

# Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Edwards

Includes the MLS areas of Edwards/Scottsville, Homestead and Lake Creek Valley

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
<b>Key Metrics</b>						
New Listings	2	0	- 100.0%	2	3	+ 50.0%
Sold Listings	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$1,408,125	\$1,775,000	+ 26.1%
Average Sales Price*	\$0	\$0	--	\$1,408,125	\$1,775,000	+ 26.1%
Percent of List Price Received*	0.0%	0.0%	--	95.8%	98.9%	+ 3.2%
Days on Market Until Sale	0	0	--	66	8	- 87.9%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	3.5	4.2	+ 20.0%	--	--	--

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

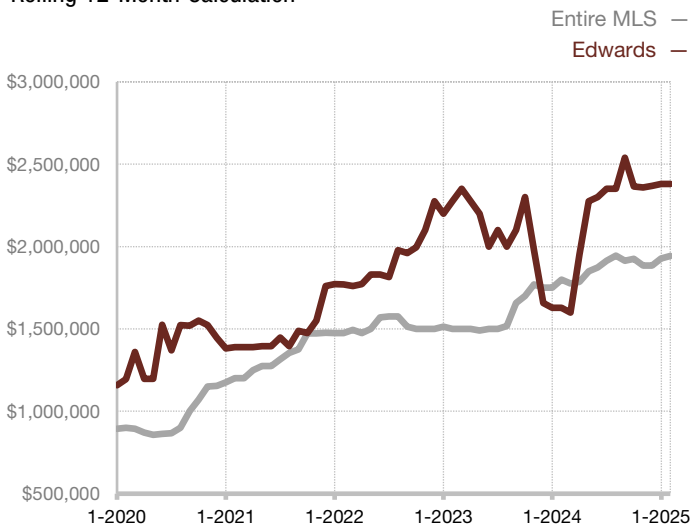
\*\* These monthly reports use Agent Days on Market data.

Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	2	+ 100.0%	3	2	- 33.3%
Sold Listings	2	0	- 100.0%	3	2	- 33.3%
Median Sales Price*	\$857,500	\$0	- 100.0%	\$865,000	\$930,000	+ 7.5%
Average Sales Price*	\$857,500	\$0	- 100.0%	\$1,180,000	\$930,000	- 21.2%
Percent of List Price Received*	97.3%	0.0%	- 100.0%	97.8%	94.2%	- 3.7%
Days on Market Until Sale	25	0	- 100.0%	19	128	+ 573.7%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--

\* 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

