

Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Eagle Ranch

Single Family-Duplex	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	4	4	0.0%	37	42	+ 13.5%
Sold Listings	2	4	+ 100.0%	30	19	- 36.7%
Median Sales Price*	\$2,341,000	\$1,725,000	- 26.3%	\$1,867,500	\$1,810,000	- 3.1%
Average Sales Price*	\$2,341,000	\$1,790,000	- 23.5%	\$1,952,071	\$1,983,105	+ 1.6%
Percent of List Price Received*	102.1%	97.1%	- 4.9%	97.3%	97.7%	+ 0.4%
Days on Market Until Sale	4	99	+ 2375.0%	62	53	- 14.5%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	1.7	4.3	+ 152.9%	--	--	--

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

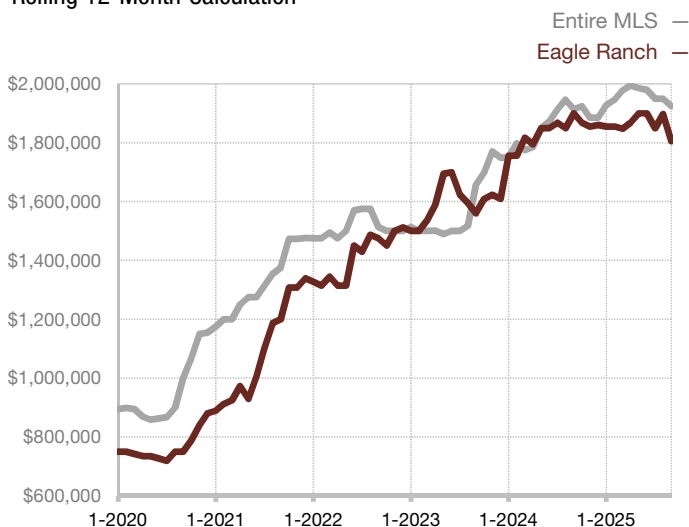
** These monthly reports use Agent Days on Market data.

Townhouse/Condo	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	0	2	--	12	20	+ 66.7%
Sold Listings	0	1	--	9	7	- 22.2%
Median Sales Price*	\$0	\$670,000	--	\$738,000	\$670,000	- 9.2%
Average Sales Price*	\$0	\$670,000	--	\$756,000	\$688,622	- 8.9%
Percent of List Price Received*	0.0%	97.2%	--	100.2%	98.9%	- 1.3%
Days on Market Until Sale	0	10	--	16	14	- 12.5%
Inventory of Homes for Sale	1	7	+ 600.0%	--	--	--
Months Supply of Inventory	0.5	4.7	+ 840.0%	--	--	--

* 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

