

Local Market Update for January 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	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	0	3	--	0	3	--
Sold Listings	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$1,408,125	\$1,775,000	+ 26.1%	\$1,408,125	\$1,775,000	+ 26.1%
Average Sales Price*	\$1,408,125	\$1,775,000	+ 26.1%	\$1,408,125	\$1,775,000	+ 26.1%
Percent of List Price Received*	95.8%	98.9%	+ 3.2%	95.8%	98.9%	+ 3.2%
Days on Market Until Sale	66	8	- 87.9%	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.

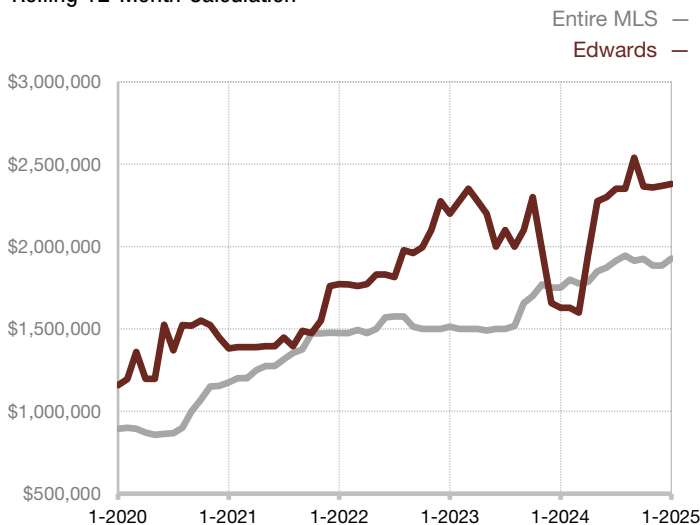
** These monthly reports use Agent Days on Market data.

Townhouse/Condo	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	0	- 100.0%	2	0	- 100.0%
Sold Listings	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$1,825,000	\$930,000	- 49.0%	\$1,825,000	\$930,000	- 49.0%
Average Sales Price*	\$1,825,000	\$930,000	- 49.0%	\$1,825,000	\$930,000	- 49.0%
Percent of List Price Received*	98.9%	94.2%	- 4.8%	98.9%	94.2%	- 4.8%
Days on Market Until Sale	9	128	+ 1322.2%	9	128	+ 1322.2%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 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.

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



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

