

Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Grand Lake Area

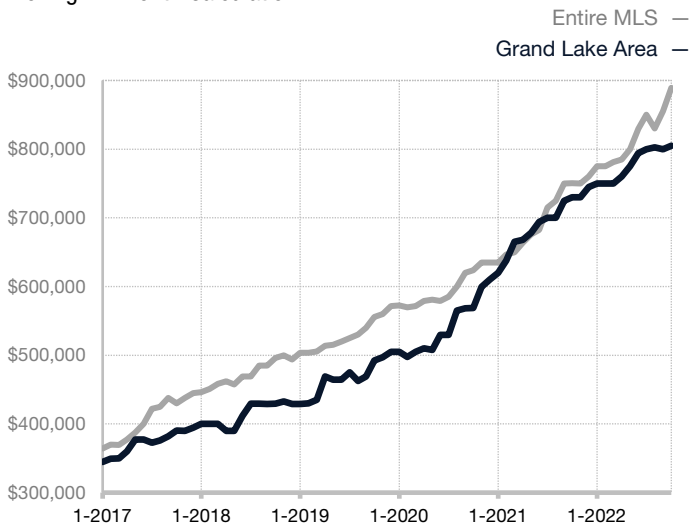
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
New Listings	7	2	- 71.4%	150	88	- 41.3%
Sold Listings	15	4	- 73.3%	104	57	- 45.2%
Median Sales Price*	\$676,000	\$885,000	+ 30.9%	\$745,000	\$875,000	+ 17.4%
Average Sales Price*	\$711,500	\$755,000	+ 6.1%	\$887,780	\$1,043,807	+ 17.6%
Percent of List Price Received*	100.4%	92.6%	- 7.8%	100.1%	97.6%	- 2.5%
Days on Market Until Sale	65	46	- 29.2%	69	77	+ 11.6%
Inventory of Homes for Sale	24	21	- 12.5%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--

* 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	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
New Listings	3	0	- 100.0%	47	39	- 17.0%
Sold Listings	5	1	- 80.0%	35	29	- 17.1%
Median Sales Price*	\$449,900	\$525,000	+ 16.7%	\$375,000	\$485,000	+ 29.3%
Average Sales Price*	\$435,380	\$525,000	+ 20.6%	\$375,251	\$505,384	+ 34.7%
Percent of List Price Received*	100.1%	95.6%	- 4.5%	103.1%	99.6%	- 3.4%
Days on Market Until Sale	50	43	- 14.0%	54	82	+ 51.9%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	3.7	4.7	+ 27.0%	--	--	--

* 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

