

Local Market Update for January 2026

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	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	3	1	- 66.7%	3	1	- 66.7%
Sold Listings	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$1,775,000	\$3,100,000	+ 74.6%	\$1,775,000	\$3,100,000	+ 74.6%
Average Sales Price*	\$1,775,000	\$3,100,000	+ 74.6%	\$1,775,000	\$3,100,000	+ 74.6%
Percent of List Price Received*	98.9%	93.9%	- 5.1%	98.9%	93.9%	- 5.1%
Days on Market Until Sale	8	84	+ 950.0%	8	84	+ 950.0%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	4.7	6.0	+ 27.7%	--	--	--

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

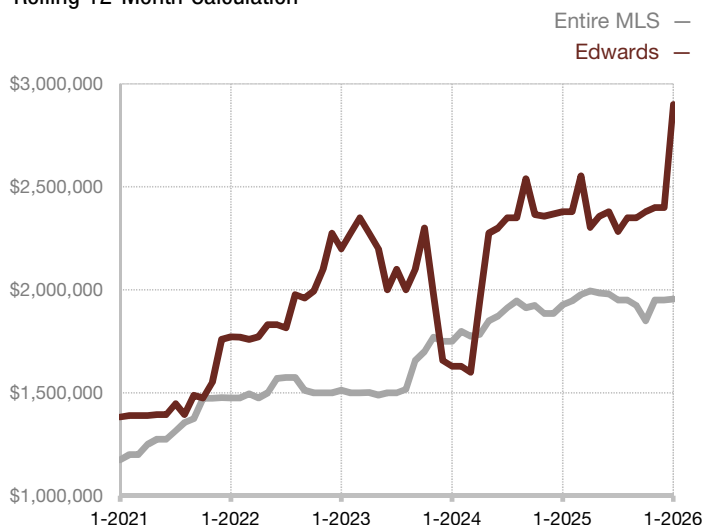
** These monthly reports use Agent Days on Market data.

Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	0	4	--	0	4	--
Sold Listings	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$930,000	\$0	- 100.0%	\$930,000	\$0	- 100.0%
Average Sales Price*	\$930,000	\$0	- 100.0%	\$930,000	\$0	- 100.0%
Percent of List Price Received*	94.2%	0.0%	- 100.0%	94.2%	0.0%	- 100.0%
Days on Market Until Sale	128	0	- 100.0%	128	0	- 100.0%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--

* 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

