

Local Market Update for December 2024

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	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Key Metrics						
New Listings	2	0	- 100.0%	18	20	+ 11.1%
Sold Listings	1	2	+ 100.0%	13	20	+ 53.8%
Median Sales Price*	\$2,350,000	\$6,050,000	+ 157.4%	\$1,657,000	\$2,369,000	+ 43.0%
Average Sales Price*	\$2,350,000	\$6,050,000	+ 157.4%	\$2,090,223	\$4,574,463	+ 118.9%
Percent of List Price Received*	94.0%	90.1%	- 4.1%	95.5%	97.1%	+ 1.7%
Days on Market Until Sale	45	261	+ 480.0%	79	79	0.0%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	4.8	2.5	- 47.9%	--	--	--

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

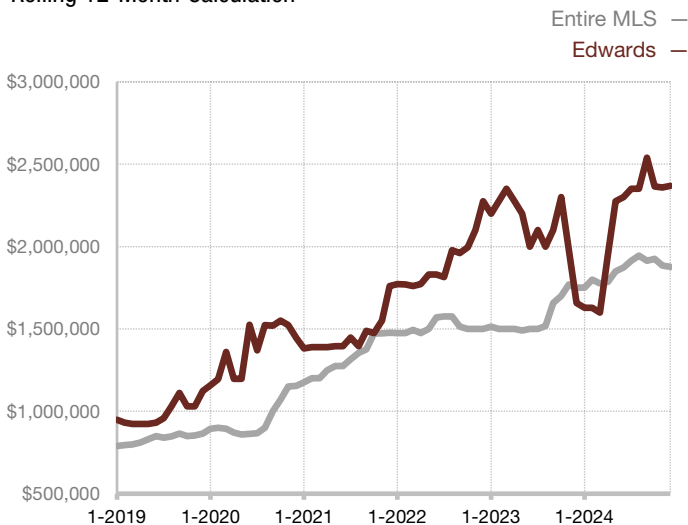
** These monthly reports use Agent Days on Market data.

Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Key Metrics						
New Listings	1	0	- 100.0%	14	24	+ 71.4%
Sold Listings	0	2	--	12	19	+ 58.3%
Median Sales Price*	\$0	\$816,250	--	\$1,021,000	\$925,000	- 9.4%
Average Sales Price*	\$0	\$816,250	--	\$1,029,125	\$1,000,553	- 2.8%
Percent of List Price Received*	0.0%	95.8%	--	100.2%	99.0%	- 1.2%
Days on Market Until Sale	0	76	--	18	19	+ 5.6%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	1.6	+ 100.0%	--	--	--

* 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

