

Local Market Update for June 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	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	3	2	- 33.3%	8	11	+ 37.5%
Sold Listings	5	0	- 100.0%	10	4	- 60.0%
Median Sales Price*	\$2,195,000	\$0	- 100.0%	\$2,222,500	\$2,033,750	- 8.5%
Average Sales Price*	\$2,407,000	\$0	- 100.0%	\$4,188,125	\$2,060,625	- 50.8%
Percent of List Price Received*	98.8%	0.0%	- 100.0%	100.1%	96.6%	- 3.5%
Days on Market Until Sale	20	0	- 100.0%	29	49	+ 69.0%
Inventory of Homes for Sale	3	12	+ 300.0%	--	--	--
Months Supply of Inventory	1.6	6.9	+ 331.3%	--	--	--

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

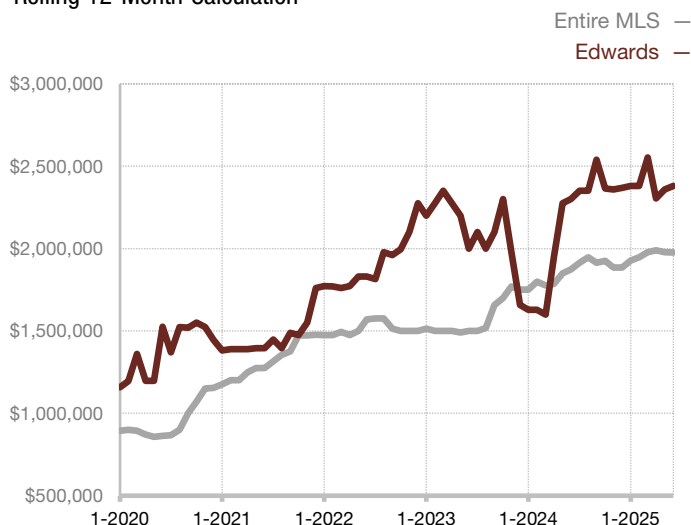
** These monthly reports use Agent Days on Market data.

Townhouse/Condo	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	5	3	- 40.0%	14	20	+ 42.9%
Sold Listings	2	2	0.0%	8	9	+ 12.5%
Median Sales Price*	\$1,062,500	\$1,205,500	+ 13.5%	\$1,007,500	\$1,100,000	+ 9.2%
Average Sales Price*	\$1,062,500	\$1,205,500	+ 13.5%	\$1,108,125	\$1,107,222	- 0.1%
Percent of List Price Received*	97.1%	98.5%	+ 1.4%	98.9%	97.6%	- 1.3%
Days on Market Until Sale	8	17	+ 112.5%	11	50	+ 354.5%
Inventory of Homes for Sale	3	11	+ 266.7%	--	--	--
Months Supply of Inventory	1.9	5.5	+ 189.5%	--	--	--

* 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

