

# Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Keystone

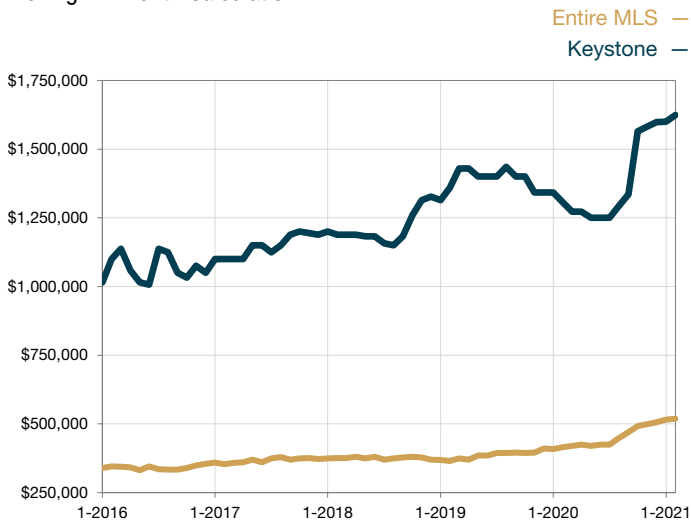
Single Family	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	4	+ 33.3%	4	7	+ 75.0%
Sold Listings	2	4	+ 100.0%	3	4	+ 33.3%
Median Sales Price*	\$1,178,500	<b>\$2,557,500</b>	+ 117.0%	\$1,075,000	<b>\$2,557,500</b>	+ 137.9%
Average Sales Price*	\$1,178,500	<b>\$2,522,500</b>	+ 114.0%	\$1,144,000	<b>\$2,522,500</b>	+ 120.5%
Percent of List Price Received*	94.3%	<b>101.5%</b>	+ 7.6%	95.8%	<b>101.5%</b>	+ 5.9%
Days on Market Until Sale	126	<b>65</b>	- 48.4%	122	<b>65</b>	- 46.7%
Inventory of Homes for Sale	9	<b>3</b>	- 66.7%	--	--	--
Months Supply of Inventory	3.8	<b>0.9</b>	- 76.3%	--	--	--

\* 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	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	24	23	- 4.2%	39	40	+ 2.6%
Sold Listings	7	32	+ 357.1%	16	44	+ 175.0%
Median Sales Price*	\$453,500	<b>\$452,500</b>	- 0.2%	\$505,000	<b>\$461,000</b>	- 8.7%
Average Sales Price*	\$449,200	<b>\$500,337</b>	+ 11.4%	\$483,556	<b>\$513,245</b>	+ 6.1%
Percent of List Price Received*	98.4%	<b>99.5%</b>	+ 1.1%	97.4%	<b>99.7%</b>	+ 2.4%
Days on Market Until Sale	124	160	+ 29.0%	94	123	+ 30.9%
Inventory of Homes for Sale	68	13	- 80.9%	--	--	--
Months Supply of Inventory	3.4	<b>0.6</b>	- 82.4%	--	--	--

\* 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

