

Local Market Update for June 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Eagle-Vail & Avon

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	4	3	- 25.0%	17	14	- 17.6%
Sold Listings	3	2	- 33.3%	11	9	- 18.2%
Median Sales Price*	\$2,067,500	\$1,900,000	- 8.1%	\$1,800,000	\$1,850,000	+ 2.8%
Average Sales Price*	\$2,472,500	\$1,900,000	- 23.2%	\$2,172,639	\$1,917,278	- 11.8%
Percent of List Price Received*	95.2%	98.1%	+ 3.0%	96.4%	97.4%	+ 1.0%
Days on Market Until Sale	65	43	- 33.8%	50	73	+ 46.0%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	4.0	5.1	+ 27.5%	--	--	--

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

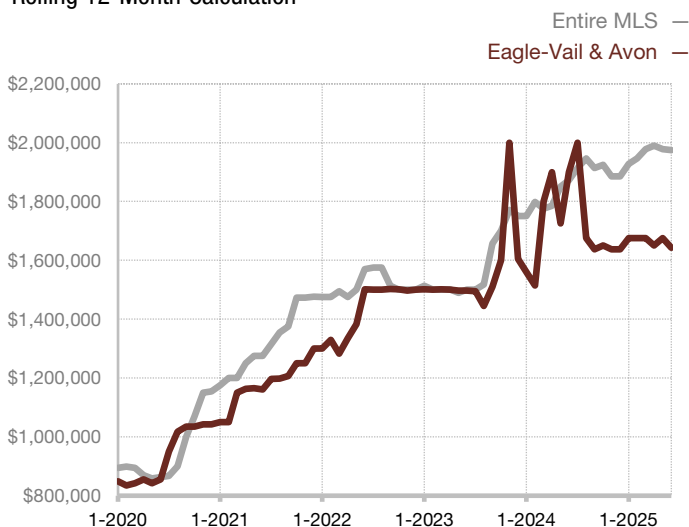
** These monthly reports use Agent Days on Market data.

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	25	12	- 52.0%	94	89	- 5.3%
Sold Listings	9	6	- 33.3%	96	57	- 40.6%
Median Sales Price*	\$849,000	\$1,001,500	+ 18.0%	\$1,292,500	\$1,030,000	- 20.3%
Average Sales Price*	\$993,611	\$910,333	- 8.4%	\$1,668,657	\$1,442,084	- 13.6%
Percent of List Price Received*	98.2%	96.8%	- 1.4%	98.8%	97.3%	- 1.5%
Days on Market Until Sale	94	67	- 28.7%	107	85	- 20.6%
Inventory of Homes for Sale	75	68	- 9.3%	--	--	--
Months Supply of Inventory	5.0	5.5	+ 10.0%	--	--	--

* 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

