

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Edwards

Includes the MLS areas of Edwards, Homestead and Lake Creek Valley

Single Family-Duplex	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	5	6	+ 20.0%	16	22	+ 37.5%
Sold Listings	0	1	--	12	7	- 41.7%
Median Sales Price*	\$0	\$12,200,000	--	\$2,315,000	\$2,217,500	- 4.2%
Average Sales Price*	\$0	\$12,200,000	--	\$3,985,938	\$3,509,643	- 11.9%
Percent of List Price Received*	0.0%	94.2%	--	99.1%	96.2%	- 2.9%
Days on Market Until Sale	0	258	--	73	76	+ 4.1%
Inventory of Homes for Sale	8	15	+ 87.5%	--	--	--
Months Supply of Inventory	4.2	9.0	+ 114.3%	--	--	--

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

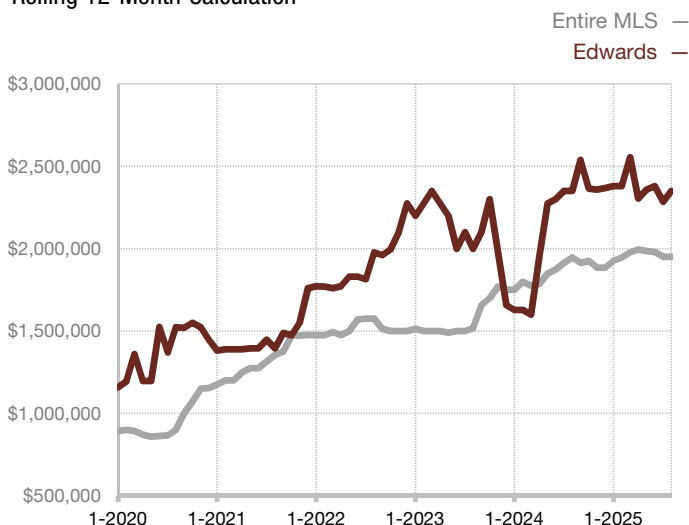
\*\* These monthly reports use Agent Days on Market data.

Townhouse/Condo	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	1	1	0.0%	17	23	+ 35.3%
Sold Listings	4	4	0.0%	14	15	+ 7.1%
Median Sales Price*	\$895,000	\$801,500	- 10.4%	\$895,000	\$1,065,000	+ 19.0%
Average Sales Price*	\$922,625	\$877,000	- 4.9%	\$1,006,464	\$1,015,307	+ 0.9%
Percent of List Price Received*	97.5%	99.0%	+ 1.5%	99.4%	97.1%	- 2.3%
Days on Market Until Sale	14	18	+ 28.6%	10	37	+ 270.0%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	1.0	3.5	+ 250.0%	--	--	--

\* 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

