

# Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



## Keystone

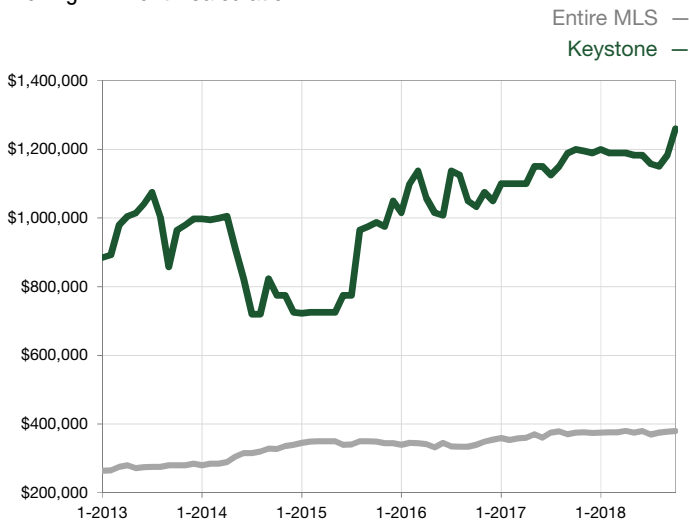
Single Family	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	3	+ 200.0%	33	40	+ 21.2%
Sold Listings	2	4	+ 100.0%	17	28	+ 64.7%
Median Sales Price*	\$1,362,500	<b>\$1,475,000</b>	+ 8.3%	\$1,275,000	<b>\$1,343,750</b>	+ 5.4%
Average Sales Price*	\$1,362,500	<b>\$1,567,500</b>	+ 15.0%	\$1,388,799	<b>\$1,529,734</b>	+ 10.1%
Percent of List Price Received*	78.1%	<b>97.2%</b>	+ 24.5%	93.3%	<b>96.4%</b>	+ 3.3%
Days on Market Until Sale	19	51	+ 168.4%	183	109	- 40.4%
Inventory of Homes for Sale	23	13	- 43.5%	--	--	--
Months Supply of Inventory	12.0	4.0	- 66.7%	--	--	--

\* 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	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	13	20	+ 53.8%	322	347	+ 7.8%
Sold Listings	46	33	- 28.3%	283	262	- 7.4%
Median Sales Price*	\$435,000	<b>\$450,000</b>	+ 3.4%	\$415,000	<b>\$460,000</b>	+ 10.8%
Average Sales Price*	\$469,639	<b>\$492,757</b>	+ 4.9%	\$468,345	<b>\$520,900</b>	+ 11.2%
Percent of List Price Received*	98.6%	<b>97.9%</b>	- 0.7%	98.1%	<b>98.4%</b>	+ 0.3%
Days on Market Until Sale	33	47	+ 42.4%	48	56	+ 16.7%
Inventory of Homes for Sale	94	60	- 36.2%	--	--	--
Months Supply of Inventory	3.4	2.3	- 32.4%	--	--	--

\* 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

