

Local Market Update for November 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Beaver Creek/Bachelor Gulch

Single Family-Duplex	November			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
New Listings	5	0	- 100.0%	24	23	- 4.2%
Sold Listings	2	2	0.0%	16	16	0.0%
Median Sales Price*	\$18,925,000	\$9,475,000	- 49.9%	\$11,625,000	\$8,737,500	- 24.8%
Average Sales Price*	\$18,925,000	\$9,475,000	- 49.9%	\$12,576,042	\$10,035,644	- 20.2%
Percent of List Price Received*	85.1%	99.4%	+ 16.8%	94.6%	96.1%	+ 1.6%
Days on Market Until Sale	294	23	- 92.2%	94	156	+ 66.0%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	6.7	6.7	0.0%	--	--	--

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

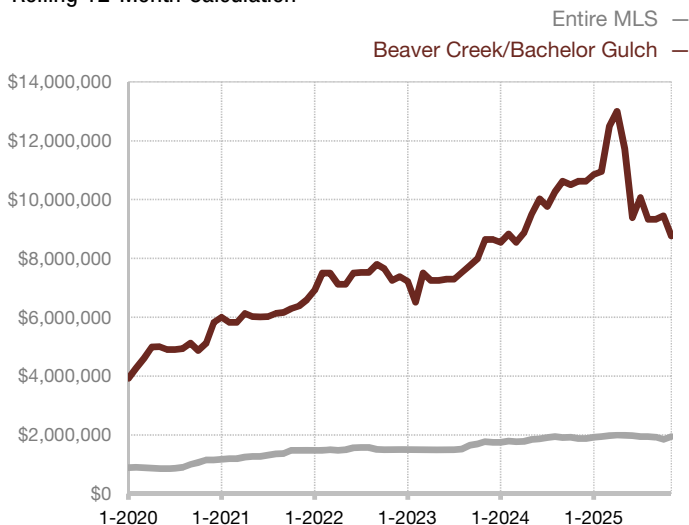
** These monthly reports use Agent Days on Market data.

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
New Listings	3	6	+ 100.0%	74	106	+ 43.2%
Sold Listings	5	4	- 20.0%	71	64	- 9.9%
Median Sales Price*	\$1,510,000	\$2,500,000	+ 65.6%	\$2,550,000	\$2,370,000	- 7.1%
Average Sales Price*	\$2,638,000	\$2,347,250	- 11.0%	\$2,996,411	\$2,994,625	- 0.1%
Percent of List Price Received*	96.9%	95.3%	- 1.7%	96.2%	96.9%	+ 0.7%
Days on Market Until Sale	164	120	- 26.8%	79	119	+ 50.6%
Inventory of Homes for Sale	29	46	+ 58.6%	--	--	--
Months Supply of Inventory	4.6	8.4	+ 82.6%	--	--	--

* 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

