

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Beaver Creek/Bachelor Gulch

Single Family-Duplex	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	3	4	+ 33.3%	27	27	0.0%
Sold Listings	2	0	- 100.0%	18	16	- 11.1%
Median Sales Price*	\$8,770,000	\$0	- 100.0%	\$10,625,000	\$8,737,500	- 17.8%
Average Sales Price*	\$8,770,000	\$0	- 100.0%	\$12,153,148	\$10,035,644	- 17.4%
Percent of List Price Received*	99.7%	0.0%	- 100.0%	95.2%	96.1%	+ 0.9%
Days on Market Until Sale	13	0	- 100.0%	85	156	+ 83.5%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	6.7	8.9	+ 32.8%	--	--	--

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

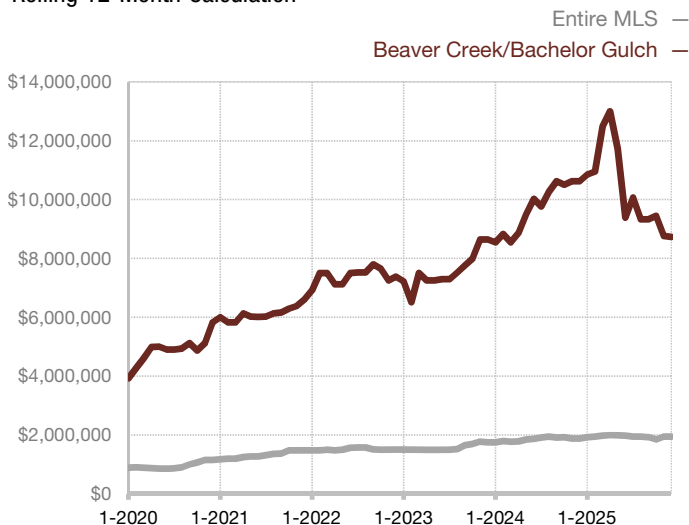
** These monthly reports use Agent Days on Market data.

Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	17	11	- 35.3%	91	117	+ 28.6%
Sold Listings	2	0	- 100.0%	73	64	- 12.3%
Median Sales Price*	\$1,347,500	\$0	- 100.0%	\$2,515,000	\$2,370,000	- 5.8%
Average Sales Price*	\$1,347,500	\$0	- 100.0%	\$2,951,235	\$2,994,625	+ 1.5%
Percent of List Price Received*	99.9%	0.0%	- 100.0%	96.3%	96.9%	+ 0.6%
Days on Market Until Sale	206	0	- 100.0%	82	119	+ 45.1%
Inventory of Homes for Sale	35	52	+ 48.6%	--	--	--
Months Supply of Inventory	5.8	8.9	+ 53.4%	--	--	--

* 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

