

Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



Keystone

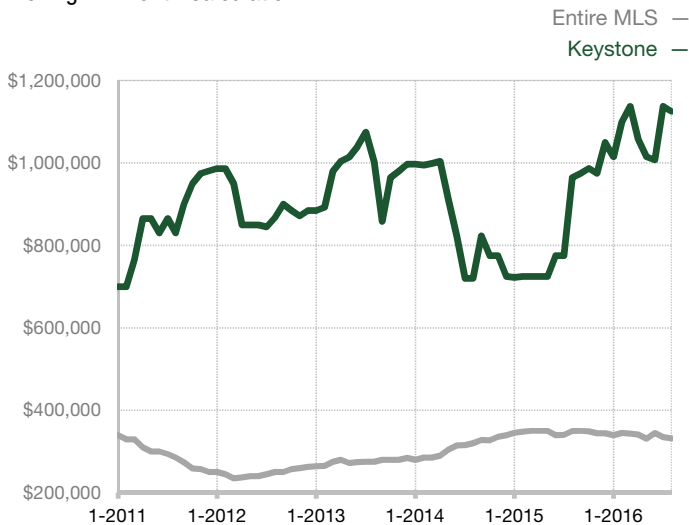
Single Family	August			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Key Metrics						
New Listings	1	7	+ 600.0%	33	37	+ 12.1%
Sold Listings	5	3	- 40.0%	16	12	- 25.0%
Median Sales Price*	\$1,175,000	\$1,150,000	- 2.1%	\$1,087,500	\$1,162,500	+ 6.9%
Average Sales Price*	\$1,029,000	\$1,203,333	+ 16.9%	\$1,156,500	\$1,301,667	+ 12.6%
Percent of List Price Received*	94.5%	93.0%	- 1.6%	92.4%	94.6%	+ 2.4%
Days on Market Until Sale	273	171	- 37.4%	197	159	- 19.3%
Inventory of Homes for Sale	34	35	+ 2.9%	--	--	--
Months Supply of Inventory	17.8	19.3	+ 8.4%	--	--	--

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

Townhouse-Condo	August			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Key Metrics						
New Listings	29	28	- 3.4%	240	215	- 10.4%
Sold Listings	30	33	+ 10.0%	163	161	- 1.2%
Median Sales Price*	\$380,000	\$325,000	- 14.5%	\$300,000	\$329,000	+ 9.7%
Average Sales Price*	\$408,833	\$363,567	- 11.1%	\$349,194	\$352,993	+ 1.1%
Percent of List Price Received*	97.3%	97.2%	- 0.1%	96.5%	97.1%	+ 0.6%
Days on Market Until Sale	87	59	- 32.2%	118	75	- 36.4%
Inventory of Homes for Sale	154	45	- 70.8%	--	--	--
Months Supply of Inventory	6.6	1.9	- 71.2%	--	--	--

* 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

