

# Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



## Grand Lake Area

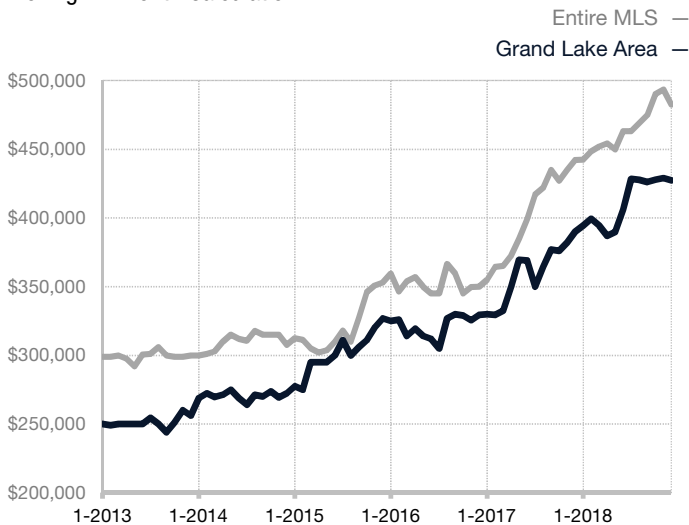
Single Family	December			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	4	+ 300.0%	126	145	+ 15.1%
Sold Listings	6	5	- 16.7%	111	106	- 4.5%
Median Sales Price*	\$537,500	<b>\$368,000</b>	- 31.5%	\$390,000	<b>\$427,250</b>	+ 9.6%
Average Sales Price*	\$587,817	<b>\$389,900</b>	- 33.7%	\$445,332	<b>\$513,759</b>	+ 15.4%
Percent of List Price Received*	92.9%	<b>95.1%</b>	+ 2.4%	96.2%	<b>96.8%</b>	+ 0.6%
Days on Market Until Sale	142	<b>121</b>	- 14.8%	162	<b>100</b>	- 38.3%
Inventory of Homes for Sale	35	<b>22</b>	- 37.1%	--	--	--
Months Supply of Inventory	3.8	<b>2.5</b>	- 34.2%	--	--	--

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

Condo	December			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	1	--	35	42	+ 20.0%
Sold Listings	1	0	- 100.0%	32	27	- 15.6%
Median Sales Price*	\$215,000	<b>\$0</b>	- 100.0%	\$203,500	<b>\$225,000</b>	+ 10.6%
Average Sales Price*	\$215,000	<b>\$0</b>	- 100.0%	\$217,136	<b>\$256,745</b>	+ 18.2%
Percent of List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	97.1%	<b>98.1%</b>	+ 1.0%
Days on Market Until Sale	180	0	- 100.0%	110	114	+ 3.6%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	1.7	<b>3.7</b>	+ 117.6%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Condo**  
Rolling 12-Month Calculation

