

# Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Battlement Mesa-Parachute

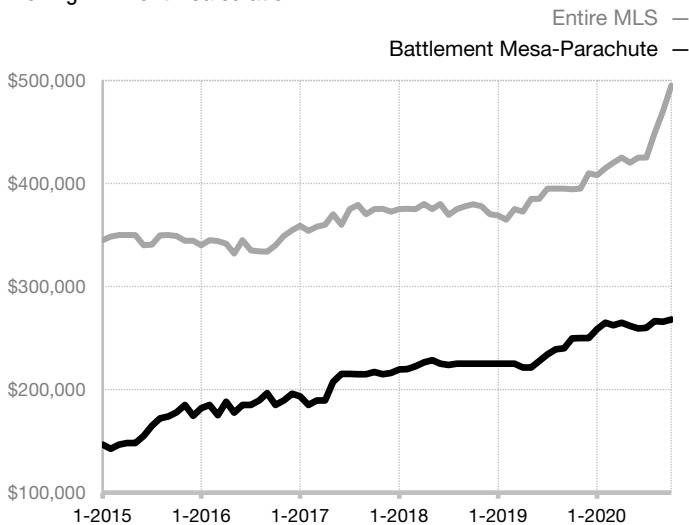
Single Family	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	11	9	- 18.2%	108	126	+ 16.7%
Sold Listings	11	13	+ 18.2%	90	107	+ 18.9%
Median Sales Price*	\$249,500	<b>\$279,000</b>	+ 11.8%	\$250,000	<b>\$268,000</b>	+ 7.2%
Average Sales Price*	\$278,409	<b>\$268,838</b>	- 3.4%	\$264,552	<b>\$294,193</b>	+ 11.2%
Percent of List Price Received*	98.7%	<b>98.1%</b>	- 0.6%	98.5%	<b>98.3%</b>	- 0.2%
Days on Market Until Sale	49	<b>75</b>	+ 53.1%	58	<b>55</b>	- 5.2%
Inventory of Homes for Sale	28	<b>27</b>	- 3.6%	--	--	--
Months Supply of Inventory	3.3	<b>2.7</b>	- 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
<b>Key Metrics</b>						
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	<b>\$159,800</b>	+ 21.8%	\$150,000	<b>\$170,000</b>	+ 13.3%
Average Sales Price*	\$131,200	<b>\$159,800</b>	+ 21.8%	\$169,290	<b>\$183,964</b>	+ 8.7%
Percent of List Price Received*	94.4%	<b>100.0%</b>	+ 5.9%	98.6%	<b>98.9%</b>	+ 0.3%
Days on Market Until Sale	32	<b>43</b>	+ 34.4%	39	<b>37</b>	- 5.1%
Inventory of Homes for Sale	6	<b>4</b>	- 33.3%	--	--	--
Months Supply of Inventory	3.0	<b>1.4</b>	- 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

