

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Keystone

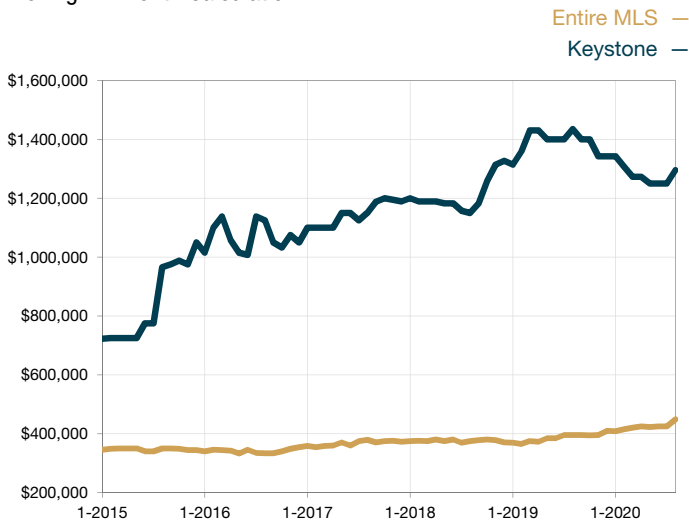
Single Family	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Key Metrics						
New Listings	3	5	+ 66.7%	25	29	+ 16.0%
Sold Listings	2	6	+ 200.0%	13	16	+ 23.1%
Median Sales Price*	\$2,520,876	\$1,745,000	- 30.8%	\$1,400,000	\$1,335,000	- 4.6%
Average Sales Price*	\$2,520,876	\$1,670,000	- 33.8%	\$1,715,708	\$1,403,094	- 18.2%
Percent of List Price Received*	104.7%	97.2%	- 7.2%	97.7%	96.3%	- 1.4%
Days on Market Until Sale	22	74	+ 236.4%	129	80	- 38.0%
Inventory of Homes for Sale	23	11	- 52.2%	--	--	--
Months Supply of Inventory	8.0	5.3	- 33.8%	--	--	--

* 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		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Key Metrics						
New Listings	42	28	- 33.3%	246	195	- 20.7%
Sold Listings	31	29	- 6.5%	165	101	- 38.8%
Median Sales Price*	\$416,667	\$540,000	+ 29.6%	\$530,000	\$549,000	+ 3.6%
Average Sales Price*	\$496,876	\$566,293	+ 14.0%	\$569,071	\$573,482	+ 0.8%
Percent of List Price Received*	96.6%	98.8%	+ 2.3%	98.7%	98.0%	- 0.7%
Days on Market Until Sale	80	90	+ 12.5%	55	85	+ 54.5%
Inventory of Homes for Sale	97	59	- 39.2%	--	--	--
Months Supply of Inventory	4.2	3.5	- 16.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

