

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Eagle-Vail & Avon

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	9	1	- 88.9%	45	36	- 20.0%
Sold Listings	2	6	+ 200.0%	28	24	- 14.3%
Median Sales Price*	\$1,409,500	\$1,820,000	+ 29.1%	\$1,637,500	\$1,750,000	+ 6.9%
Average Sales Price*	\$1,409,500	\$1,783,167	+ 26.5%	\$1,936,605	\$1,938,729	+ 0.1%
Percent of List Price Received*	96.5%	95.7%	- 0.8%	96.0%	97.3%	+ 1.4%
Days on Market Until Sale	5	35	+ 600.0%	37	43	+ 16.2%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	3.5	4.6	+ 31.4%	--	--	--

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

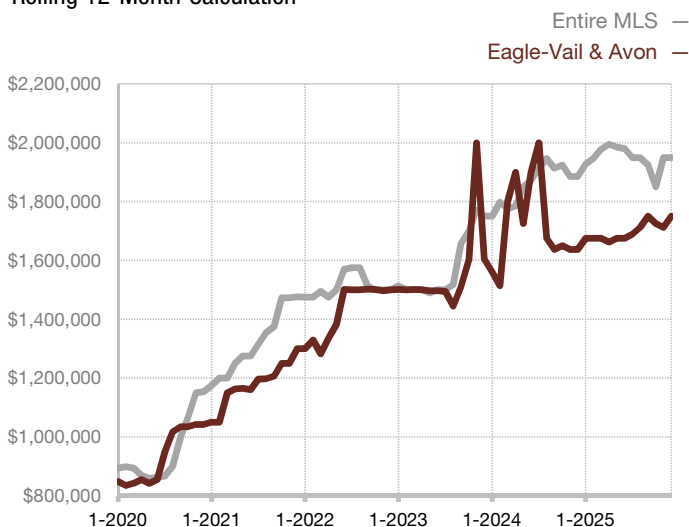
** These monthly reports use Agent Days on Market data.

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	11	9	- 18.2%	183	150	- 18.0%
Sold Listings	25	7	- 72.0%	188	118	- 37.2%
Median Sales Price*	\$2,300,000	\$1,466,000	- 36.3%	\$1,172,500	\$1,001,500	- 14.6%
Average Sales Price*	\$2,217,418	\$1,499,429	- 32.4%	\$1,664,407	\$1,375,411	- 17.4%
Percent of List Price Received*	97.9%	96.5%	- 1.4%	98.1%	96.8%	- 1.3%
Days on Market Until Sale	248	117	- 52.8%	131	92	- 29.8%
Inventory of Homes for Sale	56	49	- 12.5%	--	--	--
Months Supply of Inventory	3.6	5.0	+ 38.9%	--	--	--

* 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.

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



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

