

Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Eagle-Vail & Avon

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	2	2	0.0%	32	29	- 9.4%
Sold Listings	4	4	0.0%	19	17	- 10.5%
Median Sales Price*	\$1,580,000	\$1,725,000	+ 9.2%	\$1,650,000	\$1,775,000	+ 7.6%
Average Sales Price*	\$1,821,250	\$1,712,500	- 6.0%	\$1,962,681	\$2,015,029	+ 2.7%
Percent of List Price Received*	97.1%	98.4%	+ 1.3%	97.0%	98.1%	+ 1.1%
Days on Market Until Sale	36	15	- 58.3%	38	49	+ 28.9%
Inventory of Homes for Sale	9	17	+ 88.9%	--	--	--
Months Supply of Inventory	3.8	7.8	+ 105.3%	--	--	--

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

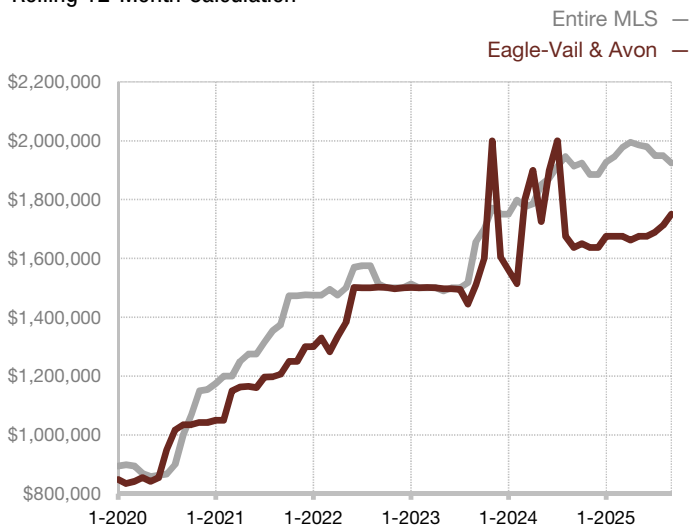
** These monthly reports use Agent Days on Market data.

Townhouse/Condo	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	15	9	- 40.0%	147	119	- 19.0%
Sold Listings	17	14	- 17.6%	141	84	- 40.4%
Median Sales Price*	\$1,000,000	\$869,500	- 13.1%	\$1,100,000	\$1,027,500	- 6.6%
Average Sales Price*	\$1,791,324	\$1,223,536	- 31.7%	\$1,635,213	\$1,415,685	- 13.4%
Percent of List Price Received*	95.7%	95.9%	+ 0.2%	98.3%	97.0%	- 1.3%
Days on Market Until Sale	203	126	- 37.9%	119	98	- 17.6%
Inventory of Homes for Sale	70	52	- 25.7%	--	--	--
Months Supply of Inventory	4.3	4.8	+ 11.6%	--	--	--

* 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

