

# 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

Key Metrics	January			Year to Date		
	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	<b>\$3,100,000</b>	+ 74.6%	\$1,775,000	<b>\$3,100,000</b>	+ 74.6%
Average Sales Price*	\$1,775,000	<b>\$3,100,000</b>	+ 74.6%	\$1,775,000	<b>\$3,100,000</b>	+ 74.6%
Percent of List Price Received*	98.9%	<b>93.9%</b>	- 5.1%	98.9%	<b>93.9%</b>	- 5.1%
Days on Market Until Sale	8	<b>84</b>	+ 950.0%	8	<b>84</b>	+ 950.0%
Inventory of Homes for Sale	9	<b>10</b>	+ 11.1%	--	--	--
Months Supply of Inventory	4.7	<b>6.0</b>	+ 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

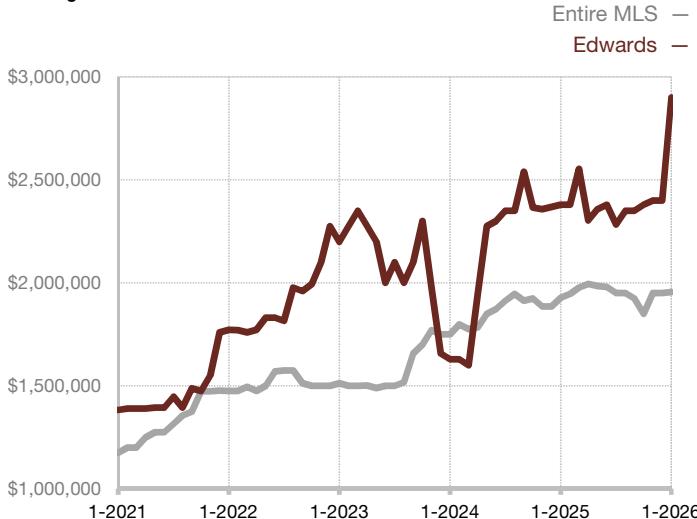
Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	0	<b>4</b>	--	0	<b>4</b>	--
Sold Listings	2	<b>0</b>	- 100.0%	2	<b>0</b>	- 100.0%
Median Sales Price*	\$930,000	<b>\$0</b>	- 100.0%	\$930,000	<b>\$0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

