

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Keystone

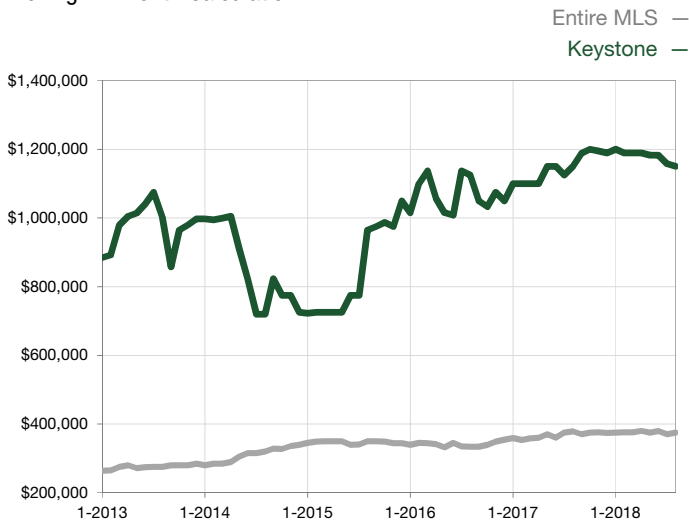
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Key Metrics						
New Listings	7	6	- 14.3%	29	35	+ 20.7%
Sold Listings	2	1	- 50.0%	14	20	+ 42.9%
Median Sales Price*	\$1,386,538	\$1,750,000	+ 26.2%	\$1,300,000	\$1,232,500	- 5.2%
Average Sales Price*	\$1,386,538	\$1,750,000	+ 26.2%	\$1,416,755	\$1,390,127	- 1.9%
Percent of List Price Received*	95.8%	100.0%	+ 4.4%	95.0%	96.7%	+ 1.8%
Days on Market Until Sale	30	53	+ 76.7%	220	130	- 40.9%
Inventory of Homes for Sale	23	22	- 4.3%	--	--	--
Months Supply of Inventory	10.2	7.8	- 23.5%	--	--	--

* 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		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Key Metrics						
New Listings	34	52	+ 52.9%	282	306	+ 8.5%
Sold Listings	32	36	+ 12.5%	208	201	- 3.4%
Median Sales Price*	\$440,000	\$425,500	- 3.3%	\$408,750	\$479,000	+ 17.2%
Average Sales Price*	\$473,188	\$487,631	+ 3.1%	\$463,621	\$527,356	+ 13.7%
Percent of List Price Received*	99.3%	98.7%	- 0.6%	98.0%	98.7%	+ 0.7%
Days on Market Until Sale	59	68	+ 15.3%	51	54	+ 5.9%
Inventory of Homes for Sale	132	90	- 31.8%	--	--	--
Months Supply of Inventory	5.0	3.3	- 34.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

