

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Bayfield In Town

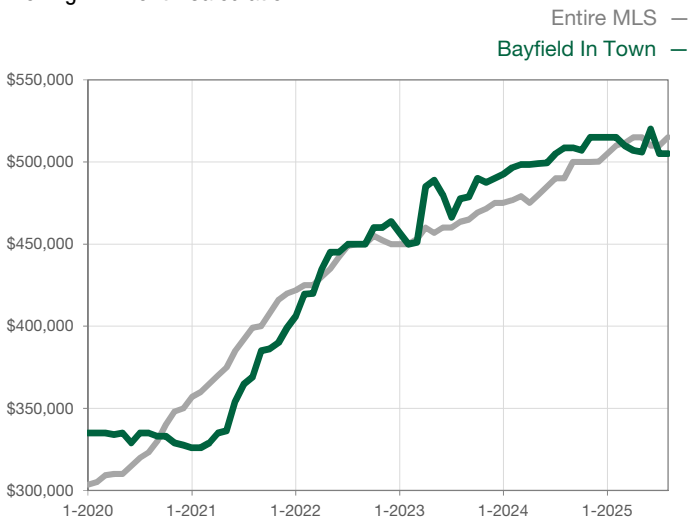
Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	6	7	+ 16.7%	42	37	- 11.9%
Sold Listings	4	8	+ 100.0%	31	26	- 16.1%
Median Sales Price*	\$517,000	<b>\$502,500</b>	- 2.8%	\$520,000	<b>\$522,500</b>	+ 0.5%
Average Sales Price*	\$521,000	<b>\$461,125</b>	- 11.5%	\$513,681	<b>\$495,692</b>	- 3.5%
Percent of List Price Received*	99.6%	<b>96.7%</b>	- 2.9%	98.0%	<b>98.1%</b>	+ 0.1%
Days on Market Until Sale	51	<b>72</b>	+ 41.2%	84	<b>81</b>	- 3.6%
Cumulative Days on Market Until Sale	53	<b>88</b>	+ 66.0%	98	<b>86</b>	- 12.2%
Inventory of Homes for Sale	11	<b>11</b>	0.0%	--	--	--
Months Supply of Inventory	3.0	<b>3.1</b>	+ 3.3%	--	--	--

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

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	0	1	--	7	8	+ 14.3%
Sold Listings	2	0	- 100.0%	8	8	0.0%
Median Sales Price*	\$347,000	<b>\$0</b>	- 100.0%	\$318,500	<b>\$371,900</b>	+ 16.8%
Average Sales Price*	\$347,000	<b>\$0</b>	- 100.0%	\$335,813	<b>\$378,075</b>	+ 12.6%
Percent of List Price Received*	98.3%	<b>0.0%</b>	- 100.0%	98.0%	<b>98.7%</b>	+ 0.7%
Days on Market Until Sale	60	0	- 100.0%	103	<b>102</b>	- 1.0%
Cumulative Days on Market Until Sale	60	0	- 100.0%	127	<b>102</b>	- 19.7%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.7	<b>3.1</b>	+ 342.9%	--	--	--

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

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



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

