

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Cordillera

Includes the MLS areas of Cordillera Valley Club, Cordillera The Summit, Cordillera The Ranch, Cordillera The Divide, Red Canyon, Colorow and Squaw Creek

| Single Family-Duplex | August | | | Year to Date | | |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2024 | 2025 | Percent Change from Previous Year | Thru 08-2024 | Thru 08-2025 | Percent Change from Previous Year |
| New Listings | 6 | 3 | - 50.0% | 35 | 53 | + 51.4% |
| Sold Listings | 6 | 7 | + 16.7% | 17 | 22 | + 29.4% |
| Median Sales Price* | \$3,711,500 | \$3,300,000 | - 11.1% | \$3,188,000 | \$3,417,500 | + 7.2% |
| Average Sales Price* | \$4,601,818 | \$3,859,714 | - 16.1% | \$3,749,936 | \$4,016,731 | + 7.1% |
| Percent of List Price Received* | 95.5% | 95.6% | + 0.1% | 95.3% | 96.0% | + 0.7% |
| Days on Market Until Sale | 100 | 49 | - 51.0% | 138 | 73 | - 47.1% |
| Inventory of Homes for Sale | 21 | 31 | + 47.6% | -- | -- | -- |
| Months Supply of Inventory | 6.6 | 12.4 | + 87.9% | -- | -- | -- |

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

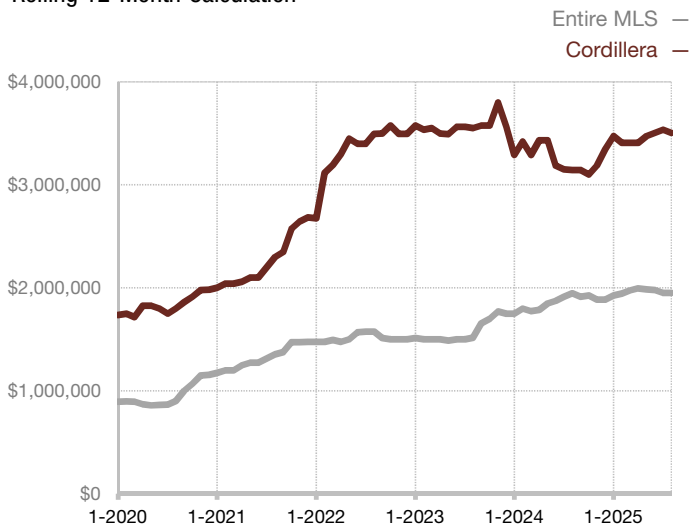
** These monthly reports use Agent Days on Market data.

| Townhouse/Condo | August | | | Year to Date | | |
|---------------------------------|--------|------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2024 | 2025 | Percent Change from Previous Year | Thru 08-2024 | Thru 08-2025 | Percent Change from Previous Year |
| New Listings | 0 | 0 | -- | 2 | 0 | - 100.0% |
| Sold Listings | 0 | 0 | -- | 0 | 0 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$0 | -- |
| Average Sales Price* | \$0 | \$0 | -- | \$0 | \$0 | -- |
| Percent of List Price Received* | 0.0% | 0.0% | -- | 0.0% | 0.0% | -- |
| Days on Market Until Sale | 0 | 0 | -- | 0 | 0 | -- |
| Inventory of Homes for Sale | 1 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.0 | - 100.0% | -- | -- | -- |

* 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.

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



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

