

Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Beaver Creek/Bachelor Gulch

Single Family-Duplex	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	0	3	--	17	22	+ 29.4%
Sold Listings	1	1	0.0%	13	11	- 15.4%
Median Sales Price*	\$25,200,000	\$9,500,000	- 62.3%	\$10,750,000	\$7,850,000	- 27.0%
Average Sales Price*	\$25,200,000	\$9,500,000	- 62.3%	\$11,853,846	\$8,719,091	- 26.4%
Percent of List Price Received*	97.9%	98.4%	+ 0.5%	96.2%	96.6%	+ 0.4%
Days on Market Until Sale	8	129	+ 1512.5%	56	157	+ 180.4%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	4.4	9.8	+ 122.7%	--	--	--

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

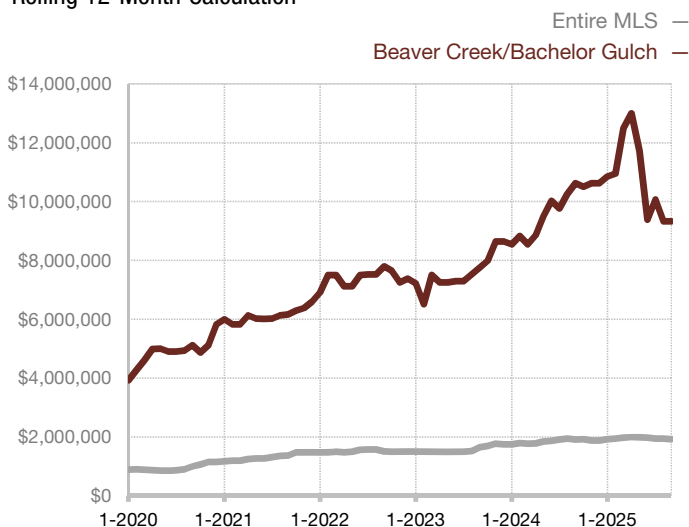
** These monthly reports use Agent Days on Market data.

Townhouse/Condo	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	1	6	+ 500.0%	69	97	+ 40.6%
Sold Listings	8	7	- 12.5%	61	49	- 19.7%
Median Sales Price*	\$1,787,500	\$3,900,000	+ 118.2%	\$2,625,000	\$2,500,000	- 4.8%
Average Sales Price*	\$2,366,500	\$5,139,286	+ 117.2%	\$3,020,025	\$3,268,684	+ 8.2%
Percent of List Price Received*	94.3%	97.7%	+ 3.6%	96.3%	97.4%	+ 1.1%
Days on Market Until Sale	104	90	- 13.5%	69	112	+ 62.3%
Inventory of Homes for Sale	31	47	+ 51.6%	--	--	--
Months Supply of Inventory	4.8	9.2	+ 91.7%	--	--	--

* 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

