

Keystone Ranch Homeowners' Association

Real Estate Report

September 12, 2020

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Keystone Ranch, East Ranch, Keystone West Ranch Current Listings as of September 9, 2020

Complex Subdiv	Address	Beds	Baths	Liv Area SF	List Price	Price/SQFT	Year Built	DOM
KEYSTONE RANCH SUB	114 YARROW LANE	6	6.0	4,248	\$1,549,000	364.64	1990	103

Keystone Ranch, East Ranch, Keystone West Ranch Under Contract as of September 9, 2020

Complex Subdiv	Address	Beds	Baths	Liv Area SF	List Price	Price/SQFT	Year Built	DOM
KEYSTONE RANCH SUB	182 PENSTEMON ROAD	4	3.0	3,182	\$1,195,000	375.55	1980	42
KEYSTONE RANCH SUB	83 GENTIAN ROAD	4	3.5	3,838	\$1,599,000	416.62	1991	0
KEYSTONE RANCH SUB	283 GENTIAN ROAD	6	4.5	4,426	\$1,900,000	429.28	1980	75
EAST RANCH	59 MOUNTAIN BLUEBELL ROAD	5	4.5	5,529	\$1,950,000	352.69	2008	370

Keystone Ranch, East Ranch, West Ranch Solds Past 12 Months as of September 9, 2020

Complex Subdiv	Address	Beds	Baths	Liv Area SF	Sold Price	Sold Date	Price/SQFT	DOM	Year Built
EAST RANCH	37 WINTERGREEN CIRCLE	4	4.5	2,776	\$1,037,000	02/07/2020	373.56	19	1989
EAST RANCH	17 EDELWEISS CIRCLE	5	6.0	5,530	\$2,175,000	07/24/2020	393.31	1	2006
KEYSTONE RANCH SUB	2059 KEYSTONE RANCH ROAD	5	5.5	3,340	\$1,250,000	10/31/2019	374.25	198	1989
KEYSTONE RANCH SUB	23 SUNFLOWER CIRCLE	5	5.5	3,663	\$1,295,000	11/22/2019	353.54	9	1989
KEYSTONE RANCH SUB	1649 KEYSTONE RANCH ROAD	4	4.5	3,860	\$1,575,000	09/18/2019	408.03	9	1990
KEYSTONE WEST RANCH SUB	54 GOLDENROD CIRCLE	4	3.5	2,721	\$1,097,500	05/19/2020	403.34	56	1995
KEYSTONE WEST RANCH SUB	41 POTENTILLA CIRCLE	4	3.0	2,659	\$1,100,000	07/15/2020	413.69	18	1993
KEYSTONE WEST RANCH SUB	32 SPRUCE CIRCLE	4	4.5	3,622	\$1,150,000	12/06/2019	317.50	206	1995
KEYSTONE WEST RANCH SUB	68 GOLDENROD CIRCLE	3	3.5	3,042	\$1,200,000	09/16/2019	394.48	27	1998
KEYSTONE WEST RANCH SUB	160 GOLDENROD CIRCLE	6	5.0	4,753	\$1,320,000	02/28/2020	277.72	233	1999

Source: Summit Realtors MLS

'Snapshot' of Keystone Real Estate Market

As of September 6, 2020

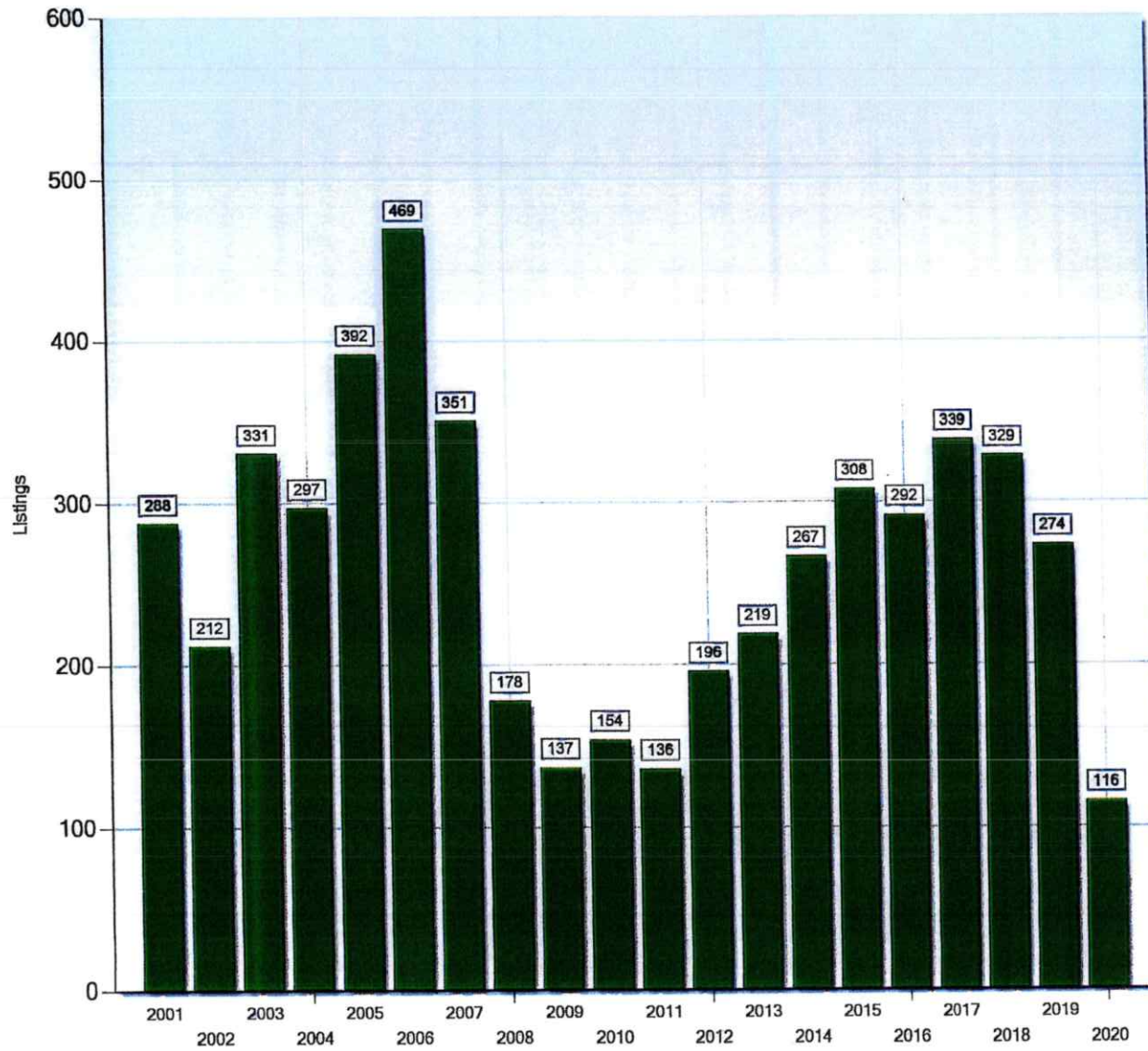
	# Listed	# U/C	#Sold 12 Mos.	Inventory
Condo/TH/Duplex:	70	96	206	.33 yrs/4.0 mo
Single-family:	14	10	27	.51 yrs/6.2 mo
Total Residential:	84	106	233	.36 yrs/4.3 mo
Homesites:	4	1	15	.27 yrs/3.2 mo
Total #:	88*	107	248	.35 yrs/4.3 mo

*approx. 2.7 % of total inventory

Keystone YTD Residential Sales: -24% from 2019 (131 vs. 173)

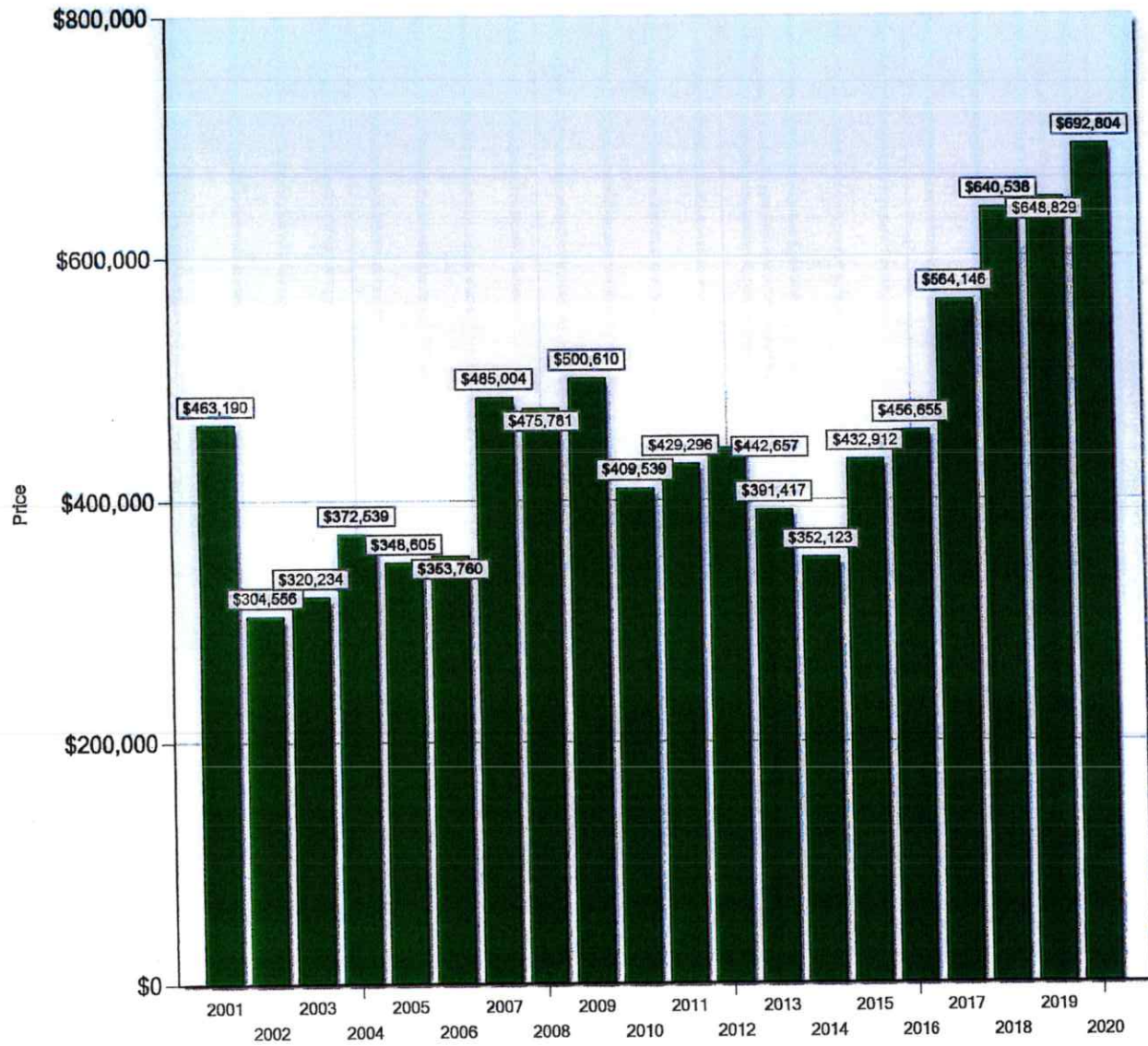
Summit County YTD: -1.0 % from 2019 (1,082 vs. 1,093)

Source: Summit County MLS



Number of Keystone Residential Sales

2001 – 2020



Keystone Residential Average Sales Price

2001-2020

New Seasons at Keystone

40 units of density in Phase II, five buildings of eight units each. Two new buildings.

Current Listings: None

Eight properties Under Contract: One bedrooms \$399,000 - \$409,000 \$633 - \$649/sq ft
Two bedrooms \$599,000 - \$629,000 \$560 - \$610/sq ft
Three bedrooms \$819,000 \$524/sq ft

Clearwater Lofts

5.54 acre development site on Hwy 6 east of Decatur.

Density for 65 units. List Price \$4.8 million Sold for \$4,050,000 October 2019 (62k per unit land cost).

Phase I: 22 units: One bedrooms: \$425,000. 760 square feet = \$559/SF
Two bedrooms: \$599,000. - \$710,000. 1,110 to 1,216 sq. ft. = \$517 - \$585/sf
Three bedrooms: \$725,000. - \$925,000. 1,571 to 1,676 sq. ft. = \$523 - \$582/sf
Four bedrooms: \$985,000. 1,792 sq. ft = \$549/sf

Current Listings: Two 2 bedrooms: \$595,000 and \$640,000. \$522 - \$536/sq ft

Twenty properties Under Contract, two remain in first building

One River Run

February 2019 Vail sold 4.0 acre site for \$5.0 million.

Combined hotel/condominium development.

Approx. 100 hotel rooms and 80 condominium units.

12,000 square feet of commercial.

Spa, restaurant, banquet space.

County has given project approval.