

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Bayfield In Town

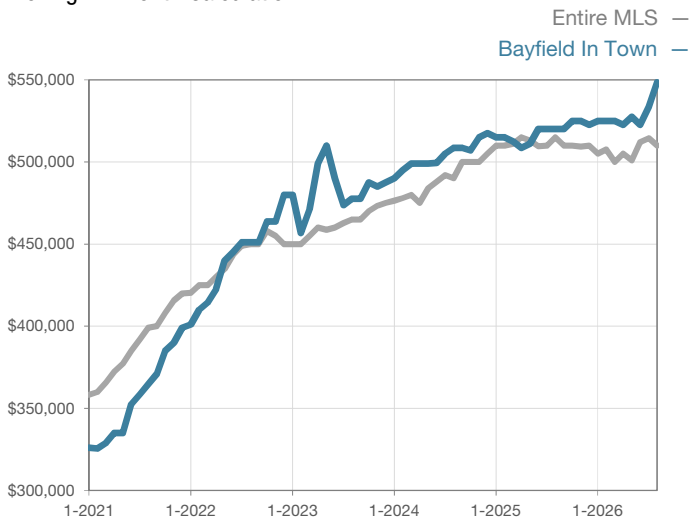
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	7	8	+ 14.3%	36	44	+ 22.2%
Sold Listings	8	0	- 100.0%	24	26	+ 8.3%
Median Sales Price*	\$502,500	\$0	- 100.0%	\$522,500	\$567,500	+ 8.6%
Average Sales Price*	\$461,125	\$0	- 100.0%	\$493,708	\$533,229	+ 8.0%
Percent of List Price Received*	96.7%	0.0%	- 100.0%	98.0%	97.8%	- 0.2%
Days on Market Until Sale	72	0	- 100.0%	79	94	+ 19.0%
Cumulative Days on Market Until Sale	88	0	- 100.0%	84	93	+ 10.7%
Inventory of Homes for Sale	11	18	+ 63.6%	--	--	--
Months Supply of Inventory	3.4	4.7	+ 38.2%	--	--	--

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

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	8	12	+ 50.0%
Sold Listings	0	1	--	8	9	+ 12.5%
Median Sales Price*	\$0	\$290,000	--	\$371,900	\$358,000	- 3.7%
Average Sales Price*	\$0	\$290,000	--	\$378,075	\$340,911	- 9.8%
Percent of List Price Received*	0.0%	98.6%	--	98.7%	99.3%	+ 0.6%
Days on Market Until Sale	0	140	--	103	95	- 7.8%
Cumulative Days on Market Until Sale	0	139	--	102	95	- 6.9%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	3.1	2.7	- 12.9%	--	--	--

* 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

