

Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Grand Lake Area

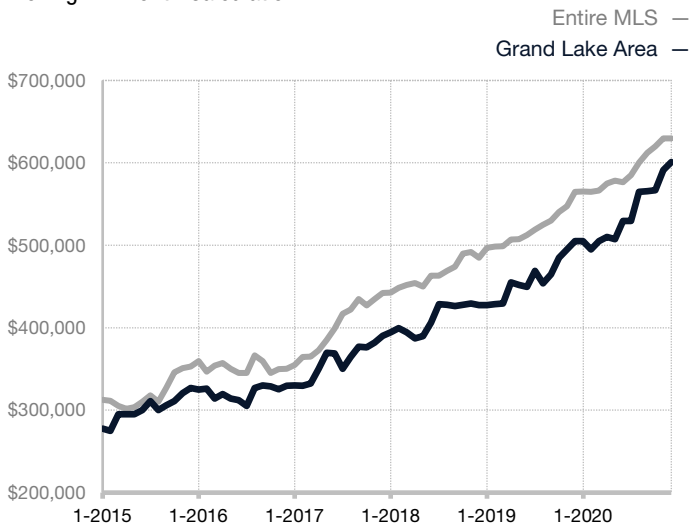
Single Family	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Key Metrics						
New Listings	4	10	+ 150.0%	141	106	- 24.8%
Sold Listings	7	14	+ 100.0%	103	96	- 6.8%
Median Sales Price*	\$699,000	\$699,000	0.0%	\$505,000	\$601,000	+ 19.0%
Average Sales Price*	\$812,714	\$684,800	- 15.7%	\$606,827	\$715,206	+ 17.9%
Percent of List Price Received*	95.2%	98.2%	+ 3.2%	98.0%	98.1%	+ 0.1%
Days on Market Until Sale	163	69	- 57.7%	91	100	+ 9.9%
Inventory of Homes for Sale	33	9	- 72.7%	--	--	--
Months Supply of Inventory	3.8	1.1	- 71.1%	--	--	--

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

Condo	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Key Metrics						
New Listings	1	3	+ 200.0%	30	21	- 30.0%
Sold Listings	1	1	0.0%	20	19	- 5.0%
Median Sales Price*	\$280,000	\$131,000	- 53.2%	\$264,000	\$253,000	- 4.2%
Average Sales Price*	\$280,000	\$131,000	- 53.2%	\$291,649	\$232,921	- 20.1%
Percent of List Price Received*	100.0%	100.0%	0.0%	98.5%	98.4%	- 0.1%
Days on Market Until Sale	1	60	+ 5900.0%	92	92	0.0%
Inventory of Homes for Sale	15	3	- 80.0%	--	--	--
Months Supply of Inventory	8.3	1.4	- 83.1%	--	--	--

* 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 – Condo
Rolling 12-Month Calculation

