

Local Market Update for September 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	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	2	0	- 100.0%	18	22	+ 22.2%
Sold Listings	1	1	0.0%	13	8	- 38.5%
Median Sales Price*	\$8,000,000	\$3,850,000	- 51.9%	\$2,380,000	\$2,283,750	- 4.0%
Average Sales Price*	\$8,000,000	\$3,850,000	- 51.9%	\$4,294,712	\$3,552,188	- 17.3%
Percent of List Price Received*	94.1%	96.3%	+ 2.3%	98.7%	96.2%	- 2.5%
Days on Market Until Sale	0	29	--	68	70	+ 2.9%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--
Months Supply of Inventory	4.5	8.4	+ 86.7%	--	--	--

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

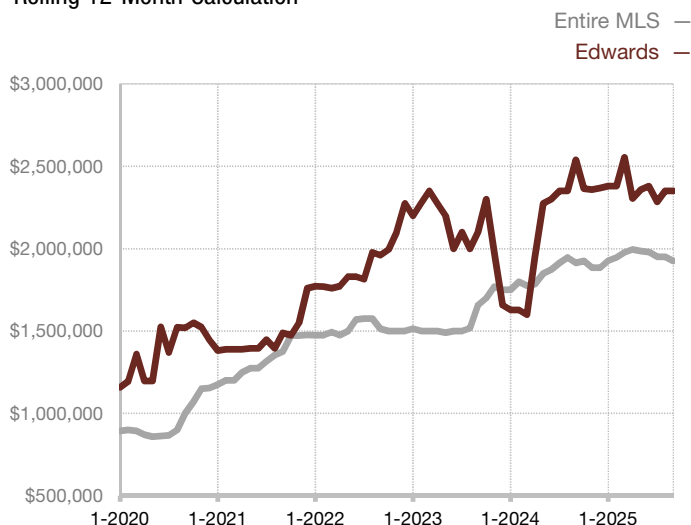
** These monthly reports use Agent Days on Market data.

Townhouse/Condo	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	3	1	- 66.7%	20	24	+ 20.0%
Sold Listings	1	2	+ 100.0%	15	17	+ 13.3%
Median Sales Price*	\$925,000	\$1,108,000	+ 19.8%	\$915,000	\$1,065,000	+ 16.4%
Average Sales Price*	\$925,000	\$1,108,000	+ 19.8%	\$1,001,033	\$1,026,212	+ 2.5%
Percent of List Price Received*	95.9%	98.2%	+ 2.4%	99.2%	97.3%	- 1.9%
Days on Market Until Sale	53	42	- 20.8%	13	38	+ 192.3%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	2.6	2.4	- 7.7%	--	--	--

* 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.

Median Sales Price – Single Family-Duplex
Rolling 12-Month Calculation



Median Sales Price – Townhouse/Condo
Rolling 12-Month Calculation

