

# Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Keystone

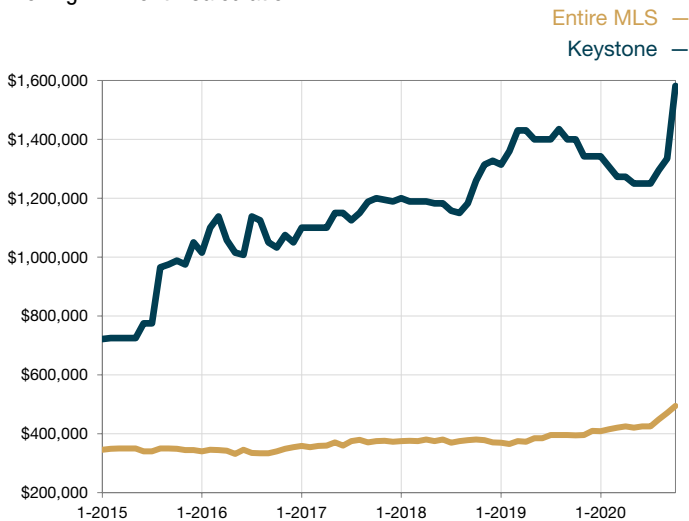
Single Family	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	3	+ 200.0%	26	35	+ 34.6%
Sold Listings	3	9	+ 200.0%	18	28	+ 55.6%
Median Sales Price*	\$1,436,000	\$1,815,000	+ 26.4%	\$1,418,000	\$1,635,000	+ 15.3%
Average Sales Price*	\$1,408,667	\$2,066,833	+ 46.7%	\$1,628,067	\$1,705,036	+ 4.7%
Percent of List Price Received*	93.4%	97.2%	+ 4.1%	96.8%	96.4%	- 0.4%
Days on Market Until Sale	226	36	- 84.1%	133	76	- 42.9%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	5.5	1.9	- 65.5%	--	--	--

\* 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	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	12	22	+ 83.3%	305	269	- 11.8%
Sold Listings	40	48	+ 20.0%	233	179	- 23.2%
Median Sales Price*	\$513,000	\$544,950	+ 6.2%	\$530,000	\$545,000	+ 2.8%
Average Sales Price*	\$520,150	\$566,510	+ 8.9%	\$552,748	\$576,102	+ 4.2%
Percent of List Price Received*	97.4%	98.9%	+ 1.5%	98.4%	98.3%	- 0.1%
Days on Market Until Sale	41	78	+ 90.2%	53	80	+ 50.9%
Inventory of Homes for Sale	81	36	- 55.6%	--	--	--
Months Supply of Inventory	3.5	2.1	- 40.0%	--	--	--

\* 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

