

Local Market Update for October 2020

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	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	6	10	+ 66.7%	54	86	+ 59.3%
Sold Listings	5	7	+ 40.0%	40	61	+ 52.5%
Median Sales Price*	\$205,000	\$205,000	0.0%	\$142,500	\$165,000	+ 15.8%
Average Sales Price*	\$217,300	\$192,271	- 11.5%	\$173,339	\$180,790	+ 4.3%
Percent of List Price Received*	95.2%	97.4%	+ 2.3%	94.2%	94.8%	+ 0.6%
Days on Market Until Sale	117	70	- 40.2%	105	64	- 39.0%
Inventory of Homes for Sale	21	26	+ 23.8%	--	--	--
Months Supply of Inventory	5.0	4.7	- 6.0%	--	--	--

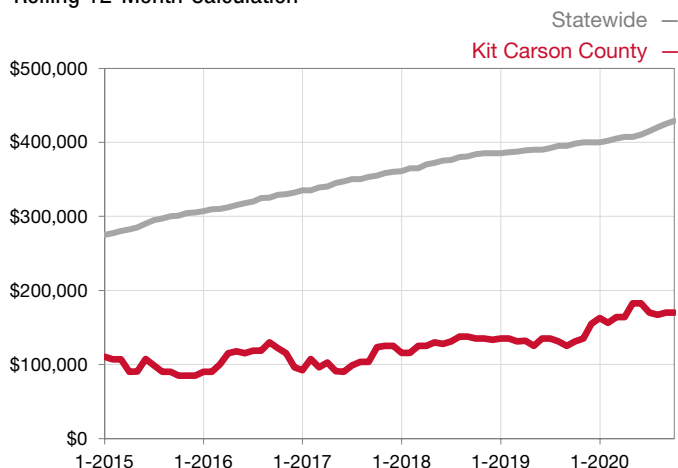
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	0	0	--	1	1	0.0%
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$445,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$445,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	90.8%	--
Days on Market Until Sale	0	0	--	0	151	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--

* 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

