



Fraser, CO Sales | July - December 2025

Source of all data contained in this report is the Grand County Board of Realtors Multiple List Service | MLS. Information is deemed reliable but not guaranteed. All reported sales were not necessarily listed or sold by REWP; and these stats are intended only to show trends in the area.

SINGLE FAMILY HOMES

ADDRESS SUBDIVISION	BEDS BATHS	FINISHED TOTAL SQ FT	SOLD DATE	SOLD PRICE
177 Bridger Trace Rendezvous	4 6	1,371.9 6,307.6	7/1/25	\$ 4,200,000.00
1120 GCR 830 Winter Park Ranch	4 5	4,529 6,465	8/8/25	\$ 1,890,000.00
53 Trails Crossing Rendezvous	3 4	2,359 3,552.9	8/14/25	\$ 1,830,000.00
83 Alder Brook Trail Elk Creek at Grand Park	2 3	1,579 2,433	8/19/25	\$ 1,050,000.00
2185 Pioneer Trail Rendezvous	3 3.5	2,704 4,154.6	8/25/25	\$ 1,725,000.00
235 Byers Avenue Fraser-Eastom	1 1	1,036 1,136	8/27/25	\$ 1,050,000.00
1555 Rendezvous Road Rendezvous	4 3.25	3,876.91 5,495.82	9/1/25	\$ 3,492,500.00
22259 GCR 50 Tally Ho Ranch Estates	2 2	2,611 3,805	9/2/25	\$ 1,341,000.00
45 GCR 836 Winter Park Ranch	3 3.5	3,132 3,622	9/4/25	\$ 1,525,000.00
23997 GCR 50 Ice Box Estates	1 1	584 840	9/12/25	\$ 572,000.00
610 Mulligan Street Winter Park Ranch	4 3	2,425 3,174.2	9/30/25	\$ 1,400,000.00
151 Hay Meadow Drive Meadows at Grand Park	5 5	3,072 3,691	10/9/25	\$ 2,503,442.00
3820 GCR 8 Diamond Bar T	3 2	1,620 1,920	10/10/25	\$ 1,502,500.00
57 Alder Brook Trail Elk Creek at Grand Park	3 3	1,831 2,685	10/17/25	\$ 1,250,000.00
65 Discovery Lane Rendezvous	4 4	1,977.53 2,527.53	10/21/25	\$ 1,450,000.00
670 Wapiti Drive Fraser-Ptarmigan	3 3	2,576 3,200	11/19/25	\$ 824,000.00
840 Ferret Lane Fraser-Ptarmigan	4 3	2,176 2,584	11/24/25	\$ 980,000.00
445 Trappers Way Cabins at Porcupine Ridge	4 3.5	2,476 3,139	12/5/25	\$ 1,246,500.00
58 Elk Ranch Road Elk Creek at Grand Park	4 4	2,016.5 2,808.5	12/23/25	\$ 1,385,000.00
452 GCR 835 Winter Park Ranch	3 2.5	2,314 3,258.54	12/29/25	\$ 1,295,000.00
1072 GCR 8 Pine Mesa Cottages	3 2	1,666 2,146	12/30/25	\$ 1,074,200.00
200 GCR 8332 Cabins at Porcupine Ridge	4 5	2,568 3,030	12/30/25	\$ 1,221,000.00

TOWNHOMES / DUPLEXES

ADDRESS SUBDIVISION	BEDS BATHS	FINISHED TOTAL SQ FT	SOLD DATE	SOLD PRICE
1228 GCR 8 Mountain Homes at the Reserve	3 2.5	1,836 2,422	7/2/25	\$ 950,000.00
1232 GCR 8 Mountain Homes at the Reserve	4 3.5	2,370 3,082	7/9/25	\$ 1,215,000.00
86 Homestead Loop Rendezvous	3 3.5	1,926 2,437	7/16/25	\$ 1,332,436.00
520 Wapiti Lane Fraser-Ptarmigan	4 2	1,664 2,008	7/16/25	\$ 875,000.00
1252 GCR 8 Mountain Homes at the Reserve	3 3	1,836 2,422	7/18/25	\$ 890,000.00
233 W. Eisenhower Drive Byers Peek Townhomes of Fraser	3 4	1,456 1,988	7/22/25	\$ 670,000.00
37 Kingfisher Point Rendezvous	2 2	1,246 1,406	7/22/25	\$ 880,000.00
90 Homestead Loop Rendezvous	4 3.5	1,889 2,395	7/25/25	\$ 1,163,824.00
325 Reunion Court Rendezvous	3 3.5	1,726 2,507	8/11/25	\$ 1,250,000.00
860 Wolverine Lane Whispering Wind Townhomes	3 3	1,734 1,888	8/13/25	\$ 707,000.00
212 Hay Meadow Drive Meadows at Grand Park	4 4.5	2,040 2,601	8/22/25	\$ 1,453,007.00
94 Homestead Loop Rendezvous	3 3.5	2,002 2,677	8/26/25	\$ 1,464,925.00

Orange shading indicates that the property was either sold and/or listed by Real Estate of Winter Park.


118 Mountain Willow Drive Willows at Grand Park	3 3	2,356.5 3,004.5	9/4/25	\$ 1,200,000.00
912 GCR 8 Trillium Townhomes	3 2	1,932 2,223	9/5/25	\$ 968,000.00
35 Wagon Wheel Drive Rendezvous	3 3.5	1,687 2,631	9/11/25	\$ 1,225,000.00
281 W. Meadow Mile Sterling Point	2 2	1,035 1,537	9/22/25	\$ 720,350.00
61 Lookout Point Rendezvous	3 2.5	1,554 2,037	10/3/25	\$ 1,050,000.00
194 Byers Avenue Fraser-Eastom	6 4	2,940 4,239	10/29/25	\$ 1,013,800.00
80 Hay Meadow Drive Meadows at Grand Park	4 4.5	2,942.4 3,880.4	11/5/25	\$ 1,585,000.00
149 Stagecoach Way Rendezvous	4 4.5	2,241.7 3,231.7	11/5/25	\$ 1,350,000.00
904 Wapiti Drive Waterside	3 4	1,991 2,315	11/6/25	\$ 1,090,000.00
710 Wapiti Drive Nedele Townhomes	4 4	2,064 2,540	11/6/25	\$ 762,000.00
714 GCR 834 Spruce Ridge	3 3	1,987 2,627	11/7/25	\$ 970,000.00
695 Wapiti Drive Ptarmigan Park Townhouses	2 2	1,280 1,580	11/10/25	\$ 585,000.00
176 Mountain Willow Drive Willows at Grand Park	4 3	2,082 2,689	11/14/25	\$ 1,318,170.00
105 Elk Creek Drive Elk Creek Village	2 2	1,231 1,587	11/19/25	\$ 700,000.00
144 Clayton Court Strom Townhomes	4 3.5	2,214 2,809	12/2/25	\$ 1,470,000.00
22 Fireside Drive Rendezvous	2 2	1,246 1,294	12/5/25	\$ 863,000.00
264 Hay Meadow Drive Meadows at Grand Park	4 4.5	2,971 3,518	12/19/25	\$ 2,113,208.00
461 Muse Drive Fraser	3 3	1,450 1,500	12/22/25	\$ 760,000.00

CONDOMINIUMS

ADDRESS SUBDIVISION	BEDS BATHS	FINISHED TOTAL SQ FT	SOLD DATE	SOLD PRICE
37 Waterside Court Lakeview at Waterside West	3 3	1,377 1,537	7/2/25	\$ 840,000.00
301 W. Meadow Mile Sterling Point	2 2	968 1,347	7/7/25	\$ 732,981.00
100 Bryant Boulevard Eagle Ridge on the Summit	1 2	705 1,083	7/21/25	\$ 467,000.00
361 GCR 832 Meadow Ridge Lodges	2 2	802.9 883.3	8/15/25	\$ 440,000.00
100 Bryant Boulevard Eagle Ridge on the Summit	2 2	824 1,326	8/15/25	\$ 640,000.00
410 Cougar Avenue The Timbers	2 2	1,084 1,484	8/22/25	\$ 650,000.00
52 GCR 834 Sun Song	1 2	762.6 837.4	8/29/25	\$ 450,000.00
309 GCR 804 Winter Park Lodge II	2 1.75	786 787	8/29/25	\$ 377,255.00
175 Spinner Court The Timbers	2 2	1,020 1,221	9/3/25	\$ 640,000.00
136 GCR 838 Meadow Ridge Lodges	3 3	1,223.5 1,358.5	9/11/25	\$ 645,000.00
905 GCR 834 Lookout Village	2 3	1,194.2 1,365.4	9/17/25	\$ 610,000.00
72 GCR 8500 Silvercrest	2 2	834.5 962.1	9/18/25	\$ 395,000.00
400 GCR 8342 The Timbers	2 2	1,024 1,459	9/25/25	\$ 659,000.00
382 GCR 832 Meadow Ridge Lodges	1 1	640 740	9/26/25	\$ 325,000.00
170 GCR 838 Meadow Ridge Lodges	2 2	802.8 872.4	9/26/25	\$ 450,000.00
64 GCR 8040 Lakeview at Waterside West	2 2	1,015.5 1,214.1	10/2/25	\$ 580,000.00
180 GCR 8340 The Timbers	2 2.25	1,136 1,544	10/6/25	\$ 643,000.00
145 Cozens Pointe Circle Cozens Pointe at Grand Park	2 2	1,165.5 1,409.5	10/14/25	\$ 825,000.00
47 GCR 834 Sun Song	1 2	749.7 850.5	10/16/25	\$ 420,000.00
285 GCR 832 Meadow Ridge Lodges	1 1	631.8 706.2	10/20/25	\$ 339,000.00
460 GCR 832 Meadow Ridge Lodges	4 3	1,607.7 2,229.1	10/20/25	\$ 735,000.00
614 Wapiti Drive Broken Wagon Wheel	2 2	1,164 1,406	10/21/25	\$ 570,000.00
76 E. Meadow Mile Meadow Ridge Lodges	1 1	619.4 663.4	10/31/25	\$ 270,000.00
16 Springview Lane Elk Creek Condominiums at Grand Park	4 3	1,580 1,580.6	11/6/25	\$ 1,100,000.00
18 Meadow Creek Lane Elk Creek Condominiums at Grand Park	2 1	890.6 1,134.8	11/10/25	\$ 575,000.00
225 GCR 804 Winter Park Meadows	1 1	287 287.3	11/10/25	\$ 270,000.00

Orange shading indicates that the property was either sold and/or listed by Real Estate of Winter Park.

24 GCR 8400 Meadow Ridge Lodges	2 2	807.3 876.9	11/20/25	\$ 416,000.00
404 GCR 834 Ridge at Meadow Ridge Needles Eye Railbender	3 3.7	1,949 2,351.5	11/21/25	\$ 800,000.00
58 Cranmer Avenue Sun Song	3 2	1,135.9 1,183.9	12/5/25	\$ 560,000.00
220 Railroad Avenue Iron Horse Junction	3 2	1,280 2,184	12/9/25	\$ 660,000.00
400 GCR 8342 The Timbers	2 2.25	1,084 1,551.78	12/19/25	\$ 627,000.00
300 Sterling Way Twin River	2 1	841.3 1,050.1	12/31/25	\$ 385,000.00

 Orange shading indicates that the property was either sold and/or listed by Real Estate of Winter Park.