

# Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Eagle-Vail & Avon

### Single Family-Duplex

Key Metrics	December			Year to Date		
	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	<b>\$1,820,000</b>	+ 29.1%	\$1,637,500	<b>\$1,750,000</b>	+ 6.9%
Average Sales Price*	\$1,409,500	<b>\$1,783,167</b>	+ 26.5%	\$1,936,605	<b>\$1,938,729</b>	+ 0.1%
Percent of List Price Received*	96.5%	<b>95.7%</b>	- 0.8%	96.0%	<b>97.3%</b>	+ 1.4%
Days on Market Until Sale	5	<b>35</b>	+ 600.0%	37	<b>43</b>	+ 16.2%
Inventory of Homes for Sale	9	<b>10</b>	+ 11.1%	--	--	--
Months Supply of Inventory	3.5	<b>4.6</b>	+ 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

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	11	<b>9</b>	- 18.2%	183	<b>150</b>	- 18.0%
Sold Listings	25	<b>7</b>	- 72.0%	188	<b>118</b>	- 37.2%
Median Sales Price*	\$2,300,000	<b>\$1,466,000</b>	- 36.3%	\$1,172,500	<b>\$1,001,500</b>	- 14.6%
Average Sales Price*	\$2,217,418	<b>\$1,499,429</b>	- 32.4%	\$1,664,407	<b>\$1,375,411</b>	- 17.4%
Percent of List Price Received*	97.9%	<b>96.5%</b>	- 1.4%	98.1%	<b>96.8%</b>	- 1.3%
Days on Market Until Sale	248	<b>117</b>	- 52.8%	131	<b>92</b>	- 29.8%
Inventory of Homes for Sale	56	<b>49</b>	- 12.5%	--	--	--
Months Supply of Inventory	3.6	<b>5.0</b>	+ 38.9%	--	--	--

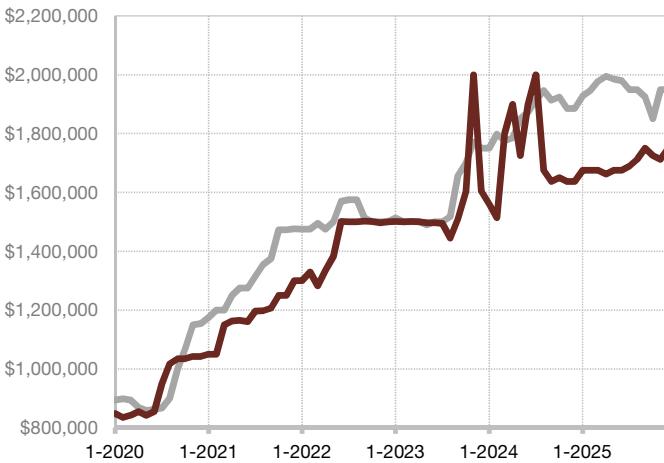
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\*\* These monthly reports use Agent Days on Market data.

### Median Sales Price – Single Family-Duplex

Rolling 12-Month Calculation

Entire MLS –  
Eagle-Vail & Avon –



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

Entire MLS –  
Eagle-Vail & Avon –

