

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Eagle Ranch

Single Family-Duplex	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	4	3	- 25.0%	4	3	- 25.0%
Sold Listings	2	4	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$2,950,000	\$1,925,000	- 34.7%	\$2,950,000	\$1,925,000	- 34.7%
Average Sales Price*	\$2,950,000	\$2,023,750	- 31.4%	\$2,950,000	\$2,023,750	- 31.4%
Percent of List Price Received*	96.2%	96.9%	+ 0.7%	96.2%	96.9%	+ 0.7%
Days on Market Until Sale	109	105	- 3.7%	109	105	- 3.7%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	2.0	4.1	+ 105.0%	--	--	--

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

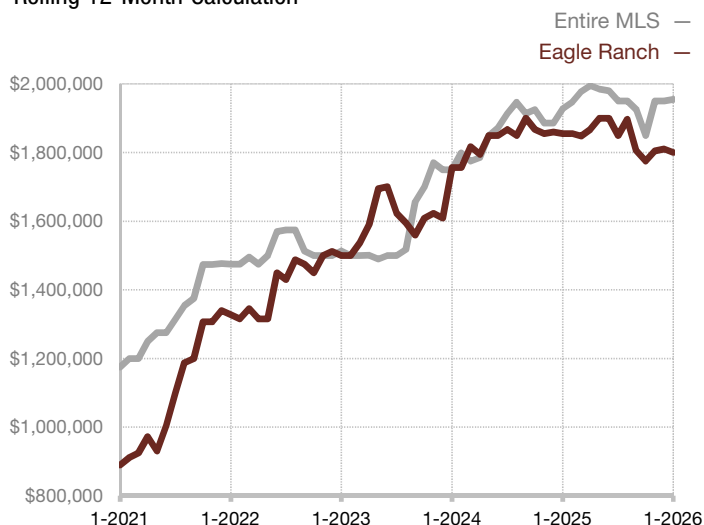
** These monthly reports use Agent Days on Market data.

Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$451,177	\$512,255	+ 13.5%	\$451,177	\$512,255	+ 13.5%
Average Sales Price*	\$451,177	\$512,255	+ 13.5%	\$451,177	\$512,255	+ 13.5%
Percent of List Price Received*	100.0%	102.6%	+ 2.6%	100.0%	102.6%	+ 2.6%
Days on Market Until Sale	10	181	+ 1710.0%	10	181	+ 1710.0%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	2.3	--	--	--	--

* 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.

Median Sales Price – Single Family-Duplex
Rolling 12-Month Calculation



Median Sales Price – Townhouse/Condo
Rolling 12-Month Calculation

