

Local Market Update for June 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Eagle Ranch

Single Family-Duplex	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	3	6	+ 100.0%	25	33	+ 32.0%
Sold Listings	3	1	- 66.7%	21	10	- 52.4%
Median Sales Price*	\$2,300,000	\$2,000,000	- 13.0%	\$1,875,000	\$2,075,000	+ 10.7%
Average Sales Price*	\$1,930,000	\$2,000,000	+ 3.6%	\$1,859,529	\$2,051,400	+ 10.3%
Percent of List Price Received*	98.0%	95.2%	- 2.9%	97.1%	98.4%	+ 1.3%
Days on Market Until Sale	24	74	+ 208.3%	65	39	- 40.0%
Inventory of Homes for Sale	6	22	+ 266.7%	--	--	--
Months Supply of Inventory	1.4	8.6	+ 514.3%	--	--	--

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

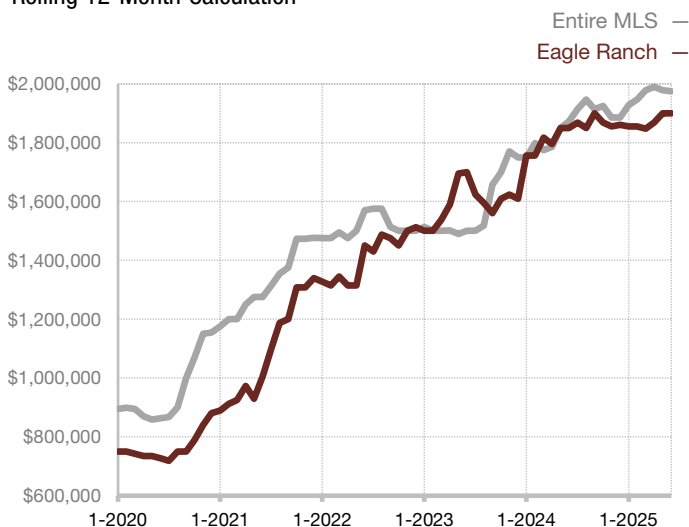
** These monthly reports use Agent Days on Market data.

Townhouse/Condo	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	2	0	- 100.0%	10	10	0.0%
Sold Listings	0	2	--	4	4	0.0%
Median Sales Price*	\$0	\$875,000	--	\$671,500	\$724,500	+ 7.9%
Average Sales Price*	\$0	\$875,000	--	\$735,750	\$663,089	- 9.9%
Percent of List Price Received*	0.0%	98.6%	--	101.0%	99.3%	- 1.7%
Days on Market Until Sale	0	35	--	4	22	+ 450.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--

* 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.

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



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

