Local Market Update for September 2025





Not all agents are the same!





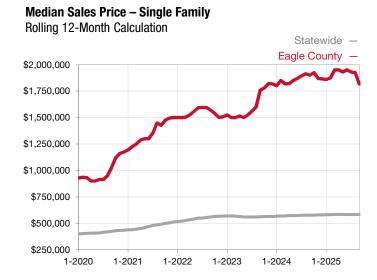
Contact the Vail Board of REALTORS® or Glenwood Springs Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	50	41	- 18.0%	534	660	+ 23.6%
Sold Listings	39	61	+ 56.4%	338	343	+ 1.5%
Median Sales Price*	\$2,200,000	\$1,600,000	- 27.3%	\$1,865,000	\$1,810,000	- 2.9%
Average Sales Price*	\$3,332,506	\$2,680,926	- 19.6%	\$2,870,934	\$3,220,466	+ 12.2%
Percent of List Price Received*	97.7%	96.4%	- 1.3%	97.3%	96.0%	- 1.3%
Days on Market Until Sale	59	61	+ 3.4%	80	89	+ 11.3%
Inventory of Homes for Sale	273	355	+ 30.0%			
Months Supply of Inventory	7.2	8.8	+ 22.2%			

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

Townhouse/Condo	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	88	44	- 50.0%	643	670	+ 4.2%
Sold Listings	54	53	- 1.9%	459	394	- 14.2%
Median Sales Price*	\$1,423,000	\$1,350,000	- 5.1%	\$1,340,000	\$1,200,000	- 10.4%
Average Sales Price*	\$1,861,031	\$2,098,644	+ 12.8%	\$1,940,911	\$1,953,456	+ 0.6%
Percent of List Price Received*	97.0%	95.7%	- 1.3%	97.9%	96.9%	- 1.0%
Days on Market Until Sale	115	118	+ 2.6%	83	97	+ 16.9%
Inventory of Homes for Sale	274	314	+ 14.6%			
Months Supply of Inventory	5.3	7.0	+ 32.1%			

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



Median Sales Price – Townhouse-Condo

