

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Grand Lake Area

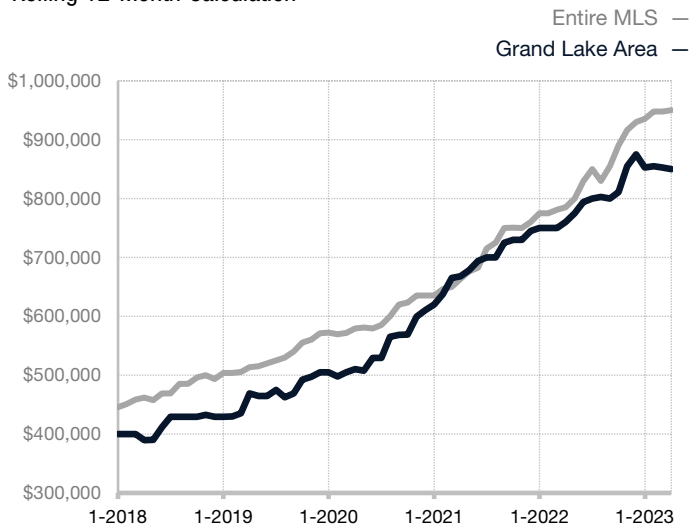
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	11	5	- 54.5%	23	18	- 21.7%
Sold Listings	6	3	- 50.0%	17	10	- 41.2%
Median Sales Price*	\$910,000	\$659,000	- 27.6%	\$895,000	\$749,000	- 16.3%
Average Sales Price*	\$886,667	\$644,333	- 27.3%	\$978,366	\$746,173	- 23.7%
Percent of List Price Received*	100.7%	95.9%	- 4.8%	96.7%	94.6%	- 2.2%
Days on Market Until Sale	60	45	- 25.0%	109	165	+ 51.4%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	1.0	2.3	+ 130.0%	--	--	--

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

Condo	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	4	0	- 100.0%	15	4	- 73.3%
Sold Listings	7	0	- 100.0%	13	1	- 92.3%
Median Sales Price*	\$400,000	\$0	- 100.0%	\$421,500	\$505,000	+ 19.8%
Average Sales Price*	\$424,457	\$0	- 100.0%	\$520,953	\$505,000	- 3.1%
Percent of List Price Received*	102.2%	0.0%	- 100.0%	99.9%	98.2%	- 1.7%
Days on Market Until Sale	37	0	- 100.0%	111	42	- 62.2%
Inventory of Homes for Sale	14	4	- 71.4%	--	--	--
Months Supply of Inventory	3.5	1.7	- 51.4%	--	--	--

* 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

