

# Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Grand Lake Area

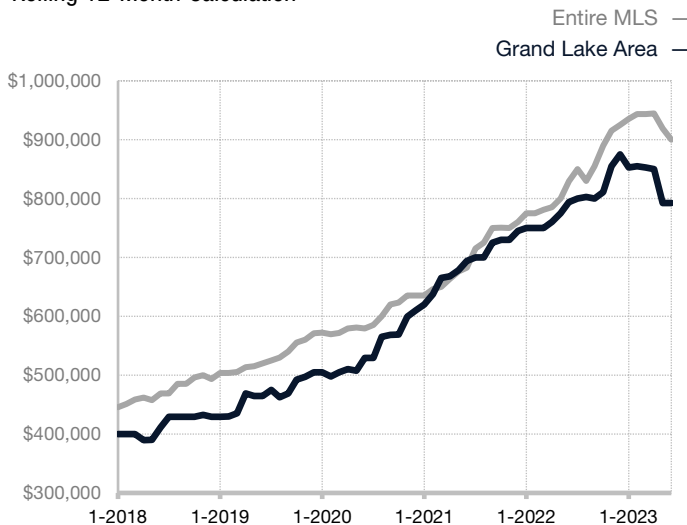
Single Family	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	17	19	+ 11.8%	53	55	+ 3.8%
Sold Listings	7	11	+ 57.1%	31	25	- 19.4%
Median Sales Price*	\$875,000	<b>\$950,000</b>	+ 8.6%	\$895,000	<b>\$744,500</b>	- 16.8%
Average Sales Price*	\$1,223,571	<b>\$895,727</b>	- 26.8%	\$1,058,757	<b>\$788,482</b>	- 25.5%
Percent of List Price Received*	102.7%	<b>97.3%</b>	- 5.3%	98.8%	<b>95.8%</b>	- 3.0%
Days on Market Until Sale	88	<b>65</b>	- 26.1%	89	<b>110</b>	+ 23.6%
Inventory of Homes for Sale	25	<b>31</b>	+ 24.0%	--	--	--
Months Supply of Inventory	2.8	<b>5.9</b>	+ 110.7%	--	--	--

\* 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	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	8	7	- 12.5%	28	18	- 35.7%
Sold Listings	3	1	- 66.7%	19	6	- 68.4%
Median Sales Price*	\$485,000	<b>\$380,000</b>	- 21.6%	\$485,000	<b>\$477,500</b>	- 1.5%
Average Sales Price*	\$477,967	<b>\$380,000</b>	- 20.5%	\$523,623	<b>\$563,667</b>	+ 7.6%
Percent of List Price Received*	100.7%	<b>95.2%</b>	- 5.5%	100.3%	<b>97.2%</b>	- 3.1%
Days on Market Until Sale	42	<b>134</b>	+ 219.0%	92	<b>194</b>	+ 110.9%
Inventory of Homes for Sale	20	<b>12</b>	- 40.0%	--	--	--
Months Supply of Inventory	5.0	<b>5.4</b>	+ 8.0%	--	--	--

\* 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

