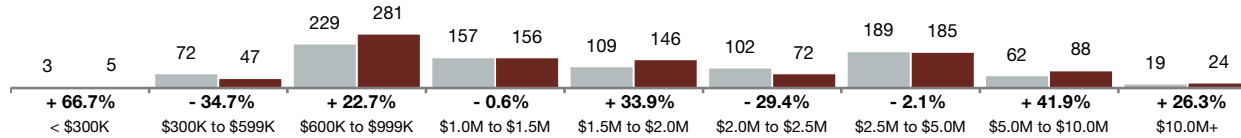
Closed Sales

Actual sales that have closed in a given month.



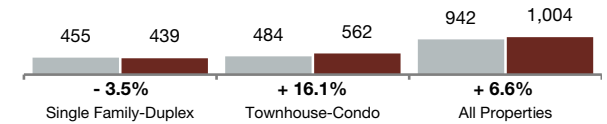
By Price Range – All Properties – Rolling 12 Months

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



Rolling 12 Months

Compared to Prior Month

Year to Date

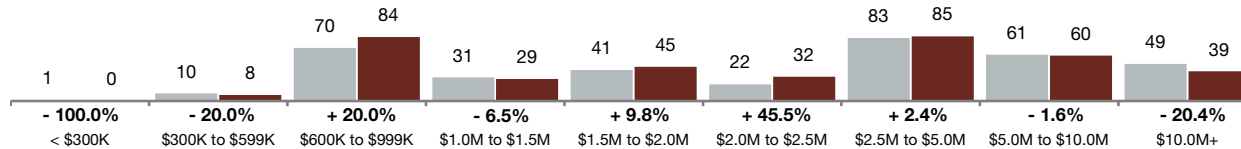
By Price Range	Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo		
	12-2023	12-2024	Change	12-2023	12-2024	Change	11-2024	12-2024	Change	11-2024	12-2024	Change	YTD 2023	YTD 2024	Change	YTD 2023	YTD 2024	Change
\$299,999 and Below	1	4	+300.0%	1	0	-100.0%	2	0	-100.0%	0	0	--	1	4	+300.0%	1	0	-100.0%
\$300,000 to \$599,999	31	15	-51.6%	40	31	-22.5%	1	0	-100.0%	0	3	--	31	15	-51.6%	40	31	-22.5%
\$600,000 to \$999,999	93	97	+4.3%	135	183	+35.6%	14	8	-42.9%	18	15	-16.7%	93	97	+4.3%	135	183	+35.6%
\$1,000,000 to \$1,499,999	75	55	-26.7%	82	101	+23.2%	10	2	-80.0%	11	7	-36.4%	75	55	-26.7%	82	101	+23.2%
\$1,500,000 to \$1,999,999	53	69	+30.2%	56	77	+37.5%	6	4	-33.3%	9	3	-66.7%	53	69	+30.2%	56	77	+37.5%
\$2,000,000 to \$2,499,999	58	34	-41.4%	44	38	-13.6%	3	2	-33.3%	1	6	+500.0%	58	34	-41.4%	44	38	-13.6%
\$2,500,000 to \$4,999,999	87	89	+2.3%	102	96	-5.9%	4	3	-25.0%	6	13	+116.7%	87	89	+2.3%	102	96	-5.9%
\$5,000,000 to \$9,999,999	45	54	+20.0%	17	34	+100.0%	8	5	-37.5%	3	1	-66.7%	45	54	+20.0%	17	34	+100.0%
\$10,000,000 and Above	12	22	+83.3%	7	2	-71.4%	4	3	-25.0%	1	0	-100.0%	12	22	+83.3%	7	2	-71.4%
All Price Ranges	455	439	-3.5%	484	562	+16.1%	52	27	-48.1%	49	48	-2.0%	455	439	-3.5%	484	562	+16.1%

Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

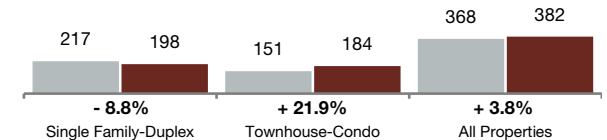
By Price Range – All Properties

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



Year over Year

Compared to Prior Month

Year to Date

By Price Range	Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo		
	12-2023	12-2024	Change	12-2023	12-2024	Change	11-2024	12-2024	Change	11-2024	12-2024	Change	YTD 2023	YTD 2024	Change	YTD 2023	YTD 2024	Change
\$299,999 and Below	0	0	--	1	0	-100.0%	0	0	--	0	0	--	0	0	--	0	0	--
\$300,000 to \$599,999	9	3	-66.7%	1	5	+400.0%	3	3	0.0%	10	5	-50.0%	9	3	-66.7%	1	5	+400.0%
\$600,000 to \$999,999	45	36	-20.0%	25	48	+92.0%	36	36	0.0%	43	48	+11.6%	45	36	-20.0%	25	48	+92.0%
\$1,000,000 to \$1,499,999	10	9	-10.0%	21	20	-4.8%	11	9	-18.2%	27	20	-25.9%	10	9	-10.0%	21	20	-4.8%
\$1,500,000 to \$1,999,999	17	18	+5.9%	24	27	+12.5%	23	18	-21.7%	31	27	-12.9%	17	18	+5.9%	24	27	+12.5%
\$2,000,000 to \$2,499,999	9	14	+55.6%	13	18	+38.5%	16	14	-12.5%	16	18	+12.5%	9	14	+55.6%	13	18	+38.5%
\$2,500,000 to \$4,999,999	44	40	-9.1%	39	45	+15.4%	39	40	+2.6%	37	45	+21.6%	44	40	-9.1%	39	45	+15.4%
\$5,000,000 to \$9,999,999	39	45	+15.4%	22	15	-31.8%	47	45	-4.3%	14	15	+7.1%	39	45	+15.4%	22	15	-31.8%
\$10,000,000 and Above	44	33	-25.0%	5	6	+20.0%	26	33	+26.9%	5	6	+20.0%	44	33	-25.0%	5	6	+20.0%
All Price Ranges	217	198	-8.8%	151	184	+21.9%	201	198	-1.5%	183	184	+0.5%	217	198	-8.8%	151	184	+21.9%

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms



New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending Sales	A count of all the listings that went into Pending during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
Closed Sales	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
Inventory of Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Months Supply of Inventory	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.