

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Grand Lake Area

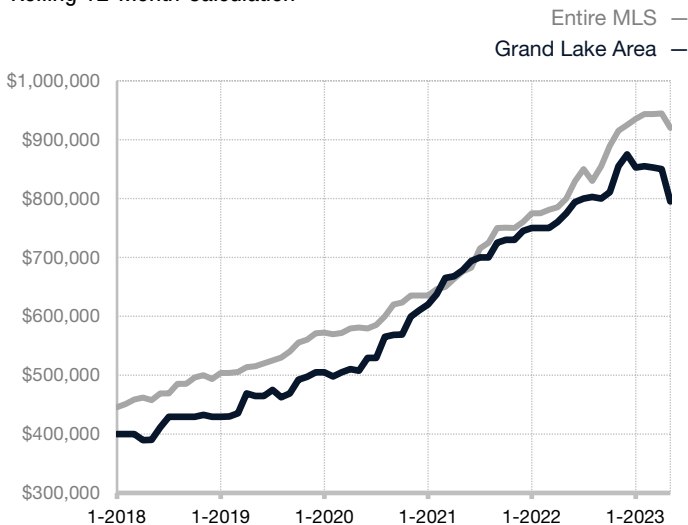
Single Family	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	13	15	+ 15.4%	36	35	- 2.8%
Sold Listings	7	3	- 57.1%	24	13	- 45.8%
Median Sales Price*	\$950,000	<b>\$655,000</b>	- 31.1%	\$897,000	<b>\$705,000</b>	- 21.4%
Average Sales Price*	\$1,089,179	<b>\$670,000</b>	- 38.5%	\$1,010,686	<b>\$727,130</b>	- 28.1%
Percent of List Price Received*	100.2%	<b>96.1%</b>	- 4.1%	97.7%	<b>95.0%</b>	- 2.8%
Days on Market Until Sale	41	120	+ 192.7%	89	154	+ 73.0%
Inventory of Homes for Sale	14	20	+ 42.9%	--	--	--
Months Supply of Inventory	1.5	4.1	+ 173.3%	--	--	--

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

Condo	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	6	+ 20.0%	20	11	- 45.0%
Sold Listings	3	4	+ 33.3%	16	5	- 68.8%
Median Sales Price*	\$503,550	<b>\$482,500</b>	- 4.2%	\$479,500	<b>\$505,000</b>	+ 5.3%
Average Sales Price*	\$580,850	<b>\$624,250</b>	+ 7.5%	\$532,183	<b>\$600,400</b>	+ 12.8%
Percent of List Price Received*	101.8%	<b>97.4%</b>	- 4.3%	100.3%	<b>97.6%</b>	- 2.7%
Days on Market Until Sale	57	248	+ 335.1%	101	206	+ 104.0%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	3.8	4.1	+ 7.9%	--	--	--

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

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



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

