

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Eagle-Vail & Avon

Single Family-Duplex	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	2	1	- 50.0%	2	1	- 50.0%
Sold Listings	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$1,461,525	\$1,940,250	+ 32.8%	\$1,461,525	\$1,940,250	+ 32.8%
Average Sales Price*	\$1,461,525	\$1,940,250	+ 32.8%	\$1,461,525	\$1,940,250	+ 32.8%
Percent of List Price Received*	97.5%	100.4%	+ 3.0%	97.5%	100.4%	+ 3.0%
Days on Market Until Sale	3	80	+ 2566.7%	3	80	+ 2566.7%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	2.4	3.0	+ 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.

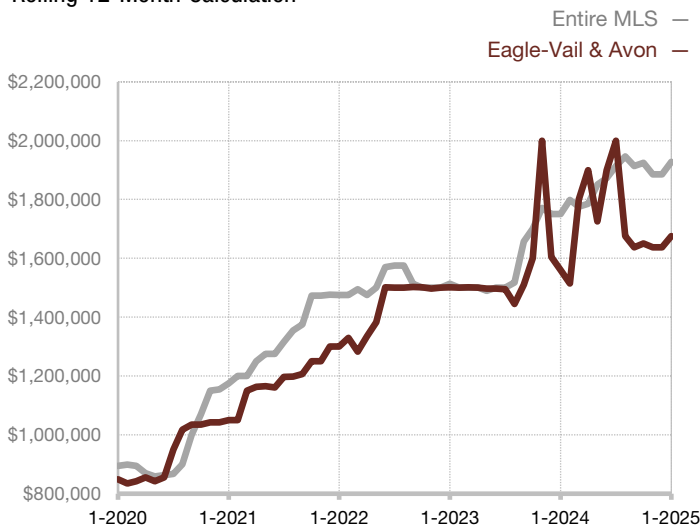
** These monthly reports use Agent Days on Market data.

Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	10	12	+ 20.0%	10	12	+ 20.0%
Sold Listings	12	10	- 16.7%	12	10	- 16.7%
Median Sales Price*	\$1,300,000	\$1,237,500	- 4.8%	\$1,300,000	\$1,237,500	- 4.8%
Average Sales Price*	\$1,428,375	\$1,538,590	+ 7.7%	\$1,428,375	\$1,538,590	+ 7.7%
Percent of List Price Received*	98.7%	97.6%	- 1.1%	98.7%	97.6%	- 1.1%
Days on Market Until Sale	54	64	+ 18.5%	54	64	+ 18.5%
Inventory of Homes for Sale	49	52	+ 6.1%	--	--	--
Months Supply of Inventory	4.2	3.4	- 19.0%	--	--	--

* 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

