

# Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Keystone

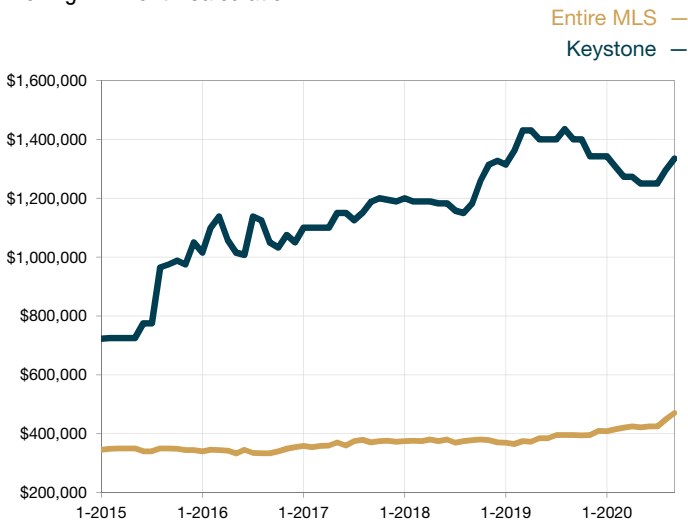
Single Family	September			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	3	--	25	32	+ 28.0%
Sold Listings	2	3	+ 50.0%	15	19	+ 26.7%
Median Sales Price*	\$1,387,500	<b>\$2,200,000</b>	+ 58.6%	\$1,400,000	<b>\$1,400,000</b>	0.0%
Average Sales Price*	\$1,387,500	<b>\$2,230,000</b>	+ 60.7%	\$1,671,947	<b>\$1,533,658</b>	- 8.3%
Percent of List Price Received*	95.6%	<b>95.2%</b>	- 0.4%	97.4%	<b>96.1%</b>	- 1.3%
Days on Market Until Sale	18	<b>173</b>	+ 861.1%	115	<b>95</b>	- 17.4%
Inventory of Homes for Sale	19	<b>6</b>	- 68.4%	--	--	--
Months Supply of Inventory	7.1	<b>2.8</b>	- 60.6%	--	--	--

\* 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	September			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	47	47	0.0%	293	246	- 16.0%
Sold Listings	28	27	- 3.6%	193	130	- 32.6%
Median Sales Price*	\$487,500	<b>\$517,500</b>	+ 6.2%	\$530,000	<b>\$542,500</b>	+ 2.4%
Average Sales Price*	\$503,121	<b>\$587,333</b>	+ 16.7%	\$559,504	<b>\$577,690</b>	+ 3.3%
Percent of List Price Received*	97.8%	<b>98.3%</b>	+ 0.5%	98.6%	<b>98.1%</b>	- 0.5%
Days on Market Until Sale	53	<b>65</b>	+ 22.6%	55	<b>81</b>	+ 47.3%
Inventory of Homes for Sale	96	<b>50</b>	- 47.9%	--	--	--
Months Supply of Inventory	4.2	<b>3.0</b>	- 28.6%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

