

# Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Winter Park Area

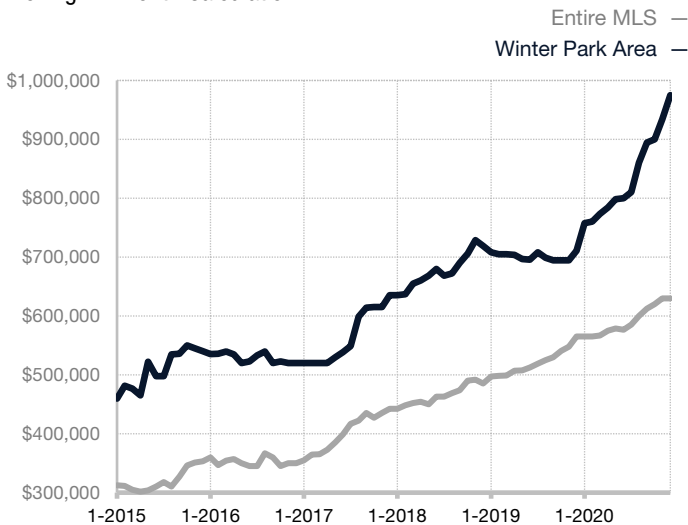
Single Family Key Metrics	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
New Listings	2	7	+ 250.0%	166	191	+ 15.1%
Sold Listings	11	9	- 18.2%	141	153	+ 8.5%
Median Sales Price*	\$900,000	<b>\$1,025,000</b>	+ 13.9%	\$710,773	<b>\$975,000</b>	+ 37.2%
Average Sales Price*	\$933,137	<b>\$1,149,344</b>	+ 23.2%	\$828,238	<b>\$1,142,023</b>	+ 37.9%
Percent of List Price Received*	98.2%	<b>100.5%</b>	+ 2.3%	99.2%	<b>98.2%</b>	- 1.0%
Days on Market Until Sale	136	<b>78</b>	- 42.6%	120	<b>115</b>	- 4.2%
Inventory of Homes for Sale	38	<b>22</b>	- 42.1%	--	--	--
Months Supply of Inventory	3.2	<b>1.7</b>	- 46.9%	--	--	--

\* 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 Key Metrics	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
New Listings	28	7	- 75.0%	367	294	- 19.9%
Sold Listings	44	30	- 31.8%	294	292	- 0.7%
Median Sales Price*	\$594,900	<b>\$452,388</b>	- 24.0%	\$370,000	<b>\$405,000</b>	+ 9.5%
Average Sales Price*	\$569,839	<b>\$467,293</b>	- 18.0%	\$418,393	<b>\$449,194</b>	+ 7.4%
Percent of List Price Received*	99.1%	<b>103.1%</b>	+ 4.0%	98.7%	<b>99.4%</b>	+ 0.7%
Days on Market Until Sale	120	<b>200</b>	+ 66.7%	96	<b>114</b>	+ 18.8%
Inventory of Homes for Sale	55	<b>9</b>	- 83.6%	--	--	--
Months Supply of Inventory	2.2	<b>0.4</b>	- 81.8%	--	--	--

\* 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

