

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Eagle

Includes the MLS areas of Eagle and Brush 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%	35	66	+ 88.6%
Sold Listings	2	1	- 50.0%	20	41	+ 105.0%
Median Sales Price*	\$1,230,000	\$3,800,000	+ 208.9%	\$1,165,000	\$1,150,000	- 1.3%
Average Sales Price*	\$1,230,000	\$3,800,000	+ 208.9%	\$1,375,275	\$1,302,222	- 5.3%
Percent of List Price Received*	94.6%	96.2%	+ 1.7%	96.4%	95.8%	- 0.6%
Days on Market Until Sale	152	93	- 38.8%	71	44	- 38.0%
Inventory of Homes for Sale	10	20	+ 100.0%	--	--	--
Months Supply of Inventory	5.5	5.4	- 1.8%	--	--	--

* 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

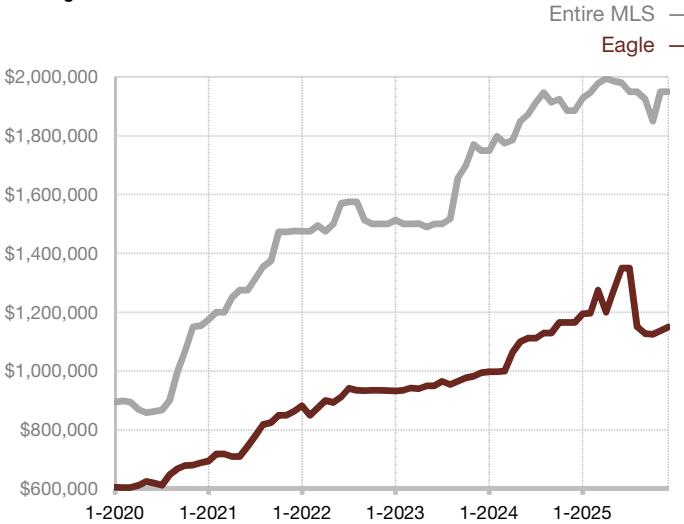
Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	3	1	- 66.7%	31	41	+ 32.3%
Sold Listings	0	3	--	22	30	+ 36.4%
Median Sales Price*	\$0	\$543,000	--	\$730,000	\$658,500	- 9.8%
Average Sales Price*	\$0	\$522,342	--	\$710,891	\$657,459	- 7.5%
Percent of List Price Received*	0.0%	97.8%	--	98.7%	98.0%	- 0.7%
Days on Market Until Sale	0	95	--	22	71	+ 222.7%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	3.3	2.8	- 15.2%	--	--	--

* 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

