

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Eagle-Vail & Avon

Single Family-Duplex	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	2	3	+ 50.0%	4	4	0.0%
Sold Listings	2	1	- 50.0%	3	3	0.0%
Median Sales Price*	\$2,275,000	\$1,775,000	- 22.0%	\$1,461,525	\$1,930,500	+ 32.1%
Average Sales Price*	\$2,275,000	\$1,775,000	- 22.0%	\$2,003,842	\$1,885,167	- 5.9%
Percent of List Price Received*	96.1%	98.9%	+ 2.9%	96.6%	99.9%	+ 3.4%
Days on Market Until Sale	48	10	- 79.2%	33	56	+ 69.7%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	2.9	3.9	+ 34.5%	--	--	--

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

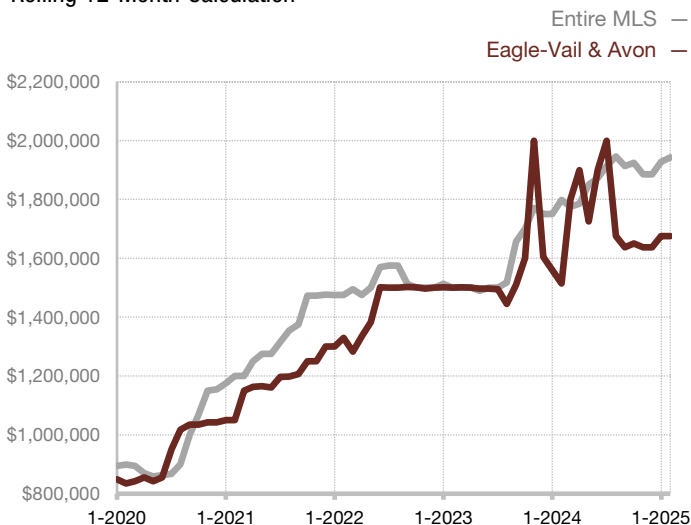
** These monthly reports use Agent Days on Market data.

Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	18	9	- 50.0%	28	21	- 25.0%
Sold Listings	33	10	- 69.7%	45	21	- 53.3%
Median Sales Price*	\$1,845,000	\$1,107,000	- 40.0%	\$1,795,000	\$1,150,000	- 35.9%
Average Sales Price*	\$2,085,152	\$1,609,900	- 22.8%	\$1,910,012	\$1,539,757	- 19.4%
Percent of List Price Received*	99.7%	98.2%	- 1.5%	99.5%	97.7%	- 1.8%
Days on Market Until Sale	36	110	+ 205.6%	40	87	+ 117.5%
Inventory of Homes for Sale	60	45	- 25.0%	--	--	--
Months Supply of Inventory	4.4	3.3	- 25.0%	--	--	--

* 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

