

# Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®

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## Kit Carson County

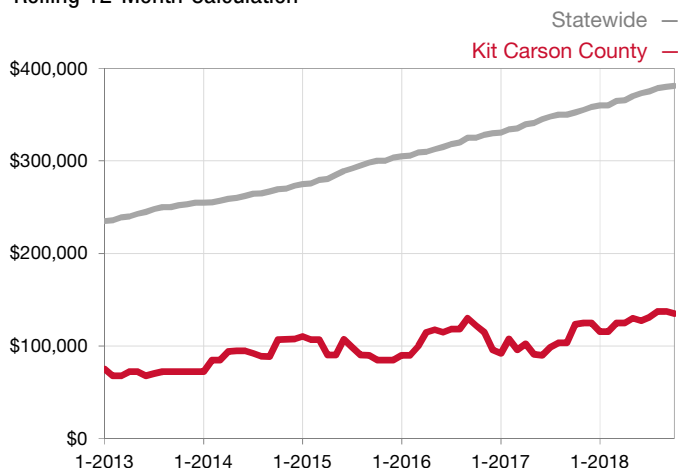
Single Family	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	7	3	- 57.1%	46	70	+ 52.2%
Sold Listings	5	6	+ 20.0%	32	42	+ 31.3%
Median Sales Price*	\$125,000	<b>\$112,500</b>	- 10.0%	\$125,000	<b>\$137,450</b>	+ 10.0%
Average Sales Price*	\$99,500	<b>\$128,483</b>	+ 29.1%	\$114,897	<b>\$159,975</b>	+ 39.2%
Percent of List Price Received*	99.4%	<b>94.6%</b>	- 4.8%	93.7%	<b>93.9%</b>	+ 0.2%
Days on Market Until Sale	191	73	- 61.8%	101	72	- 28.7%
Inventory of Homes for Sale	21	27	+ 28.6%	--	--	--
Months Supply of Inventory	7.0	6.6	- 5.7%	--	--	--

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

Townhouse-Condo	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	0	0	--	3	0	- 100.0%
Sold Listings	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$168,000	<b>\$0</b>	- 100.0%
Average Sales Price*	\$0	<b>\$0</b>	--	\$168,000	<b>\$0</b>	- 100.0%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	98.2%	<b>0.0%</b>	- 100.0%
Days on Market Until Sale	0	0	--	16	0	- 100.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--

\* 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 – Townhouse-Condo  
Rolling 12-Month Calculation

