

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Eagle Ranch

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	4	2	- 50.0%	33	38	+ 15.2%
Sold Listings	5	4	- 20.0%	28	15	- 46.4%
Median Sales Price*	\$1,850,000	\$2,050,000	+ 10.8%	\$1,867,500	\$2,000,000	+ 7.1%
Average Sales Price*	\$2,236,000	\$2,051,250	- 8.3%	\$1,924,290	\$2,034,600	+ 5.7%
Percent of List Price Received*	96.3%	96.2%	- 0.1%	96.9%	97.9%	+ 1.0%
Days on Market Until Sale	84	46	- 45.2%	67	41	- 38.8%
Inventory of Homes for Sale	10	17	+ 70.0%	--	--	--
Months Supply of Inventory	2.4	7.2	+ 200.0%	--	--	--

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

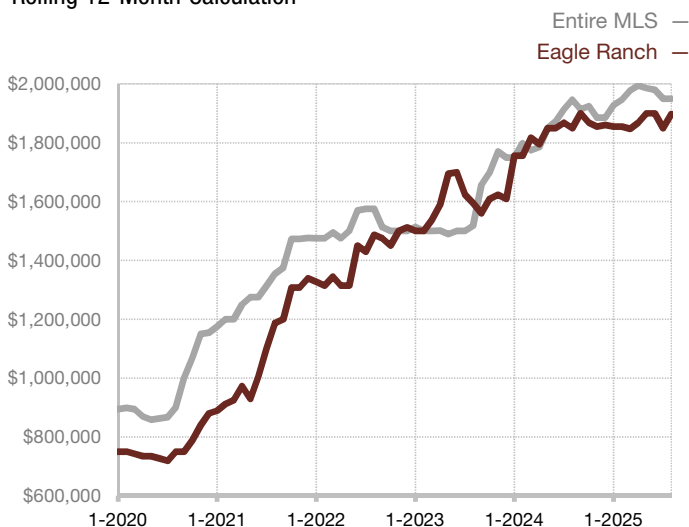
\*\* These monthly reports use Agent Days on Market data.

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	2	3	+ 50.0%	12	16	+ 33.3%
Sold Listings	3	2	- 33.3%	9	6	- 33.3%
Median Sales Price*	\$880,000	\$749,000	- 14.9%	\$738,000	\$724,500	- 1.8%
Average Sales Price*	\$795,000	\$749,000	- 5.8%	\$756,000	\$691,726	- 8.5%
Percent of List Price Received*	99.1%	99.0%	- 0.1%	100.2%	99.2%	- 1.0%
Days on Market Until Sale	37	1	- 97.3%	16	15	- 6.3%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	1.1	3.8	+ 245.5%	--	--	--

\* 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

