

## Know where your property stands in today's market.

Call me today for a complimentary market evaluation of your home.

### KEYSTONE BY THE NUMBERS JANUARY—JUNE 2020 STATS

Keystone 1H2020 Average List to Sale Price

97%

Keystone 1H2020 Average Days on Market

96

### RAY BRUEGGEMEIER—BROKER/OWNER

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60A MAIN ST  
PO BOX 4955  
FRISCO, CO 80443

KEYSTONE LOCATION  
23110 HWY 6 #107  
GATEWAY BUILDING  
KEYSTONE, CO 80435

This is not intended as solicitation if your property is currently listed with another broker.  
Based on information from the SUMMIT MLS as of June 30th, 2020.

# H1 2020



**CORNERSTONE**  
REAL ESTATE COMPANY, LLC

WWW.SUMMITRE.COM

# KEYSTONE

1.1.2020—6.30.2020

AVERAGE DAYS ON MARKET

84

RIVER RUN CONDOS

116

NON RIVER RUN CONDOS

92

SINGLE FAMILY

40

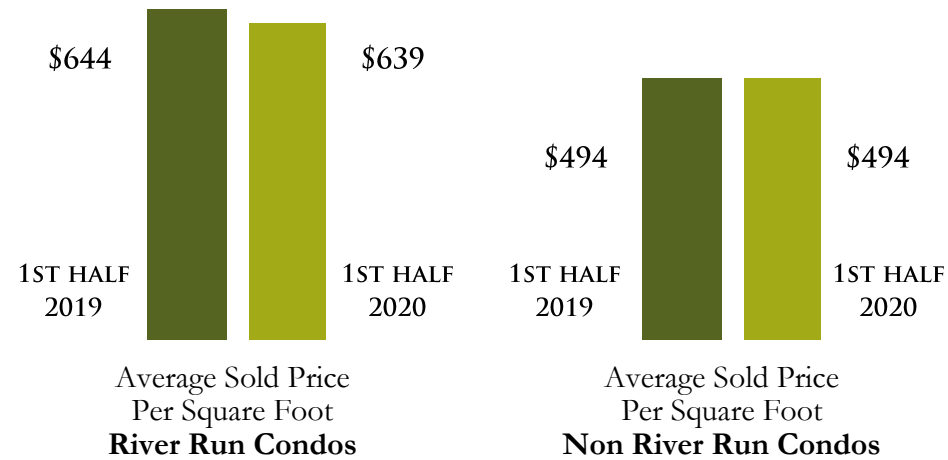
TOWNHOMES

Due to COVID-19, showings in Summit County were suspended for 3 weeks. The early shut down of the ski resorts also impacted visitors touring properties. Because of this, days on market increased, and properties going under contract were delayed which caused a large push back in properties sold during the 1st half of the year. We did see a large comeback in pending contracts once showings resumed, and the summer selling season has been on track to see normal numbers. Due to decreased sales during the shut down, all numbers have been driven down during that time period. We continue to see a rise in transactions and sale prices this summer and look forward to sharing those end of year numbers in early 2021.

The past six months have seen the average condo price in River Run decrease by 10% from this time last year to \$546,038. The average condo price outside River Run has slightly increased by 8.7% to \$515,419 (most of this increase is due to the sales of the new development New Seasons at Keystone high end condos). For townhomes throughout Keystone the average price has increased by 8.6% to \$801,652. The average price for single family homes decreased 20.1% to \$1,086,056. Inventory is just slightly higher since this time last year and currently there are 114 active listings in Keystone, while this time last year there were 112. There were 58 residential sales in Keystone in the first half of 2020 which is lower than the first half of 2019 when we had 162 sales.

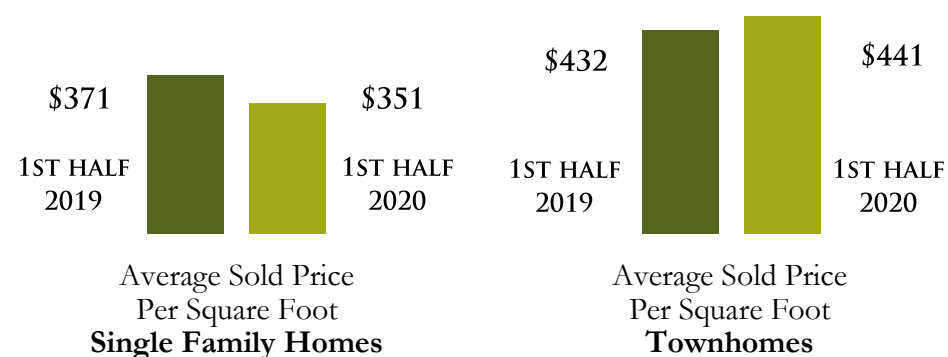
-0.8%

0.0%



-5.4%

+2.1%



## SOLD | RIVER RUN CONDOS (PAST 90 DAYS)

| COMPLEX                    | UNIT | BEDS | BATHS | SQFT  | DOM        | LIST PRICE       | SOLD PRICE       | SOLD DATE |
|----------------------------|------|------|-------|-------|------------|------------------|------------------|-----------|
| Lone Eagle Above River Run | 3051 | 2    | 2     | 1,292 | 2          | \$935,000        | \$925,000        | 6/30/2020 |
| Expedition Station         | 8573 | 2    | 2     | 835   | 237        | \$559,000        | \$549,000        | 6/24/2020 |
| Silver Mill Condo          | 8307 | 2    | 2     | 815   | 44         | \$550,000        | \$538,000        | 5/15/2020 |
| Silver Mill Condo          | 8294 | 1    | 1     | 630   | 186        | \$365,000        | \$360,000        | 4/1/2020  |
| <b>AVERAGE</b>             |      |      |       |       | <b>117</b> | <b>\$602,250</b> | <b>\$593,000</b> |           |

## SOLD | NON RIVER RUN CONDOS (PAST 90 DAYS)

| COMPLEX                 | UNIT | BEDS | BATHS | SQFT  | DOM       | LIST PRICE       | SOLD PRICE       | SOLD DATE |
|-------------------------|------|------|-------|-------|-----------|------------------|------------------|-----------|
| Lakeshore Condo         | 3    | 0    | 1     | 457   | 12        | \$225,000        | \$225,000        | 6/30/2020 |
| Oro Grande Condo        | 206  | 3    | 2     | 1,474 | 25        | \$615,000        | \$570,000        | 6/26/2020 |
| Gateway Condo           | 5098 | 3    | 3     | 2,127 | 28        | \$699,000        | \$650,000        | 6/23/2020 |
| Pines at Keystone       | 2137 | 2    | 2     | 1,223 | 32        | \$569,000        | \$552,000        | 6/12/2020 |
| Soda Spring at Keystone | 1919 | 3    | 2.5   | 1,645 | 29        | \$649,900        | \$649,900        | 6/11/2020 |
| Soda Spring at Keystone | 1939 | 1    | 2     | 891   | 2         | \$429,900        | \$435,000        | 6/1/2020  |
| New Seasons at Keystone | 1824 | 2    | 2     | 1,069 | 6         | \$659,000        | \$682,000        | 6/1/2020  |
| Willows Condo           | 1703 | 1    | 1     | 993   | 241       | \$465,000        | \$420,000        | 5/18/2020 |
| New Seasons at Keystone | 1825 | 3    | 3     | 1,562 | 255       | \$849,000        | \$849,000        | 5/14/2020 |
| Sts Johns Condo         | 2501 | 3    | 3     | 1,671 | 41        | \$699,999        | \$689,000        | 4/10/2020 |
| <b>AVERAGE</b>          |      |      |       |       | <b>67</b> | <b>\$586,080</b> | <b>\$572,190</b> |           |

## SOLD | SINGLE FAMILY HOMES (PAST 90 DAYS)

| COMPLEX               | ADDRESS              | BEDS | BATHS | SQFT  | DOM       | LIST PRICE         | SOLD PRICE         | SOLD DATE |
|-----------------------|----------------------|------|-------|-------|-----------|--------------------|--------------------|-----------|
| Wild Irishman         | 373 Wild Irishman Rd | 4    | 3     | 2,975 | 16        | \$975,000          | \$975,000          | 6/18/2020 |
| Keystone West Ranch   | 54 Goldenrod Cir     | 4    | 3.5   | 2,721 | 56        | \$1,150,000        | \$1,097,500        | 5/19/2020 |
| Loveland Pass Village | 127 Rasor dr         | 3    | 3.5   | 2,119 | 0         | \$750,000          | \$750,000          | 4/29/2020 |
| Keystone West Ranch   | 33 Potentilla Ln     | 4    | 4.5   | 3,606 | 198       | \$1,450,000        | \$1,400,000        | 4/7/2020  |
| <b>AVERAGE</b>        |                      |      |       |       | <b>68</b> | <b>\$1,081,250</b> | <b>\$1,055,625</b> |           |

## SOLD | TOWNHOMES (PAST 90 DAYS)

| COMPLEX               | UNIT | BEDS | BATHS | SQFT  | DOM       | LIST PRICE       | SOLD PRICE       | SOLD DATE |
|-----------------------|------|------|-------|-------|-----------|------------------|------------------|-----------|
| Sanctuary at Keystone | 13   | 5    | 5     | 3,133 | 282       | \$1,299,000      | \$1,275,000      | 6/26/2020 |
| Alders Townhomes      | 2A   | 3    | 3     | 2,103 | 44        | \$1,049,900      | \$950,000        | 6/23/2020 |
| Enclave at Keystone   | 34   | 3    | 3     | 2,717 | 15        | \$995,000        | \$970,000        | 6/10/2020 |
| Sanctuary at Keystone | 2575 | 4    | 3.5   | 2,388 | 4         | \$999,000        | \$969,000        | 5/29/2020 |
| Alders Townhomes      | 5A   | 3    | 3     | 1,853 | 51        | \$975,000        | \$907,500        | 5/22/2020 |
| Starfire Townhomes    | 1993 | 3    | 3.5   | 1,790 | 25        | \$790,000        | \$770,000        | 4/28/2020 |
| West Hills Townhomes  | 137  | 3    | 2     | 1,170 | 25        | \$441,149        | \$441,149        | 4/24/2020 |
| Alders Townhomes      | 6B   | 3    | 3     | 2,053 | 21        | \$1,075,000      | \$1,055,000      | 4/3/2020  |
| <b>AVERAGE</b>        |      |      |       |       | <b>58</b> | <b>\$953,006</b> | <b>\$917,206</b> |           |