

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Battlement Mesa-Parachute

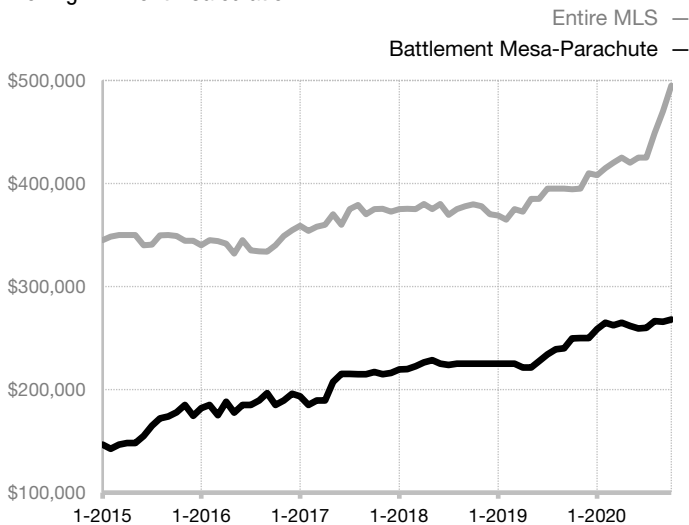
Single Family	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Key Metrics						
New Listings	11	9	- 18.2%	108	126	+ 16.7%
Sold Listings	11	13	+ 18.2%	90	107	+ 18.9%
Median Sales Price*	\$249,500	\$279,000	+ 11.8%	\$250,000	\$268,000	+ 7.2%
Average Sales Price*	\$278,409	\$268,838	- 3.4%	\$264,552	\$294,193	+ 11.2%
Percent of List Price Received*	98.7%	98.1%	- 0.6%	98.5%	98.3%	- 0.2%
Days on Market Until Sale	49	75	+ 53.1%	58	55	- 5.2%
Inventory of Homes for Sale	28	27	- 3.6%	--	--	--
Months Supply of Inventory	3.3	2.7	- 18.2%	--	--	--

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

Townhouse/Condo	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Key Metrics						
New Listings	1	1	0.0%	25	27	+ 8.0%
Sold Listings	1	2	+ 100.0%	21	25	+ 19.0%
Median Sales Price*	\$131,200	\$159,800	+ 21.8%	\$150,000	\$170,000	+ 13.3%
Average Sales Price*	\$131,200	\$159,800	+ 21.8%	\$169,290	\$183,964	+ 8.7%
Percent of List Price Received*	94.4%	100.0%	+ 5.9%	98.6%	98.9%	+ 0.3%
Days on Market Until Sale	32	43	+ 34.4%	39	37	- 5.1%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	3.0	1.4	- 53.3%	--	--	--

* 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

