

# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Town of Vail

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
<b>Key Metrics</b>						
New Listings	5	<b>11</b>	+ 120.0%	55	<b>76</b>	+ 38.2%
Sold Listings	2	<b>7</b>	+ 250.0%	39	<b>48</b>	+ 23.1%
Median Sales Price*	\$4,225,000	<b>\$5,275,000</b>	+ 24.9%	\$4,326,302	<b>\$3,830,000</b>	- 11.5%
Average Sales Price*	\$4,225,000	<b>\$6,382,286</b>	+ 51.1%	\$5,110,796	<b>\$6,060,361</b>	+ 18.6%
Percent of List Price Received*	92.3%	<b>96.3%</b>	+ 4.3%	95.5%	<b>95.1%</b>	- 0.4%
Days on Market Until Sale	281	<b>64</b>	- 77.2%	128	<b>152</b>	+ 18.8%
Inventory of Homes for Sale	33	<b>39</b>	+ 18.2%	--	--	--
Months Supply of Inventory	10.2	<b>9.8</b>	- 3.9%	--	--	--

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

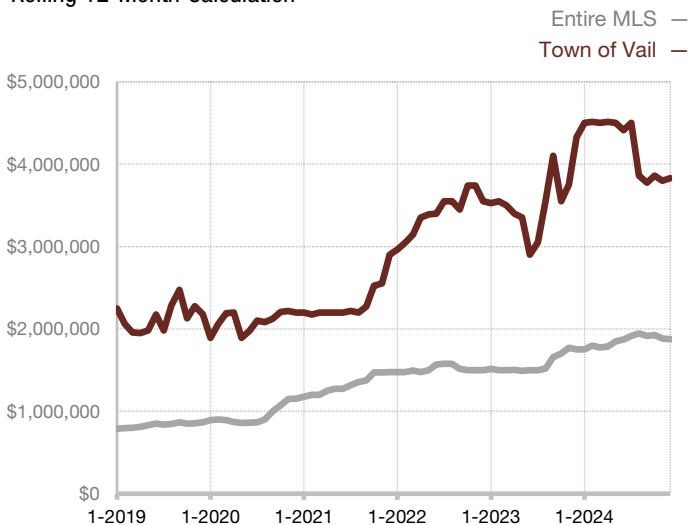
\*\* These monthly reports use Agent Days on Market data.

Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	17	<b>19</b>	+ 11.8%	205	<b>222</b>	+ 8.3%
Sold Listings	8	<b>11</b>	+ 37.5%	154	<b>160</b>	+ 3.9%
Median Sales Price*	\$1,382,500	<b>\$1,300,000</b>	- 6.0%	\$1,545,000	<b>\$1,586,500</b>	+ 2.7%
Average Sales Price*	\$2,048,750	<b>\$2,454,000</b>	+ 19.8%	\$2,520,512	<b>\$2,560,529</b>	+ 1.6%
Percent of List Price Received*	95.7%	<b>98.1%</b>	+ 2.5%	96.8%	<b>97.8%</b>	+ 1.0%
Days on Market Until Sale	57	<b>51</b>	- 10.5%	57	<b>83</b>	+ 45.6%
Inventory of Homes for Sale	61	<b>60</b>	- 1.6%	--	--	--
Months Supply of Inventory	4.8	<b>4.5</b>	- 6.3%	--	--	--

\* 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.

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



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

