

# Local Market Update for February 2016

A Research Tool Provided by the Colorado Association of REALTORS®



## Keystone

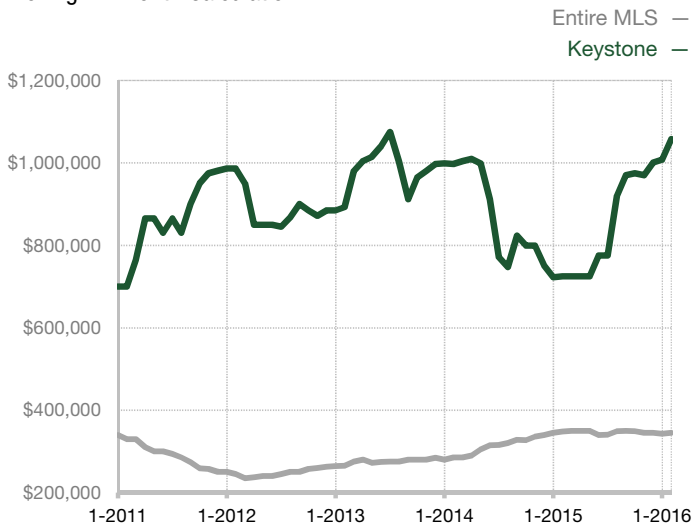
Single Family Key Metrics	February			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
New Listings	2	1	- 50.0%	4	3	- 25.0%
Sold Listings	3	1	- 66.7%	4	3	- 25.0%
Median Sales Price*	\$725,000	<b>\$1,525,000</b>	+ 110.3%	\$675,000	<b>\$1,015,000</b>	+ 50.4%
Average Sales Price*	\$1,025,000	<b>\$1,525,000</b>	+ 48.8%	\$925,000	<b>\$1,118,333</b>	+ 20.9%
Percent of List Price Received*	91.0%	<b>95.6%</b>	+ 5.1%	92.3%	<b>94.6%</b>	+ 2.5%
Days on Market Until Sale	232	<b>266</b>	+ 14.7%	265	<b>267</b>	+ 0.8%
Inventory of Homes for Sale	24	<b>22</b>	- 8.3%	--	--	--
Months Supply of Inventory	14.4	<b>11.0</b>	- 23.6%	--	--	--

\* 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 Key Metrics	February			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
New Listings	24	13	- 45.8%	48	27	- 43.8%
Sold Listings	17	16	- 5.9%	28	26	- 7.1%
Median Sales Price*	\$260,000	<b>\$339,500</b>	+ 30.6%	\$303,000	<b>\$399,750</b>	+ 31.9%
Average Sales Price*	\$329,865	<b>\$368,438</b>	+ 11.7%	\$344,543	<b>\$394,327</b>	+ 14.4%
Percent of List Price Received*	96.2%	<b>97.2%</b>	+ 1.0%	96.1%	<b>97.3%</b>	+ 1.2%
Days on Market Until Sale	162	131	- 19.1%	216	163	- 24.5%
Inventory of Homes for Sale	112	40	- 64.3%	--	--	--
Months Supply of Inventory	5.1	1.8	- 64.7%	--	--	--

\* 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

