

# Local Market Update for December 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

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	0	0	--	20	27	+ 35.0%
Sold Listings	2	2	0.0%	20	15	- 25.0%
Median Sales Price*	\$6,050,000	<b>\$3,742,500</b>	- 38.1%	\$2,369,000	<b>\$2,400,000</b>	+ 1.3%
Average Sales Price*	\$6,050,000	<b>\$3,742,500</b>	- 38.1%	\$4,574,463	<b>\$4,190,167</b>	- 8.4%
Percent of List Price Received*	90.1%	<b>99.3%</b>	+ 10.2%	97.1%	<b>96.1%</b>	- 1.0%
Days on Market Until Sale	261	<b>12</b>	- 95.4%	79	<b>98</b>	+ 24.1%
Inventory of Homes for Sale	6	<b>11</b>	+ 83.3%	--	--	--
Months Supply of Inventory	3.0	<b>6.6</b>	+ 120.0%	--	--	--

\* 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.

### 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	0	1	--	24	<b>26</b>	+ 8.3%
Sold Listings	2	0	- 100.0%	19	<b>22</b>	+ 15.8%
Median Sales Price*	\$816,250	<b>\$0</b>	- 100.0%	\$925,000	<b>\$992,800</b>	+ 7.3%
Average Sales Price*	\$816,250	<b>\$0</b>	- 100.0%	\$1,000,553	<b>\$988,618</b>	- 1.2%
Percent of List Price Received*	95.8%	<b>0.0%</b>	- 100.0%	99.0%	<b>97.1%</b>	- 1.9%
Days on Market Until Sale	76	0	- 100.0%	19	<b>64</b>	+ 236.8%
Inventory of Homes for Sale	3	<b>2</b>	- 33.3%	--	--	--
Months Supply of Inventory	1.6	<b>0.9</b>	- 43.8%	--	--	--

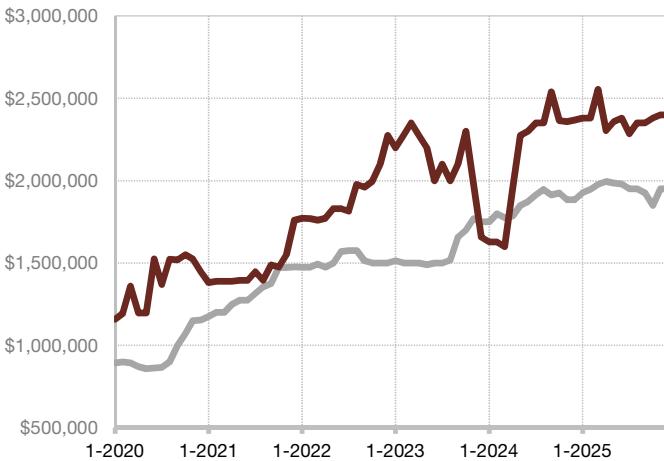
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\*\* These monthly reports use Agent Days on Market data.

### Median Sales Price – Single Family-Duplex

Rolling 12-Month Calculation

Entire MLS —  
Edwards —



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

Entire MLS —  
Edwards —

