

Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Keystone

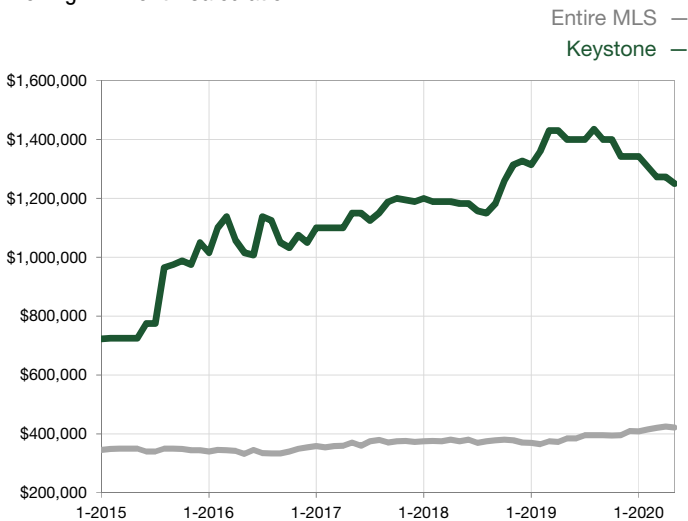
Single Family	May			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Key Metrics						
New Listings	2	3	+ 50.0%	8	12	+ 50.0%
Sold Listings	4	1	- 75.0%	10	7	- 30.0%
Median Sales Price*	\$1,270,000	\$1,097,500	- 13.6%	\$1,395,000	\$1,097,500	- 21.3%
Average Sales Price*	\$1,254,750	\$1,097,500	- 12.5%	\$1,655,246	\$1,168,500	- 29.4%
Percent of List Price Received*	93.3%	95.4%	+ 2.3%	96.2%	95.0%	- 1.2%
Days on Market Until Sale	200	56	- 72.0%	164	116	- 29.3%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	4.4	5.2	+ 18.2%	--	--	--

* 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	May			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Key Metrics						
New Listings	34	24	- 29.4%	132	103	- 22.0%
Sold Listings	22	5	- 77.3%	88	41	- 53.4%
Median Sales Price*	\$464,500	\$849,000	+ 82.8%	\$535,000	\$480,000	- 10.3%
Average Sales Price*	\$522,705	\$736,700	+ 40.9%	\$591,720	\$523,209	- 11.6%
Percent of List Price Received*	98.6%	95.6%	- 3.0%	98.9%	97.5%	- 1.4%
Days on Market Until Sale	27	119	+ 340.7%	72	120	+ 66.7%
Inventory of Homes for Sale	116	82	- 29.3%	--	--	--
Months Supply of Inventory	4.9	4.5	- 8.2%	--	--	--

* 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

