

# Local Market Update for December 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

| Key Metrics                     | December    |                    |                                   | Year to Date |                    |                                   |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
|                                 | 2024        | 2025               | Percent Change from Previous Year | Thru 12-2024 | Thru 12-2025       | Percent Change from Previous Year |
| New Listings                    | 2           | 4                  | + 100.0%                          | 40           | 64                 | + 60.0%                           |
| Sold Listings                   | 1           | 4                  | + 300.0%                          | 25           | 37                 | + 48.0%                           |
| Median Sales Price*             | \$3,100,000 | <b>\$2,750,000</b> | - 11.3%                           | \$3,345,000  | <b>\$3,350,000</b> | + 0.1%                            |
| Average Sales Price*            | \$3,100,000 | <b>\$2,781,250</b> | - 10.3%                           | \$4,007,716  | <b>\$3,830,759</b> | - 4.4%                            |
| Percent of List Price Received* | 100.0%      | <b>94.3%</b>       | - 5.7%                            | 95.4%        | <b>95.5%</b>       | + 0.1%                            |
| Days on Market Until Sale       | 86          | <b>110</b>         | + 27.9%                           | 169          | <b>88</b>          | - 47.9%                           |
| Inventory of Homes for Sale     | 15          | <b>22</b>          | + 46.7%                           | --           | --                 | --                                |
| Months Supply of Inventory      | 6.0         | <b>7.1</b>         | + 18.3%                           | --           | --                 | --                                |

\* 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

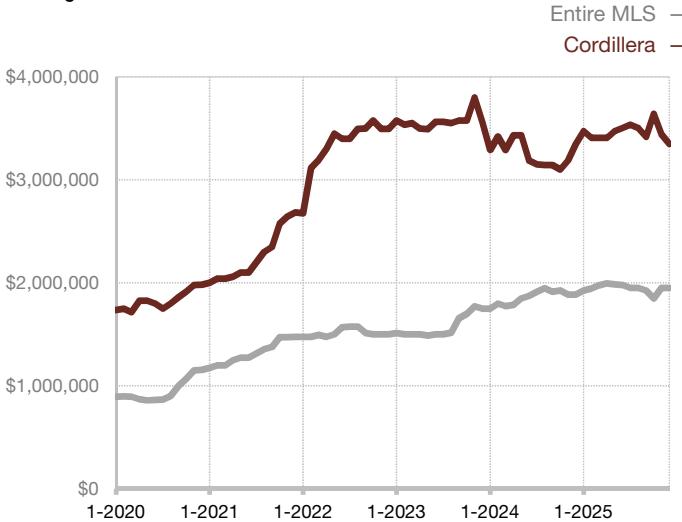
| Key Metrics                     | December |             |                                   | Year to Date |                    |                                   |
|---------------------------------|----------|-------------|-----------------------------------|--------------|--------------------|-----------------------------------|
|                                 | 2024     | 2025        | Percent Change from Previous Year | Thru 12-2024 | Thru 12-2025       | Percent Change from Previous Year |
| New Listings                    | 0        | <b>0</b>    | --                                | 2            | <b>1</b>           | - 50.0%                           |
| Sold Listings                   | 0        | <b>0</b>    | --                                | 0            | <b>1</b>           | --                                |
| Median Sales Price*             | \$0      | <b>\$0</b>  | --                                | \$0          | <b>\$2,425,000</b> | --                                |
| Average Sales Price*            | \$0      | <b>\$0</b>  | --                                | \$0          | <b>\$2,425,000</b> | --                                |
| Percent of List Price Received* | 0.0%     | <b>0.0%</b> | --                                | 0.0%         | <b>97.2%</b>       | --                                |
| Days on Market Until Sale       | 0        | <b>0</b>    | --                                | 0            | <b>12</b>          | --                                |
| Inventory of Homes for Sale     | 0        | <b>0</b>    | --                                | --           | --                 | --                                |
| Months Supply of Inventory      | 0.0      | <b>0.0</b>  | --                                | --           | --                 | --                                |

\* 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

