

Monthly Indicators



November 2024

New Listings were up 63.2 percent for the Single Family-Duplex category and 11.6 percent for the Townhouse-Condo category. Pending Sales increased 45.5 percent for Single Family-Duplex and 75.0 percent for Townhouse-Condo.

The Median Sales Price was down 26.6 percent to \$1,467,500 for the Single Family-Duplex category and 16.6 percent to \$1,210,000 for the Townhouse-Condo category. Days on Market increased 25.7 percent for Single Family-Duplex homes and 126.1 percent for Townhouse-Condo properties.

The number of homes for sale continues to improve nationwide, climbing 0.7% month-over-month and 19.1% year-over-year to 1.37 million units heading into November, for a 4.2-month supply at the current sales pace, according to NAR. Despite a wider selection of properties on the market, sales prices have remained strong at the national level, with a median existing-home price of \$407,200 as of last measure, a 4% increase from the same time last year.

Monthly Snapshot

+ 53.0%	+ 3.2%	- 19.4%
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.

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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	11-2023	11-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		19	31	+ 63.2%	621	569	- 8.4%
Pending Sales		22	32	+ 45.5%	434	434	0.0%
Closed Sales		35	52	+ 48.6%	421	412	- 2.1%
Median Sales Price		\$2,000,000	\$1,467,500	- 26.6%	\$1,750,000	\$1,875,510	+ 7.2%
Average Sales Price		\$2,858,729	\$3,334,889	+ 16.7%	\$2,653,665	\$3,126,705	+ 17.8%
Pct. of List Price Received		96.2%	95.8%	- 0.4%	96.9%	97.1%	+ 0.2%
Days on Market Until Sale		70	88	+ 25.7%	77	83	+ 7.8%
Housing Affordability Index		20	26	+ 30.0%	23	21	- 8.7%
Inventory of Active Listings		220	193	- 12.3%	--	--	--
Months Supply of Inventory		5.9	5.2	- 11.9%	--	--	--

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.



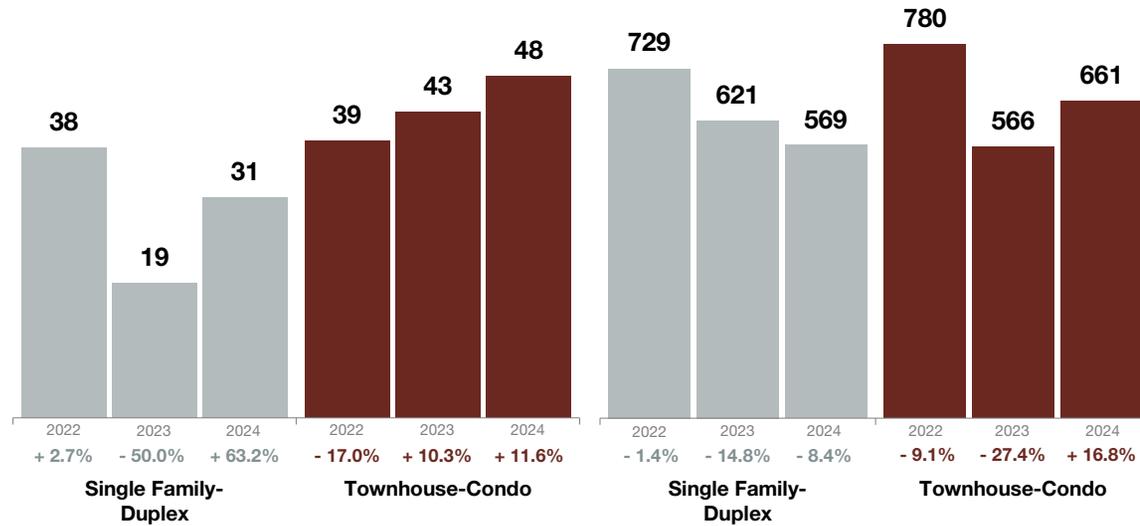
Key Metrics	Historical Sparkbars	11-2023	11-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		43	48	+ 11.6%	566	661	+ 16.8%
Pending Sales		20	35	+ 75.0%	445	486	+ 9.2%
Closed Sales		30	49	+ 63.3%	428	513	+ 19.9%
Median Sales Price		\$1,450,000	\$1,210,000	- 16.6%	\$1,282,500	\$1,300,000	+ 1.4%
Avg. Sales Price		\$2,062,073	\$1,938,210	- 6.0%	\$1,994,769	\$1,947,709	- 2.4%
Pct. of List Price Received		98.2%	97.1%	- 1.1%	97.5%	97.8%	+ 0.3%
Days on Market Until Sale		46	104	+ 126.1%	62	79	+ 27.4%
Affordability Index		28	35	+ 25.0%	32	33	+ 3.1%
Active Listings		150	189	+ 26.0%	--	--	--
Months Supply		3.9	4.0	+ 2.6%	--	--	--

New Listings



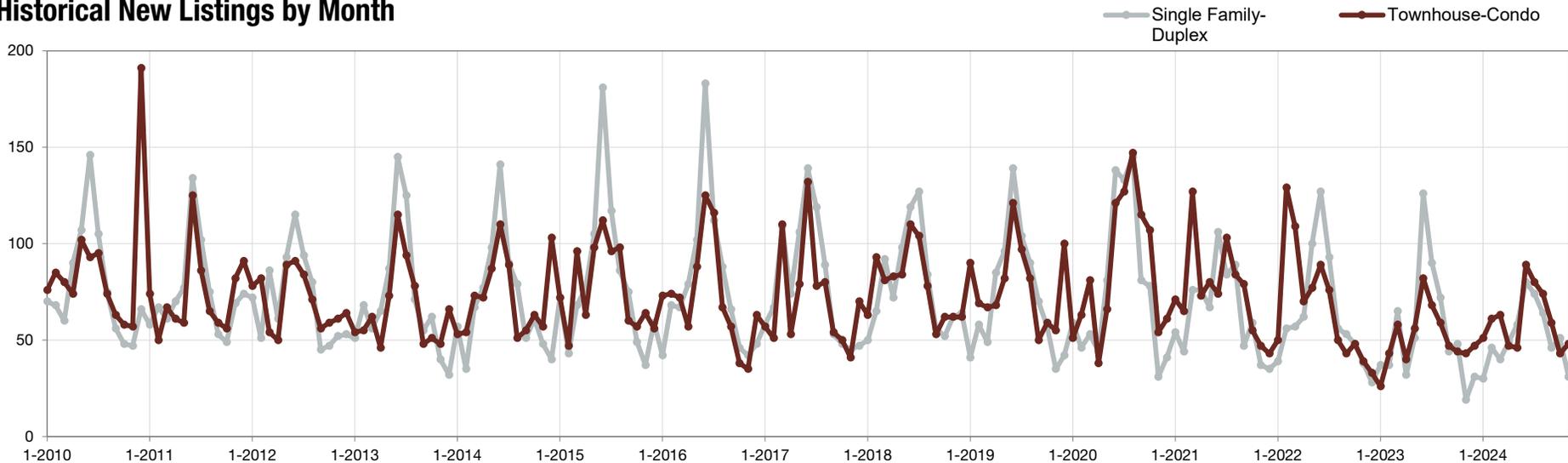
November

Year to Date



New Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2023	31	+10.7%	47	+42.4%
Jan-2024	30	-18.9%	51	+96.2%
Feb-2024	46	+24.3%	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%	43	-2.3%
Nov-2024	31	+63.2%	48	+11.6%
12-Month Avg	50	-7.6%	59	+18.2%

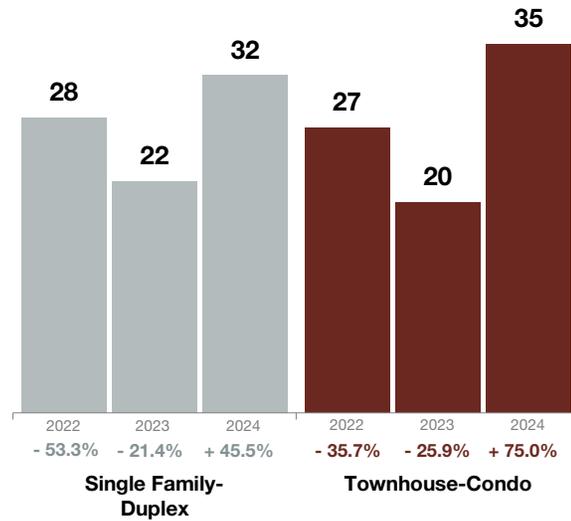
Historical New Listings by Month



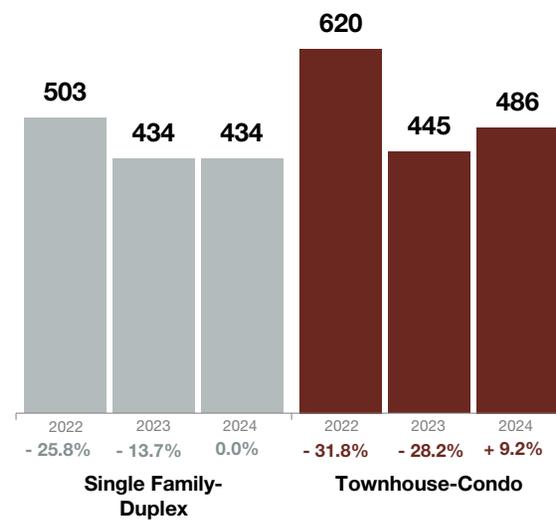
Pending Sales



November

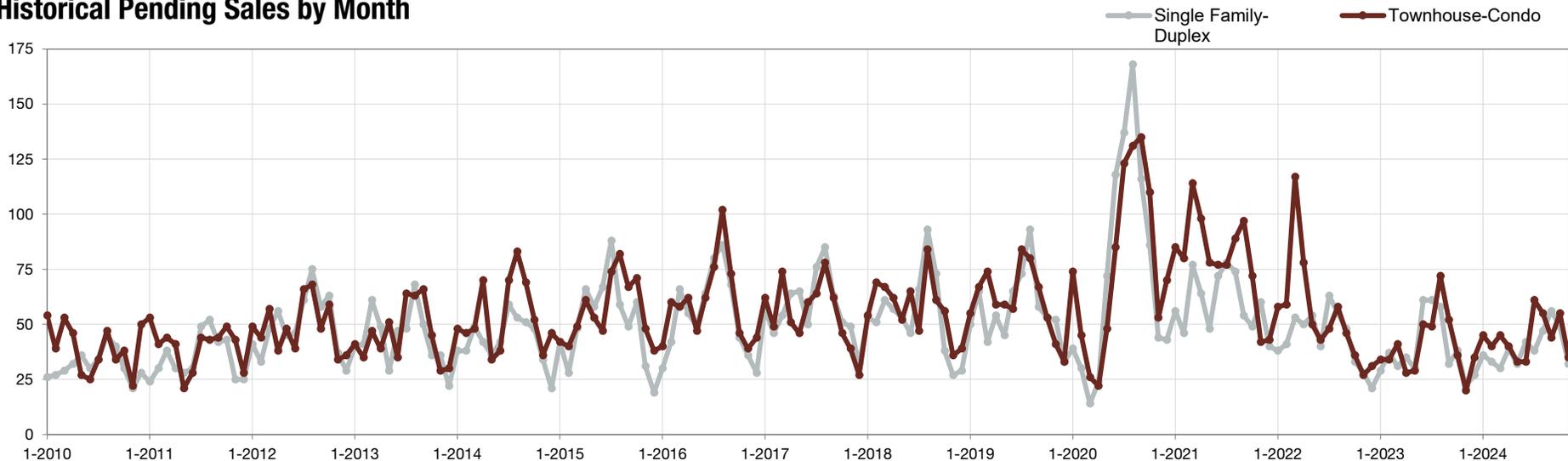


Year to Date



Pending Sales	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2023	27	+28.6%	35	+12.9%
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	47	-19.0%	55	-23.6%
Sep-2024	56	+75.0%	44	-15.4%
Oct-2024	49	+28.9%	55	+52.8%
Nov-2024	32	+45.5%	35	+75.0%
12-Month Avg	38	+1.3%	43	+9.5%

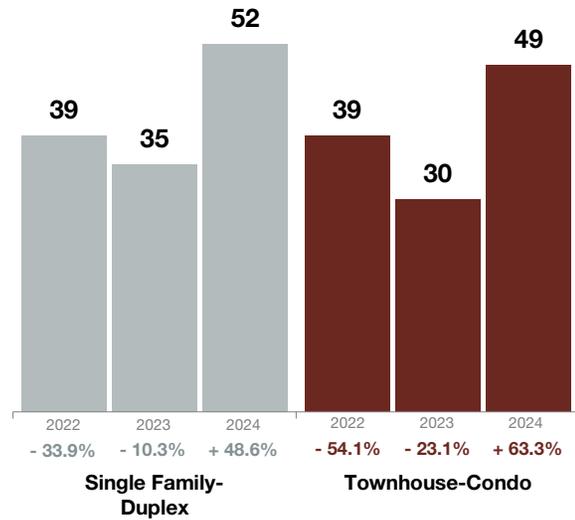
Historical Pending Sales by Month



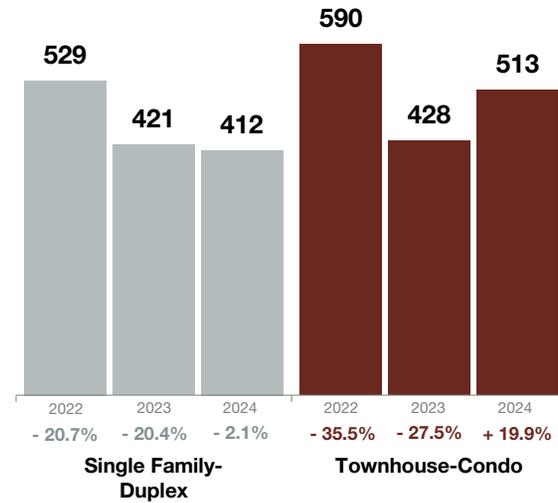
Closed Sales



November

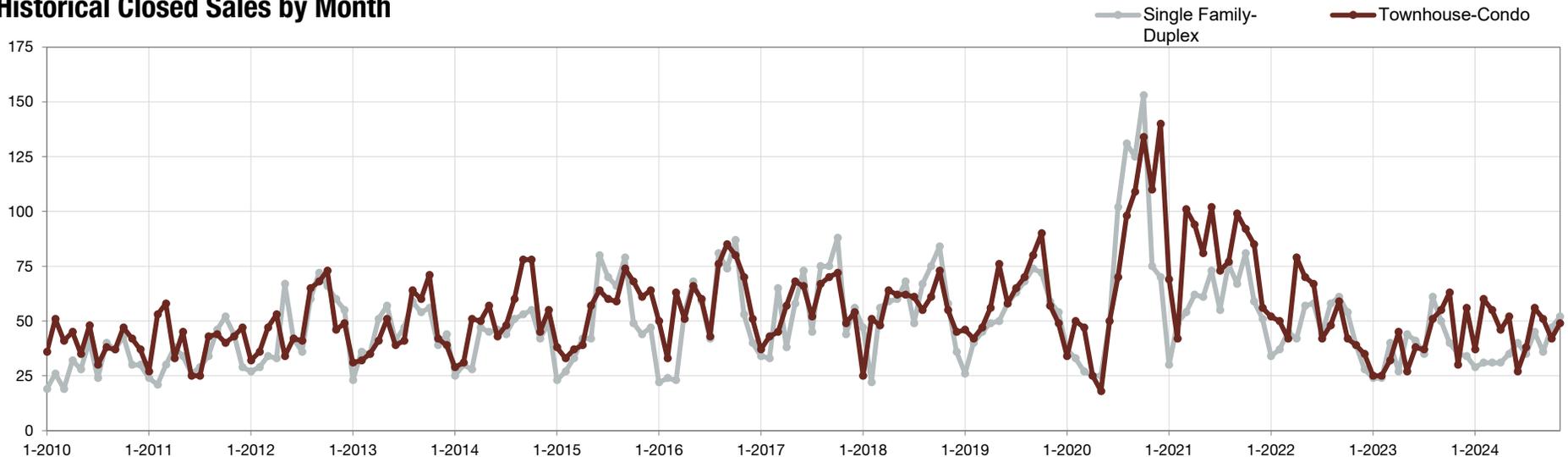


Year to Date



Closed Sales	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2023	34	+21.4%	56	+60.0%
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%	27	-28.9%
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%
12-Month Avg	37	-0.7%	47	+22.9%

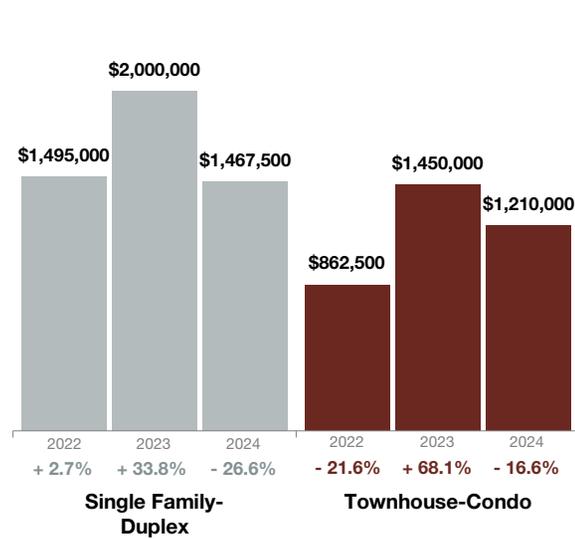
Historical Closed Sales by Month



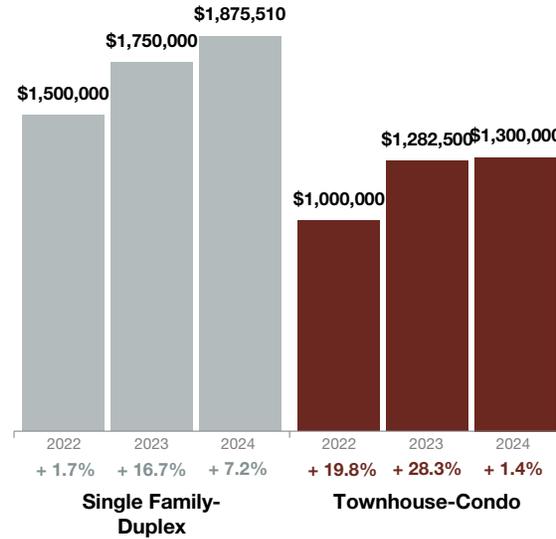
Median Sales Price



November



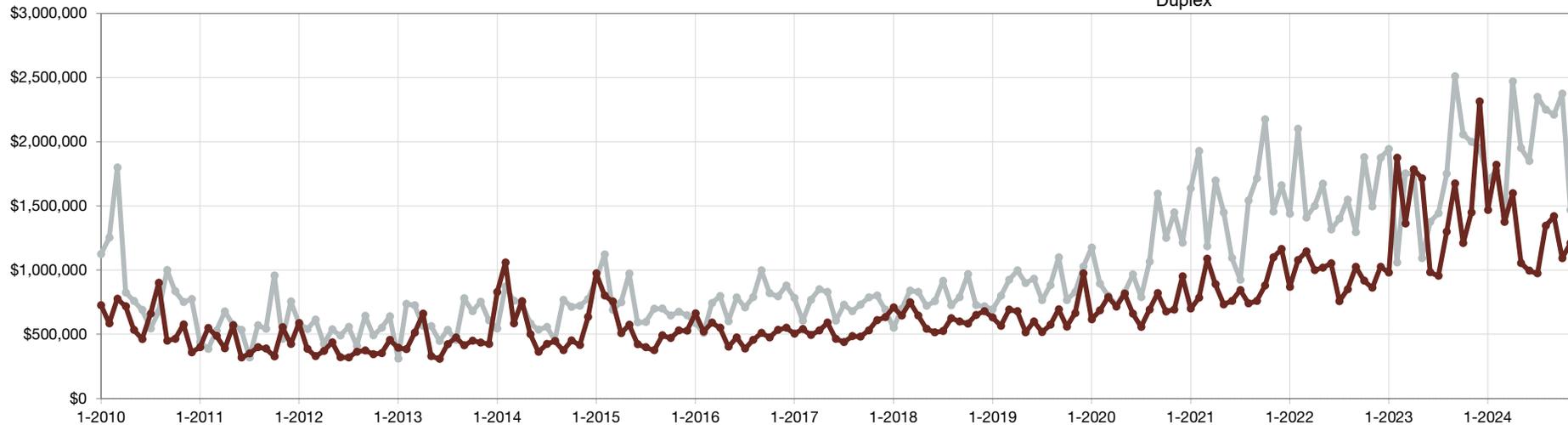
Year to Date



Median Sales Price	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2023	\$1,950,000	+4.0%	\$2,312,500	+125.6%
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%	\$995,000	+1.3%
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%
12-Month Avg*	\$1,885,510	+6.5%	\$1,371,350	+7.6%

* Median Sales Price for all properties from December 2023 through November 2024. This is not the average of the individual figures above.

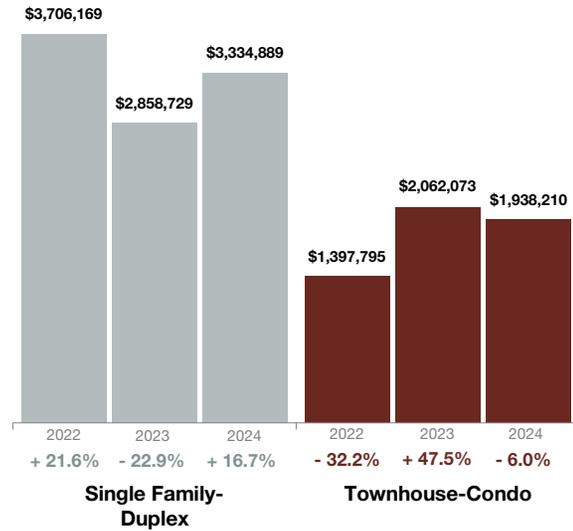
Historical Median Sales Price by Month



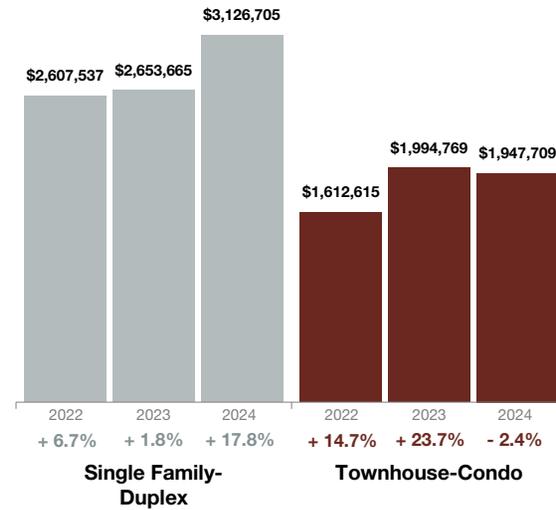
Average Sales Price



November



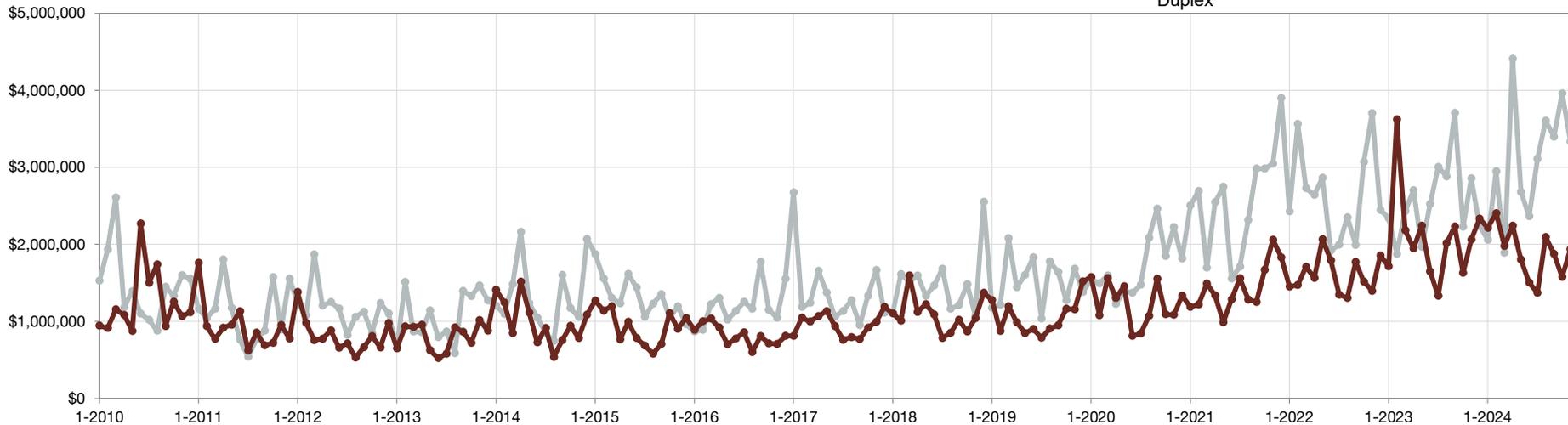
Year to Date



Avg. Sales Price	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2023	\$2,240,529	-8.4%	\$2,334,783	+25.8%
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%	\$1,504,750	-8.8%
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%
12-Month Avg*	\$3,059,149	+15.8%	\$1,985,871	+0.1%

* Avg. Sales Price for all properties from December 2023 through November 2024. This is not the average of the individual figures above.

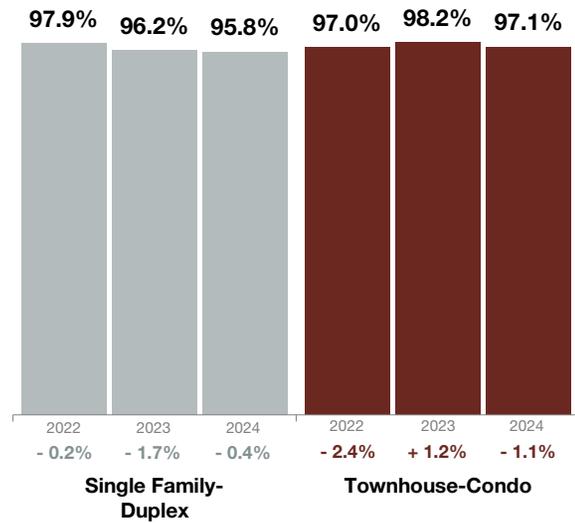
Historical Average Sales Price by Month



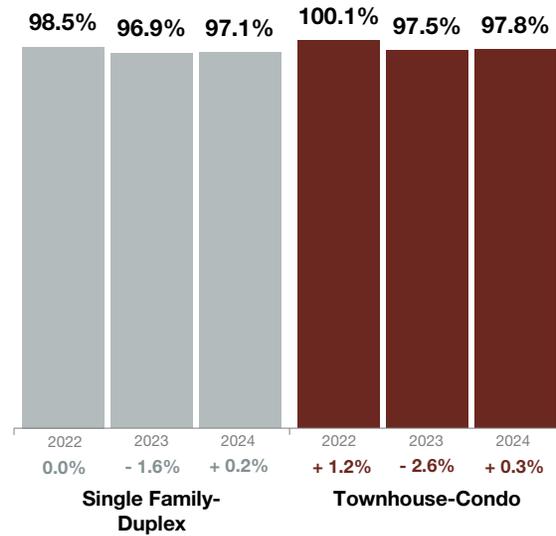
Percent of List Price Received



November



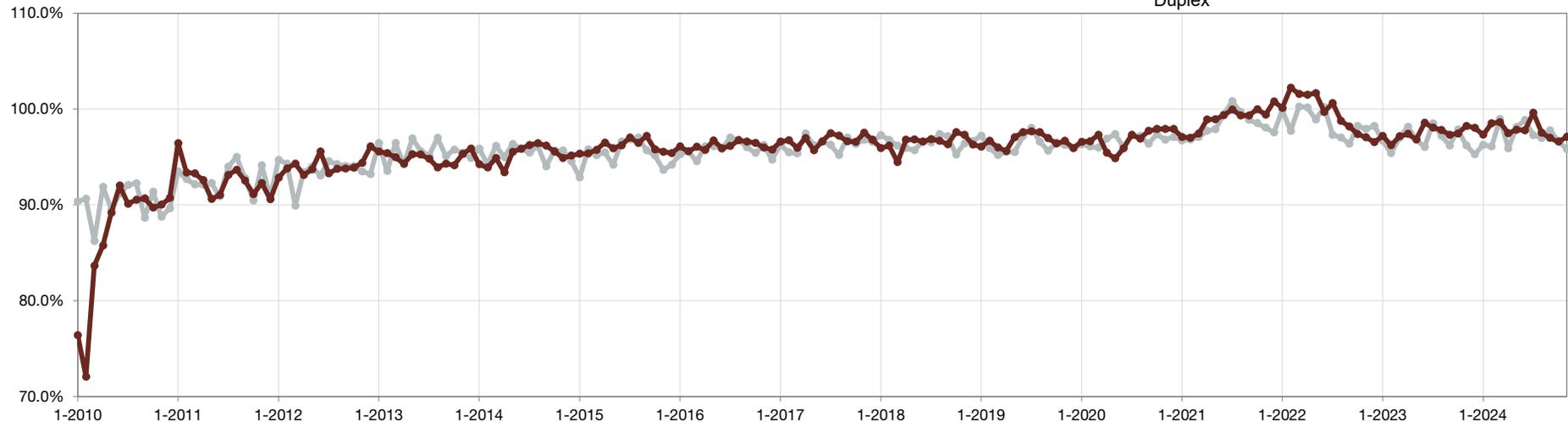
Year to Date



Pct. of List Price Received	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2023	95.3%	-3.0%	98.0%	+1.6%
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%
12-Month Avg*	97.0%	-0.0%	97.8%	+0.3%

* Pct. of List Price Received for all properties from December 2023 through November 2024. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

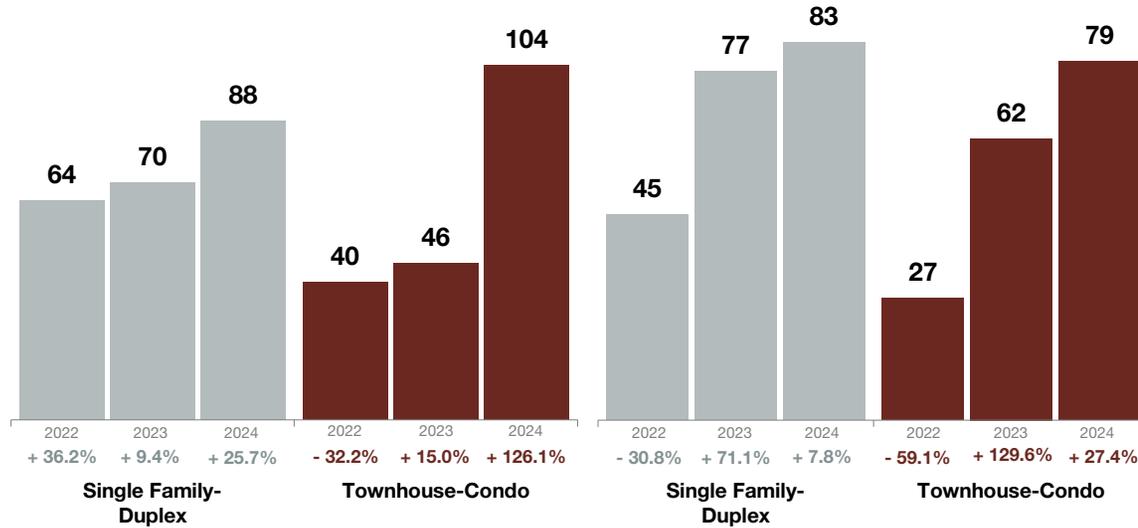


Days on Market Until Sale



November

Year to Date

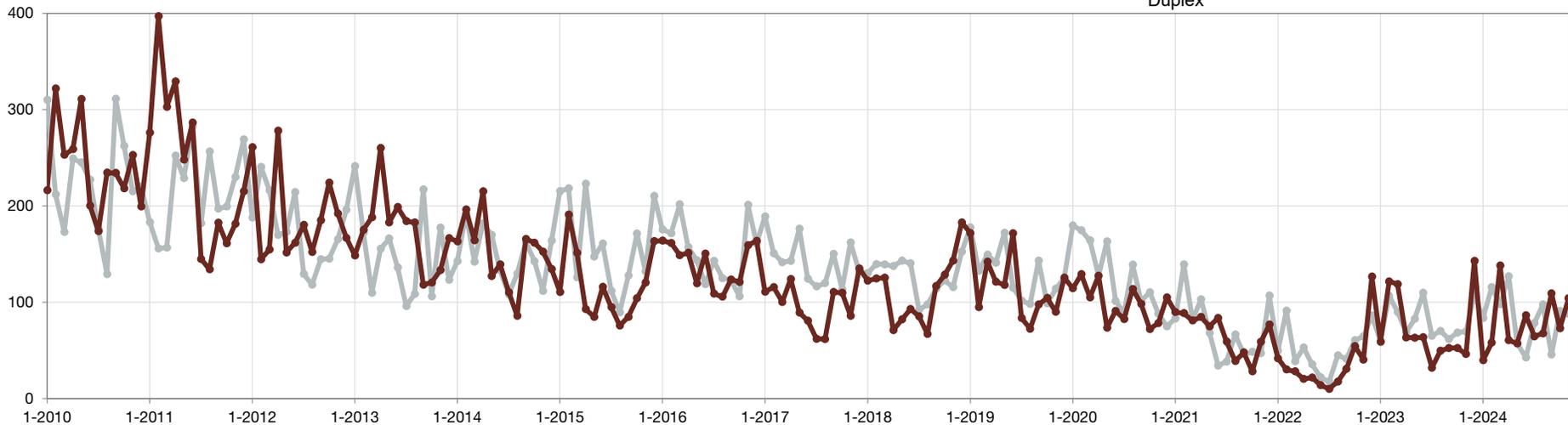


Days on Market	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2023	108	+25.6%	143	+12.6%
Jan-2024	84	+40.0%	40	-32.2%
Feb-2024	116	+8.4%	58	-52.5%
Mar-2024	98	+8.9%	138	+16.0%
Apr-2024	127	+84.1%	60	-4.8%
May-2024	57	-31.3%	57	-9.5%
Jun-2024	43	-60.9%	86	+34.4%
Jul-2024	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%
12-Month Avg*	77	+10.0%	67	+27.3%

* Days on Market for all properties from December 2023 through November 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

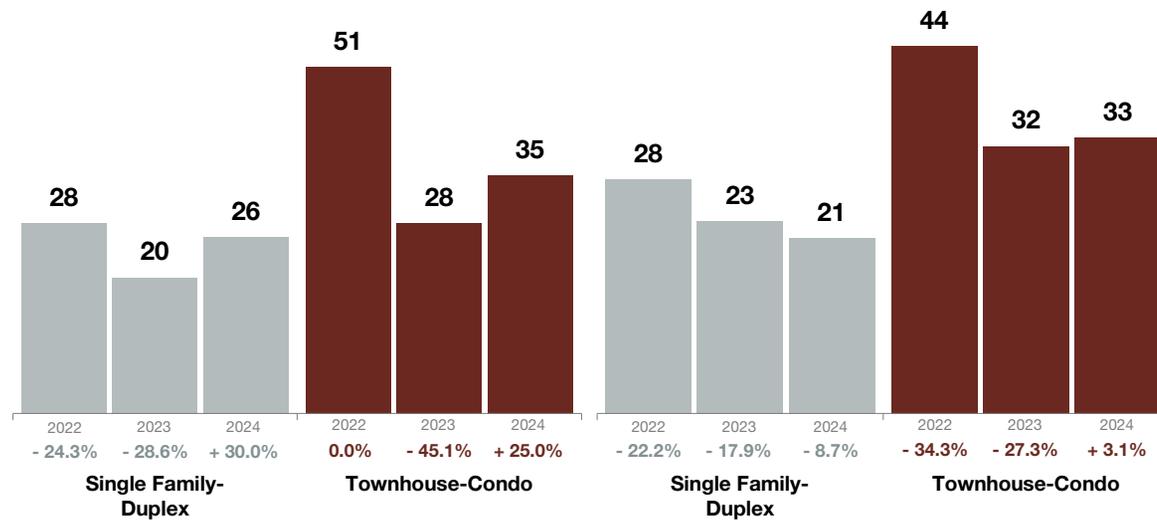


Housing Affordability Index



November

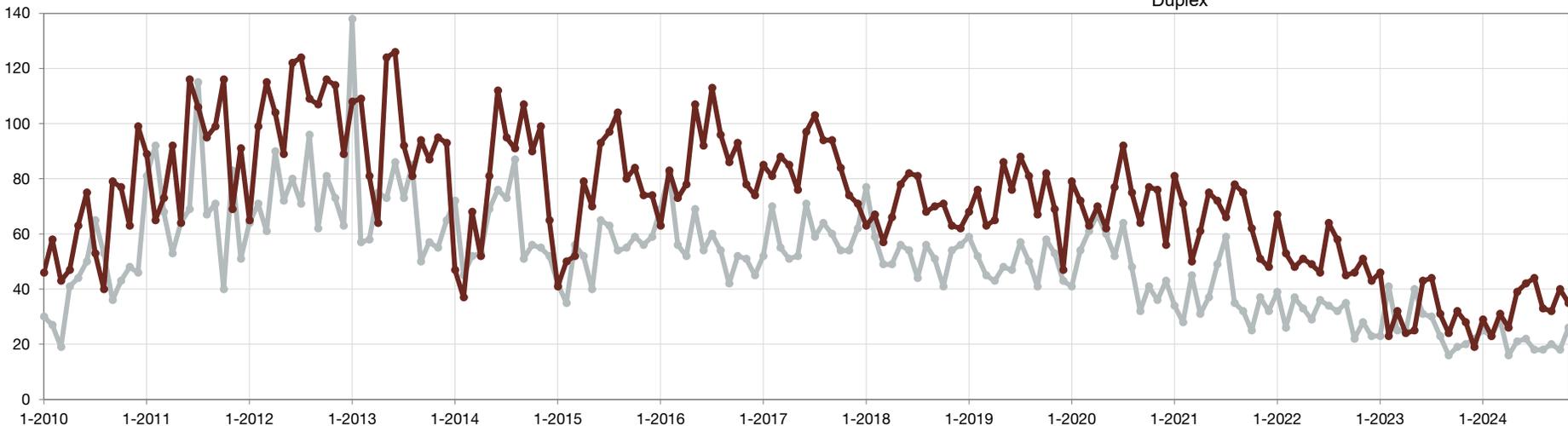
Year to Date



Affordability Index	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2023	22	-4.3%	19	-55.8%
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%	42	-2.3%
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%
12-Month Avg*	22	-8.7%	26	-3.1%

* Affordability Index for all properties from December 2023 through November 2024. This is not the average of the individual figures above.

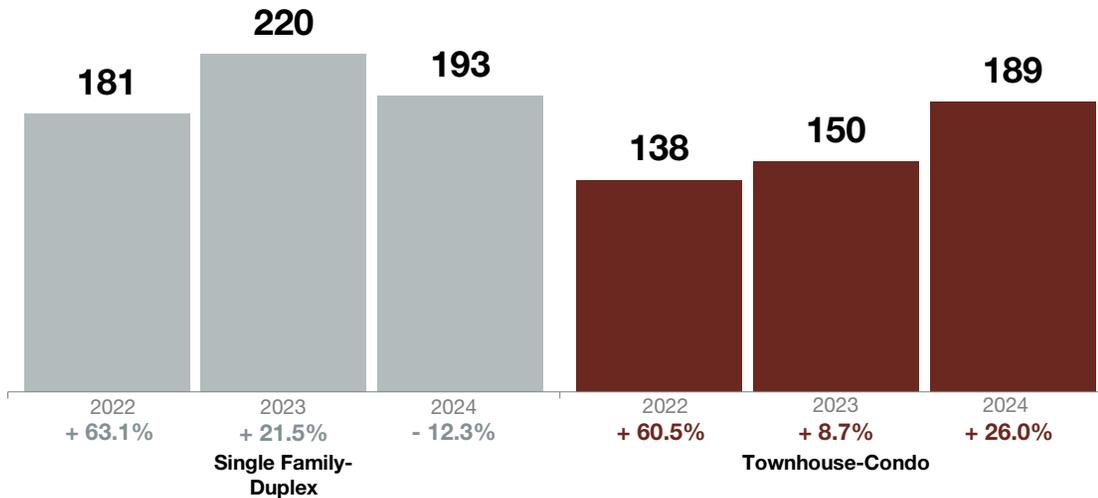
Historical Housing Affordability Index by Month



Inventory of Active Listings

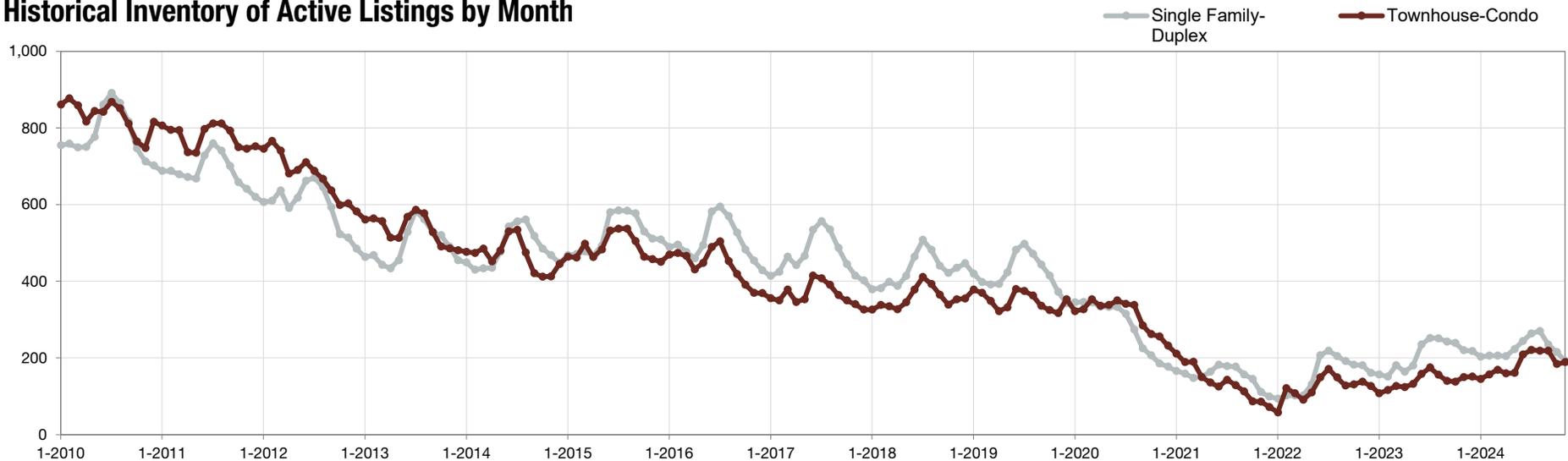


November



Active Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2023	218	+35.4%	151	+18.9%
Jan-2024	203	+29.3%	145	+34.3%
Feb-2024	206	+36.4%	157	+35.3%
Mar-2024	206	+13.8%	169	+33.1%
Apr-2024	205	+25.0%	160	+29.0%
May-2024	223	+23.9%	161	+22.0%
Jun-2024	244	+3.8%	209	+32.3%
Jul-2024	264	+4.8%	221	+26.3%
Aug-2024	270	+7.6%	219	+40.4%
Sep-2024	235	-3.3%	219	+56.4%
Oct-2024	215	-10.0%	184	+33.3%
Nov-2024	193	-12.3%	189	+26.0%
12-Month Avg	224	+10.2%	182	+32.3%

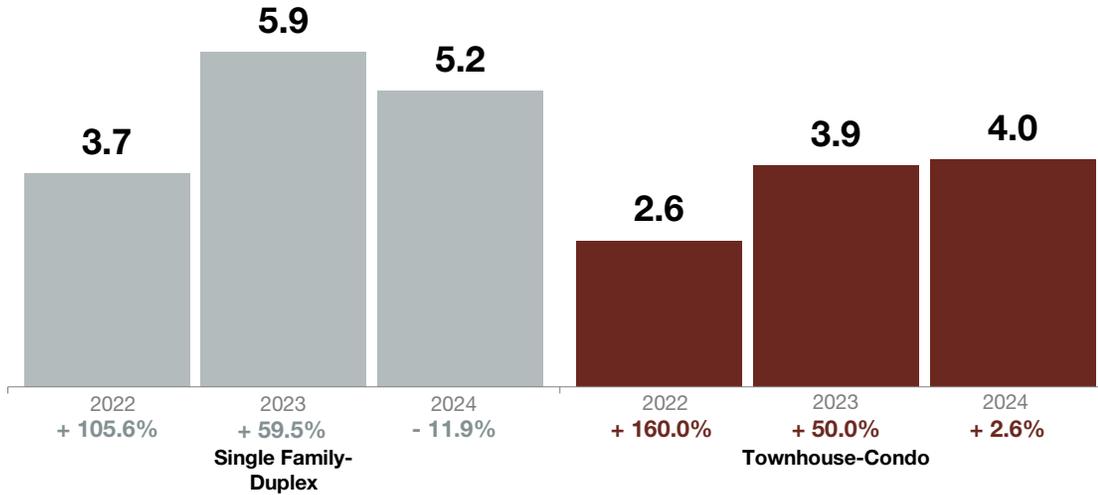
Historical Inventory of Active Listings by Month



Months Supply of Inventory



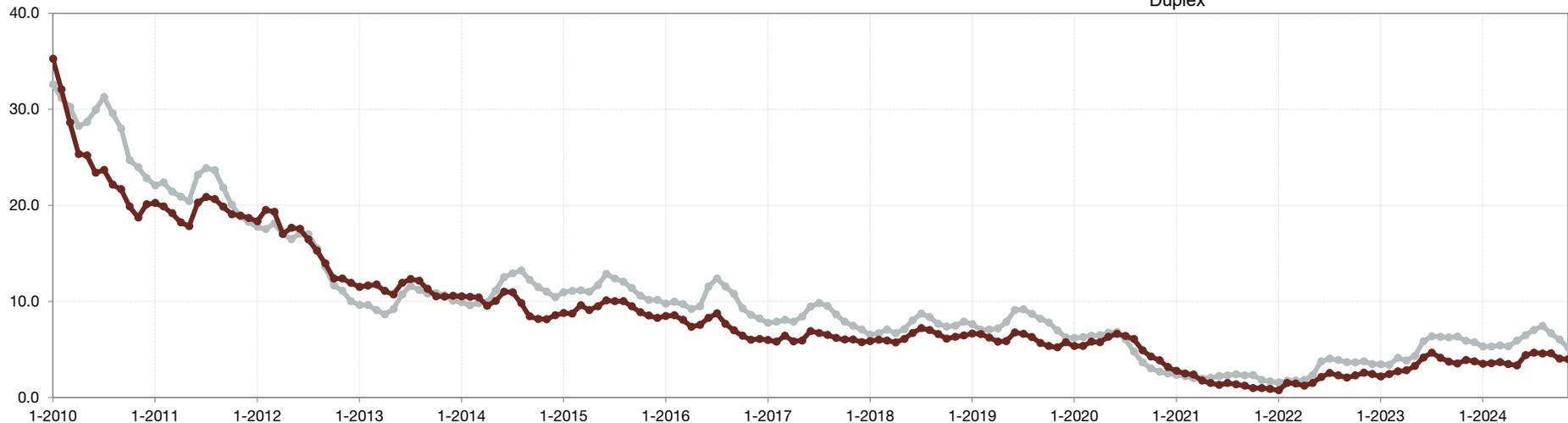
November



Months Supply	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2023	5.7	+62.9%	3.7	+54.2%
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	+9.4%	4.7	+2.2%
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%	4.0	+14.3%
Nov-2024	5.2	-11.9%	4.0	+2.6%
12-Month Avg	6.0	+20.6%	4.0	+19.2%

* Months Supply for all properties from December 2023 through November 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	11-2023	11-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		62	79	+ 27.4%	1,190	1,233	+ 3.6%
Pending Sales		42	67	+ 59.5%	882	923	+ 4.6%
Closed Sales		66	101	+ 53.0%	851	927	+ 8.9%
Median Sales Price		\$1,669,500	\$1,345,500	- 19.4%	\$1,479,000	\$1,511,000	+ 2.2%
Average Sales Price		\$2,463,147	\$2,657,292	+ 7.9%	\$2,317,243	\$2,468,993	+ 6.5%
Pct. of List Price Received		97.2%	96.4%	- 0.8%	97.2%	97.5%	+ 0.3%
Days on Market Until Sale		58	96	+ 65.5%	69	81	+ 17.4%
Housing Affordability Index		25	30	+ 20.0%	28	26	- 7.1%
Inventory of Active Listings		370	382	+ 3.2%	--	--	--
Months Supply of Inventory		4.9	4.5	- 8.2%	--	--	--

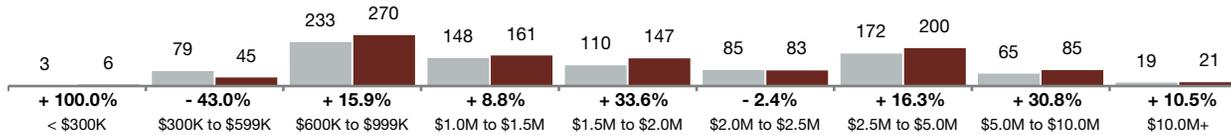
Closed Sales

Actual sales that have closed in a given month.



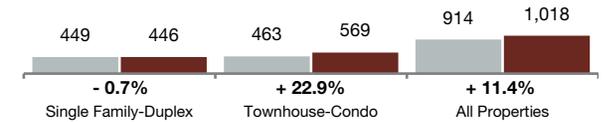
By Price Range – All Properties – Rolling 12 Months

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



Rolling 12 Months

Compared to Prior Month

Year to Date

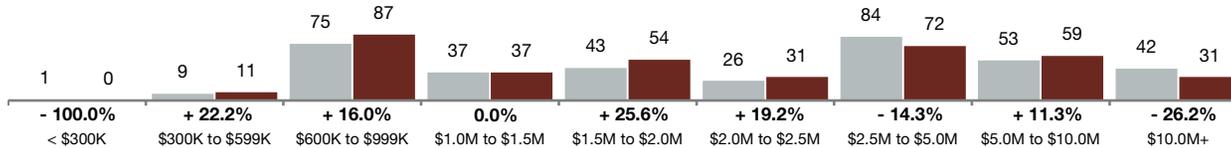
By Price Range	Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo		
	11-2023	11-2024	Change	11-2023	11-2024	Change	10-2024	11-2024	Change	10-2024	11-2024	Change	YTD 2023	YTD 2024	Change	YTD 2023	YTD 2024	Change
\$299,999 and Below	1	4	+ 300.0%	2	0	- 100.0%	0	2	--	0	0	--	1	4	+ 300.0%	1	0	- 100.0%
\$300,000 to \$599,999	31	16	- 48.4%	47	29	- 38.3%	0	1	--	5	0	- 100.0%	30	15	- 50.0%	39	28	- 28.2%
\$600,000 to \$999,999	97	94	- 3.1%	135	175	+ 29.6%	10	14	+ 40.0%	15	18	+ 20.0%	88	89	+ 1.1%	127	167	+ 31.5%
\$1,000,000 to \$1,499,999	69	61	- 11.6%	79	100	+ 26.6%	6	10	+ 66.7%	6	11	+ 83.3%	67	53	- 20.9%	76	94	+ 23.7%
\$1,500,00 to \$1,999,999	56	68	+ 21.4%	54	79	+ 46.3%	6	6	0.0%	6	9	+ 50.0%	50	65	+ 30.0%	51	74	+ 45.1%
\$2,000,000 to \$2,499,999	51	40	- 21.6%	34	43	+ 26.5%	3	3	0.0%	4	1	- 75.0%	50	32	- 36.0%	33	32	- 3.0%
\$2,500,000 to \$4,999,999	84	93	+ 10.7%	88	107	+ 21.6%	8	4	- 50.0%	5	6	+ 20.0%	80	86	+ 7.5%	78	83	+ 6.4%
\$5,000,000 to \$9,999,999	48	51	+ 6.3%	17	34	+ 100.0%	13	8	- 38.5%	1	3	+ 200.0%	43	49	+ 14.0%	16	33	+ 106.3%
\$10,000,000 and Above	12	19	+ 58.3%	7	2	- 71.4%	1	4	+ 300.0%	0	1	--	12	19	+ 58.3%	7	2	- 71.4%
All Price Ranges	449	446	- 0.7%	463	569	+ 22.9%	47	52	+ 10.6%	42	49	+ 16.7%	421	412	- 2.1%	428	513	+ 19.9%

Inventory of Active Listings

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

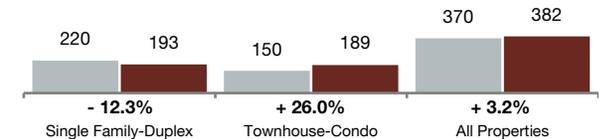
By Price Range – All Properties

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



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		
	11-2023	11-2024	Change	11-2023	11-2024	Change	10-2024	11-2024	Change	10-2024	11-2024	Change	YTD 2023	YTD 2024	Change	YTD 2023	YTD 2024	Change
\$299,999 and Below	0	0	--	1	0	- 100.0%	1	0	- 100.0%	0	0	--						
\$300,000 to \$599,999	8	2	- 75.0%	1	9	+ 800.0%	2	2	0.0%	6	9	+ 50.0%						
\$600,000 to \$999,999	47	36	- 23.4%	28	51	+ 82.1%	41	36	- 12.2%	38	51	+ 34.2%						
\$1,000,000 to \$1,499,999	15	10	- 33.3%	22	27	+ 22.7%	14	10	- 28.6%	37	27	- 27.0%						
\$1,500,00 to \$1,999,999	22	24	+ 9.1%	21	30	+ 42.9%	25	24	- 4.0%	34	30	- 11.8%						
\$2,000,000 to \$2,499,999	13	15	+ 15.4%	13	16	+ 23.1%	21	15	- 28.6%	15	16	+ 6.7%						
\$2,500,000 to \$4,999,999	46	35	- 23.9%	38	37	- 2.6%	44	35	- 20.5%	36	37	+ 2.8%						
\$5,000,000 to \$9,999,999	32	45	+ 40.6%	21	14	- 33.3%	42	45	+ 7.1%	14	14	0.0%						
\$10,000,000 and Above	37	26	- 29.7%	5	5	0.0%	25	26	+ 4.0%	4	5	+ 25.0%						
All Price Ranges	220	193	- 12.3%	150	189	+ 26.0%	215	193	- 10.2%	184	189	+ 2.7%						

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.