

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

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KEYSTONE BY THE NUMBERS
JANUARY—JUNE 2022 STATS

Keystone 1H2022 Average List to Sale Price **102%**

Keystone 1H2022 Average Days on Market **12**

RAY BRUEGGEMEIER—BROKER/OWNER

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FRISCO LOCATION
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, 2022.

KEYSTONE

COLORADO

H1
2022



CORNERSTONE
REAL ESTATE COMPANY, LLC

WWW.SUMMITRE.COM

KEYSTONE

1.1.2022—6.30.2022

AVERAGE DAYS ON MARKET



RIVER RUN CONDOS



NON RIVER RUN CONDOS



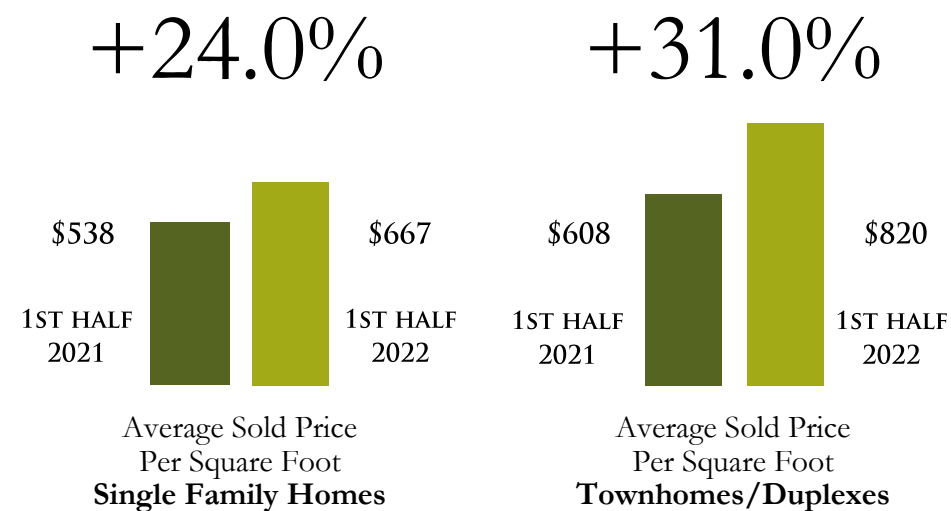
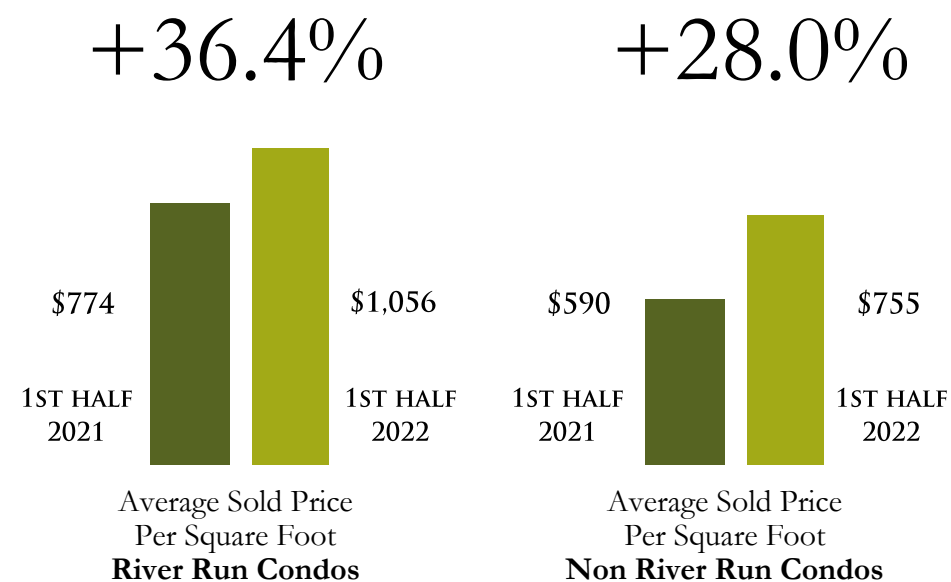
SINGLE FAMILY



TOWNHOMES/DUPLEXES

The past six months have seen the average condo price in River Run increase by **27.4%** from this time last year to **\$845,462**. The average condo price outside River Run has increased by **34.5%** to **\$769,545**. For townhomes/duplexes throughout Keystone the average price has increased by **37.7%** to **\$1,575,507**. The average price for single family homes increased **32.8%** to **\$2,575,912**. Inventory is a little higher than this time last year and currently there are **44** active listings in Keystone, while this time last year there were **30**. There were **122** residential sales in Keystone in the first half of 2022 which is lower than the first half of 2021 when we had **164** sales. There were **172** new listings in Keystone in the first half of 2022, with **202** new listings in 2021 during this timeframe.

As of June 2022, we are starting to see more days on market, more price reductions, and less multiple offer situations than we were seeing the last 2 years. We are still seeing growth but not at the large rate we were seeing in 2020 and 2021. Unlike other areas of the county, Keystone does not have any rental restrictions in place which should help the value of property in this area. The second half of the year will have a clearer picture of way the current market is trending.



SOLD | RIVER RUN CONDOS (PAST 60 DAYS)

COMPLEX	UNIT	BEDS	BATHS	SQFT	DOM	LIST PRICE	SOLD PRICE	SOLD DATE
Arapahoe Lodge	8140	1	1	586	1	\$663,000	\$663,000	6/30/2022
Springs at River Run	8878	2	2	835	5	\$999,900	\$965,000	6/6/2022
Dakota Lodge	8516	2	2	980	5	\$1,100,000	\$1,100,000	5/31/2022
Expedition Station	8593	1	2	729	0	\$735,000	\$750,000	5/12/2022
AVERAGE					3	\$874,475	\$869,500	

SOLD | NON RIVER RUN CONDOS (PAST 60 DAYS)

COMPLEX	UNIT	BEDS	BATHS	SQFT	DOM	LIST PRICE	SOLD PRICE	SOLD DATE
Clearwater Lofts	106	3	3	1,298	10	\$1,650,000	\$1,600,000	6/30/2022
Pines at Keystone	2163	3	3	1,419	13	\$1,050,000	\$1,055,000	6/23/2022
Argentine Condo	1506	1	1	702	2	\$589,000	\$615,000	6/14/2022
Plaza Condo	1408	2	1	962	9	\$699,000	\$720,000	6/8/2022
Slopeside	2769	0	1	379	0	\$385,000	\$395,000	6/8/2022
Wild Irishman	1032	2	2	905	2	\$775,000	\$810,000	6/7/2022
Pines at Keystone	2117	2	2	1,222	3	\$869,900	\$920,000	6/3/2022
Oro Grande Lodge	302	1	1	695	7	\$610,000	\$600,000	6/2/2022
Oro Grande Lodge	308	1	1	671	1	\$630,000	\$640,000	6/1/2022
Clearwater Lofts	307	3	3	1,581	26	\$1,749,900	\$1,610,000	5/27/2022
Clearwater Lofts	207	2	2	1,166	11	\$1,185,000	\$1,155,000	5/27/2022
Gateway Condo	162	0	1	432	3	\$450,000	\$462,000	5/20/2022
Ski Run Condo	401	2	2	1,164	1	\$869,000	\$869,000	5/20/2022
Ski Tip Ranch	8715	2	2.5	1,264	7	\$1,189,000	\$1,200,000	5/16/2022
Flying Dutchman	1145	1	1	735	2	\$498,000	\$500,000	5/2/2022
Soda Spring	1935	1	1	594	4	\$549,000	\$676,000	5/2/2022
AVERAGE					6	\$859,238	\$864,188	

SOLD | SINGLE FAMILY HOMES (PAST 60 DAYS)

COMPLEX	ADDRESS	BEDS	BATHS	SQFT	DOM	LIST PRICE	SOLD PRICE	SOLD DATE
Keystone Ranch	203 Gentian Rd	8	8	7,700	2	\$2,495,000	\$2,495,000	5/31/2022
Keystone West	6 Golden Rod Cir	5	5	3,662	9	\$2,600,000	\$2,500,000	5/31/2022
AVERAGE					6	\$2,547,500	\$2,497,500	

SOLD | TOWNHOMES/DUPLEXES (PAST 60 DAYS)

COMPLEX	UNIT	BEDS	BATHS	SQFT	DOM	LIST PRICE	SOLD PRICE	SOLD DATE
168 Caravelle Dr		4	4.5	2,624	6	\$2,250,000	\$2,300,000	6/21/2022
Antlers Gulch	303	3	2	1,472	30	\$1,250,000	\$1,150,000	6/16/2022
Settlers Creek THs	6514	2	2	1,105	3	\$975,000	\$1,101,100	6/13/2022
Autumn Brook THs	22	3	3.5	1,842	51	\$1,399,000	\$1,300,000	6/10/2022
Frey Gulch THs	A-1	3	2.5	1,811	1	\$1,439,000	\$1,550,000	5/24/2022
Enclave	43	5	3.5	2,717	17	\$1,375,000	\$1,475,000	5/17/2022
River Run THs	5B	3	2.5	1,877	1	\$1,850,000	\$1,850,000	5/17/2022
Alders Townhomes		4	3	2,157	0	\$1,925,000	\$2,000,000	5/6/2022
Antlers Gulch	304	3	2	1,468	6	\$1,250,000	\$1,250,000	5/6/2022
Antlers Gulch	104	3	2	1,468	6	\$1,250,000	\$1,250,000	5/6/2022
AVERAGE					12	\$1,496,300	\$1,522,610	