

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Eagle

Includes the MLS areas of Eagle and Brush 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	3	5	+ 66.7%	22	52	+ 136.4%
Sold Listings	1	13	+ 1200.0%	11	31	+ 181.8%
Median Sales Price*	\$1,108,000	\$1,080,000	- 2.5%	\$1,195,000	\$1,150,000	- 3.8%
Average Sales Price*	\$1,108,000	\$1,145,743	+ 3.4%	\$1,391,045	\$1,296,683	- 6.8%
Percent of List Price Received*	98.1%	94.4%	- 3.8%	96.4%	96.0%	- 0.4%
Days on Market Until Sale	104	67	- 35.6%	83	49	- 41.0%
Inventory of Homes for Sale	13	20	+ 53.8%	--	--	--
Months Supply of Inventory	7.2	5.5	- 23.6%	--	--	--

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

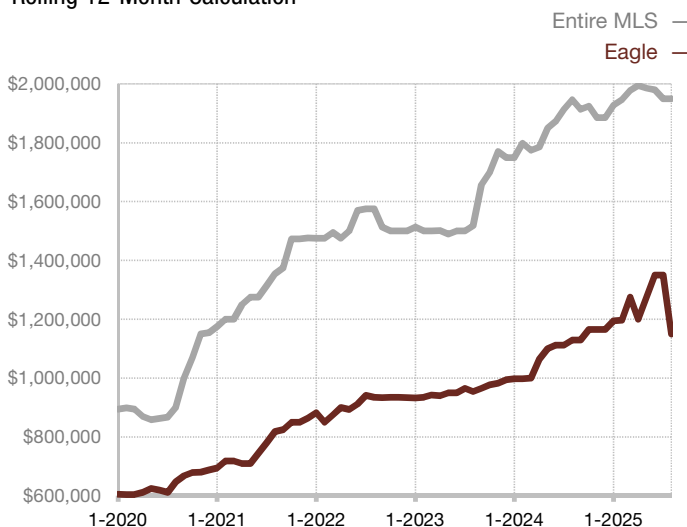
** These monthly reports use Agent Days on Market data.

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	5	5	0.0%	22	36	+ 63.6%
Sold Listings	1	5	+ 400.0%	15	19	+ 26.7%
Median Sales Price*	\$905,000	\$652,000	- 28.0%	\$730,000	\$665,000	- 8.9%
Average Sales Price*	\$905,000	\$657,300	- 27.4%	\$699,117	\$646,170	- 7.6%
Percent of List Price Received*	100.6%	97.7%	- 2.9%	98.6%	98.2%	- 0.4%
Days on Market Until Sale	3	73	+ 2333.3%	17	57	+ 235.3%
Inventory of Homes for Sale	6	14	+ 133.3%	--	--	--
Months Supply of Inventory	2.7	5.9	+ 118.5%	--	--	--

* 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

