

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	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	\$3,742,500	- 38.1%	\$2,369,000	\$2,400,000	+ 1.3%
Average Sales Price*	\$6,050,000	\$3,742,500	- 38.1%	\$4,574,463	\$4,190,167	- 8.4%
Percent of List Price Received*	90.1%	99.3%	+ 10.2%	97.1%	96.1%	- 1.0%
Days on Market Until Sale	261	12	- 95.4%	79	98	+ 24.1%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	3.0	6.6	+ 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.

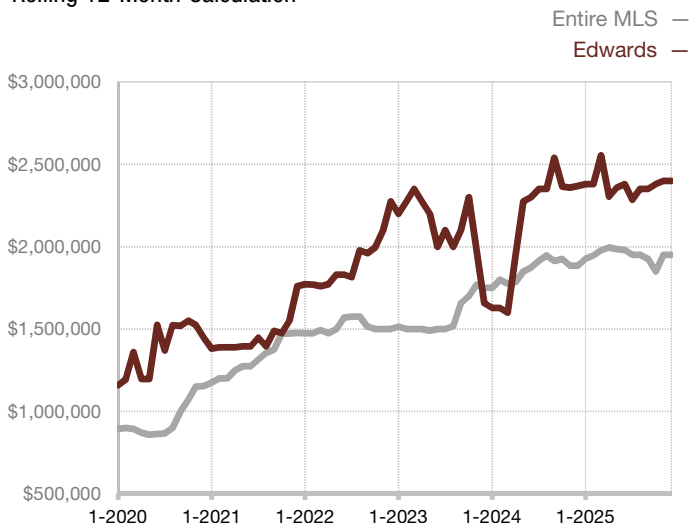
** These monthly reports use Agent Days on Market data.

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

* 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

