

# Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Eagle Ranch

Single Family-Duplex	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	0	2	--	43	48	+ 11.6%
Sold Listings	3	2	- 33.3%	39	27	- 30.8%
Median Sales Price*	\$2,147,000	\$2,962,500	+ 38.0%	\$1,860,000	\$1,810,000	- 2.7%
Average Sales Price*	\$2,349,000	\$2,962,500	+ 26.1%	\$1,939,695	\$1,991,704	+ 2.7%
Percent of List Price Received*	98.3%	95.9%	- 2.4%	97.5%	97.1%	- 0.4%
Days on Market Until Sale	35	205	+ 485.7%	56	75	+ 33.9%
Inventory of Homes for Sale	4	11	+ 175.0%	--	--	--
Months Supply of Inventory	1.1	4.1	+ 272.7%	--	--	--

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

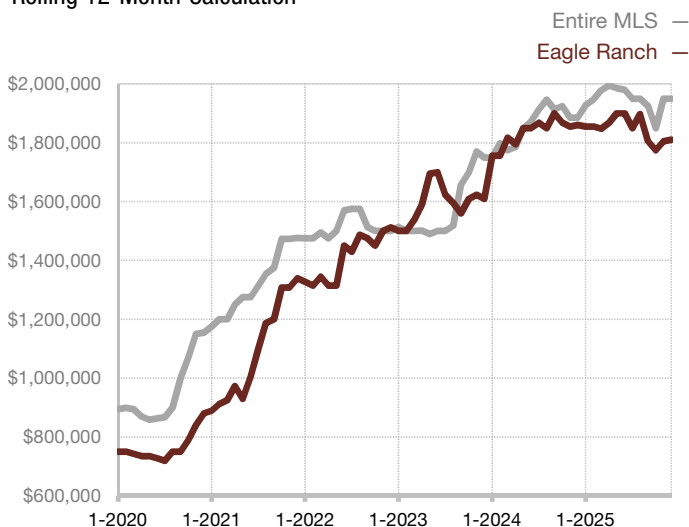
\*\* These monthly reports use Agent Days on Market data.

Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	1	0	- 100.0%	14	20	+ 42.9%
Sold Listings	1	1	0.0%	11	10	- 9.1%
Median Sales Price*	\$910,000	\$677,500	- 25.5%	\$738,000	\$673,750	- 8.7%
Average Sales Price*	\$910,000	\$677,500	- 25.5%	\$756,273	\$692,785	- 8.4%
Percent of List Price Received*	98.4%	91.7%	- 6.8%	100.0%	97.9%	- 2.1%
Days on Market Until Sale	76	142	+ 86.8%	20	29	+ 45.0%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	2.1	--	--	--	--

\* 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

