

# Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## Keystone

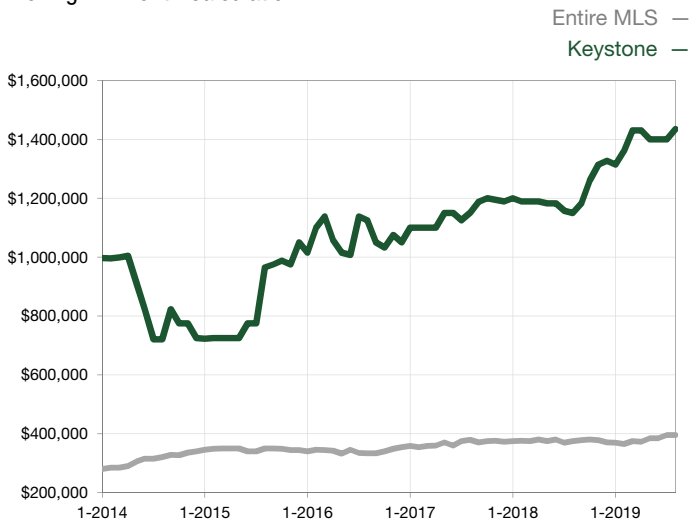
Single Family	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	6	3	- 50.0%	35	25	- 28.6%
Sold Listings	1	2	+ 100.0%	20	13	- 35.0%
Median Sales Price*	\$1,750,000	<b>\$2,520,876</b>	+ 44.1%	\$1,232,500	<b>\$1,400,000</b>	+ 13.6%
Average Sales Price*	\$1,750,000	<b>\$2,520,876</b>	+ 44.1%	\$1,390,127	<b>\$1,715,708</b>	+ 23.4%
Percent of List Price Received*	100.0%	<b>104.7%</b>	+ 4.7%	96.7%	<b>97.7%</b>	+ 1.0%
Days on Market Until Sale	53	<b>22</b>	- 58.5%	130	<b>130</b>	0.0%
Inventory of Homes for Sale	26	<b>23</b>	- 11.5%	--	--	--
Months Supply of Inventory	9.2	<b>8.0</b>	- 13.0%	--	--	--

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

Townhouse-Condo	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	52	42	- 19.2%	306	246	- 19.6%
Sold Listings	37	31	- 16.2%	202	165	- 18.3%
Median Sales Price*	\$421,000	<b>\$416,667</b>	- 1.0%	\$477,000	<b>\$530,000</b>	+ 11.1%
Average Sales Price*	\$485,600	<b>\$496,876</b>	+ 2.3%	\$526,788	<b>\$569,071</b>	+ 8.0%
Percent of List Price Received*	98.6%	<b>96.6%</b>	- 2.0%	98.7%	<b>98.7%</b>	0.0%
Days on Market Until Sale	67	<b>99</b>	+ 47.8%	54	<b>70</b>	+ 29.6%
Inventory of Homes for Sale	155	<b>94</b>	- 39.4%	--	--	--
Months Supply of Inventory	5.7	<b>4.1</b>	- 28.1%	--	--	--

\* 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

