

# Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Keystone

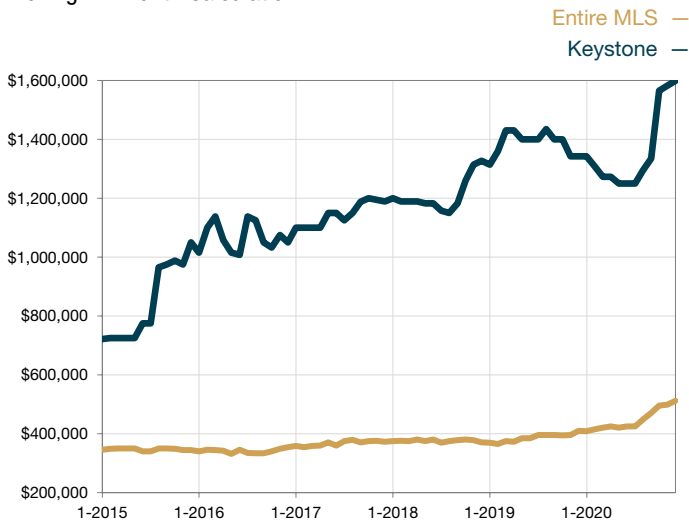
Single Family	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	1	- 66.7%	29	39	+ 34.5%
Sold Listings	1	4	+ 300.0%	22	35	+ 59.1%
Median Sales Price*	\$1,150,000	<b>\$1,577,000</b>	+ 37.1%	\$1,342,500	<b>\$1,599,000</b>	+ 19.1%
Average Sales Price*	\$1,150,000	<b>\$1,907,250</b>	+ 65.8%	\$1,527,214	<b>\$1,679,000</b>	+ 9.9%
Percent of List Price Received*	88.8%	<b>95.3%</b>	+ 7.3%	96.5%	<b>96.4%</b>	- 0.1%
Days on Market Until Sale	206	<b>49</b>	- 76.2%	124	<b>73</b>	- 41.1%
Inventory of Homes for Sale	10	<b>5</b>	- 50.0%	--	--	--
Months Supply of Inventory	4.1	<b>1.7</b>	- 58.5%	--	--	--

\* 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	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	<b>34</b>	+ 325.0%	322	<b>315</b>	- 2.2%
Sold Listings	14	<b>24</b>	+ 71.4%	264	<b>229</b>	- 13.3%
Median Sales Price*	\$427,675	<b>\$522,500</b>	+ 22.2%	\$517,500	<b>\$545,000</b>	+ 5.3%
Average Sales Price*	\$476,496	<b>\$597,300</b>	+ 25.4%	\$544,730	<b>\$580,007</b>	+ 6.5%
Percent of List Price Received*	97.2%	<b>99.6%</b>	+ 2.5%	98.3%	<b>98.5%</b>	+ 0.2%
Days on Market Until Sale	82	<b>67</b>	- 18.3%	57	<b>74</b>	+ 29.8%
Inventory of Homes for Sale	58	<b>33</b>	- 43.1%	--	--	--
Months Supply of Inventory	2.6	<b>1.7</b>	- 34.6%	--	--	--

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

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



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

