

**Keystone Ranch Homeowners' Association**  
**Real Estate Report**

**July 1, 2021**

**John Pringle**

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## Listings - All Keystone Single-Family

Complex Subdiv	Address	Beds	Baths	Liv Area	SF	List Price	Price/SQFT	Year Built	DOM
DERCUMS DASH	54 W TRADE COURT	6	6.5	5,200		\$4,125,000	793.27	2021	33
EAST RANCH	265 MOUNTAIN BLUEBELL	5	5.5	4,088		\$2,250,000	550.39	1995	27
KEYSTONE RANCH SUB	273 PENSTEMON ROAD	4	3.5	3,398		\$1,895,000	557.68	1980	22
LOVELAND PASS VILLAGE SUB	27 RASOR COURT	4	4.0	2,596		\$1,250,000	481.51	2003	25
OLD KEYSTONE GOLF COURSE SUB	240 ELK CIRCLE	5	5.5	5,339		\$3,250,000	608.73	2007	9
SONNE SUBDIVISION	379 MEISEL DRIVE	4	4.5	3,000		\$1,649,000	549.67	2006	144
WEST PINES AT KEYSTONE	242 ELK CROSSING LANE	6	6.5	4,962		\$2,500,000	503.83	1992	36

### Search Criteria

Property Type is 'Residential'  
 Status is 'Active'  
 Property Sub Type is 'Single Family'  
 Area is 'Keystone'  
 Selected 7 of 7 results.

## Under Contract - All Keystone Single-Family

Complex Subdiv	Address	Beds	Baths	Liv Area	SF	List Price	Price/SQFT	Year Built	DOM
KEYSTONE RANCH SUB	142 PENSTEMON ROAD	4	3.5	3,973		\$2,395,000	602.82	1979	0
KEYSTONE WEST RANCH SUB	60 GOLDEN ROD CIRCLE	4	3.0	2,610		\$1,349,000	516.86	1995	5
LOVELAND PASS VILLAGE SUB	47 W HANSON ROAD	2	2.0	1,266		\$725,000	572.67	2003	0
MONTEZUMA HEIGHTS SUB	273 BULLION MINE ROAD	4	3.5	3,092		\$989,000	319.86	2001	6
MONTEZUMA TOWN SUB	97 3RD STREET	2	1.0	2,317		\$850,000	366.85	1975	297
MOON VALLEY SUB	22 KEYSTONE GULCH ROAI	5	3.0	3,319		\$1,370,000	412.77	1965	49

### Search Criteria

Property Type is 'Residential'  
 Status is 'Pending'  
 Property Sub Type is 'Single Family'  
 Area is 'Keystone'  
 Selected 6 of 6 results.

## Sold - All Keystone Single-Family

Complex Subdiv	Address	Beds Baths	Liv Area SF	Sold Price	Sold Date	Price/SQFT	DOM	Year Built
ALDERS SUB	47 STAGE STOP LANE	4 3.5	3,230	\$1,925,000	08/18/2020	595.98	129	2086
ALDERS SUB	65 TIEZE LANE	4 4.5	3,477	\$1,950,000	08/20/2020	560.83	7	2005
ALDERS SUB	55 TIEZE LANE	5 5.0	4,033	\$2,150,000	08/25/2020	533.10	3	2010
ALDERS SUB	555 INDEPENDENCE ROAD	4 4.5	4,393	\$2,200,000	09/14/2020	500.80	53	2013
CABINS IN THE PINES	30 SKIERS VIEW COURT U	3 3.0	1,662	\$950,000	02/17/2021	571.60	2	1997
CABINS IN THE PINES	28 BIG BOULDER COURT C	2 3.0	1,528	\$880,000	03/16/2021	575.92	0	1997
CAMPFIRE MOUNTAIN HOMES CONDO	18 SNAKE RIVER ROAD Un	4 4.5	2,703	\$1,160,000	11/18/2020	429.15	67	1998
DERCUMS DASH	95 E TRADE COURT	6 5.0	5,178	\$3,125,000	12/10/2020	603.51	15	2020
DERCUMS DASH	22 TRADE COURT	4 4.5	5,166	\$4,025,000	02/12/2021	779.13	69	2013
EAST RANCH	17 EDELWEISS CIRCLE	5 6.0	5,530	\$2,175,000	07/24/2020	393.31	1	2006
EAST RANCH	59 MOUNTAIN BLUEBELL R	5 4.5	5,529	\$1,900,000	09/09/2020	343.64	370	2008
EAST RANCH	63 FORGET ME NOT LANE	6 6.5	3,751	\$1,504,000	12/22/2020	400.96	64	1989
ESTATES AT SETTLERS CREEK SUB	85 WOLF ROCK ROAD	6 8.5	7,128	\$3,695,000	02/12/2021	518.38	187	2002
ESTATES AT THE ALDERS	75 INDEPENDENCE ROAD	5 5.5	4,279	\$2,590,000	09/11/2020	605.28	95	2020
ESTATES AT THE ALDERS	51 INDEPENDENCE LANE	5 5.0	4,429	\$2,777,500	10/29/2020	627.12	18	2018
KEYSTONE RANCH SUB	182 PENSTEMON ROAD	4 3.0	3,182	\$1,205,000	10/09/2020	378.69	42	1980
KEYSTONE RANCH SUB	83 GENTIAN ROAD	4 3.5	3,838	\$1,599,000	10/09/2020	416.62	0	1991
KEYSTONE RANCH SUB	283 GENTIAN ROAD	6 4.5	4,426	\$1,765,000	10/20/2020	398.78	75	1980
KEYSTONE RANCH SUB	25 CLOVER LANE	5 5.0	3,821	\$1,420,000	02/26/2021	371.63	1	1984
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	661 PENSTEMON ROAD	5 4.0	3,796	\$1,775,000	05/28/2021	467.60	33	2017
LAST CHANCE SUB	94 LAST CHANCE LANE	4 3.5	3,380	\$1,080,000	08/03/2020	319.53	38	1978
MILLER P.U.D. REPLAT	96 RIVER RUN ROAD	3 3.0	1,709	\$1,350,000	12/29/2020	789.94	117	1966
MONTEZUMA TOWN SUB	5234 MONTEZUMA ROAD	4 5.0	3,632	\$1,525,000	06/23/2021	419.88	0	1981
MOON VALLEY SUB	198 WILD IRISHMAN ROAC	4 4.5	4,071	\$1,940,000	04/30/2021	476.54	16	2006
NORTH FORK RESERVE	110 NORTH FORK ROAD	6 5.5	6,498	\$2,950,000	10/23/2020	453.99	16	1990
OLD KEYSTONE GOLF COURSE SUB	251 ELK CIRCLE	4 4.0	3,889	\$1,350,000	08/14/2020	347.13	100	1999
OLD KEYSTONE GOLF COURSE SUB	311 ELK CIRCLE	5 5.0	3,908	\$1,565,000	08/28/2020	400.46	164	2007
OLD KEYSTONE GOLF COURSE SUB	250 ELK CIRCLE	4 4.5	4,246	\$1,600,000	10/08/2020	376.83	1	1999
OLD KEYSTONE GOLF COURSE SUB	0011 WAPITTI WAY	6 6.5	3,700	\$1,815,000	10/16/2020	490.54	149	2020
OLD KEYSTONE GOLF COURSE SUB	671 ELK CIRCLE	5 3.5	4,717	\$1,670,000	10/22/2020	354.04	12	2001
OLD KEYSTONE GOLF COURSE SUB	291 ELK CIRCLE	6 6.5	5,171	\$1,825,000	10/23/2020	352.93	37	2000
OLD KEYSTONE GOLF COURSE SUB	190 ELK CIRCLE	4 4.5	3,498	\$1,650,000	12/16/2020	471.70	0	2001
OLD KEYSTONE GOLF COURSE SUB	43 ELK SPUR LANE	4 4.5	3,814	\$2,000,000	03/12/2021	524.38	75	2005
OLD KEYSTONE GOLF COURSE SUB	21 WAPITTI WAY	5 4.5	4,486	\$2,065,000	04/09/2021	460.32	79	2001
OLD KEYSTONE GOLF COURSE SUB	51 WAPITTI WAY	4 4.5	2,771	\$1,820,000	06/22/2021	656.80	2	1999
SAW WHISKERS SUB	21 SAW WHISKERS CIRCL	4 4.0	2,782	\$1,150,000	11/20/2020	413.37	73	1991
WEST PINES AT KEYSTONE	206 ELK CROSSING LANE	4 4.5	4,897	\$2,600,000	10/30/2020	530.94	13	2014
WILD IRISHMAN SUB	413 WILD IRISHMAN ROAC	5 5.5	4,760	\$1,400,000	09/10/2020	294.12	5	1978
WILD IRISHMAN SUB	443 WILD IRISHMAN ROAC	7 9.5	13,286	\$3,322,000	10/23/2020	250.04	20	1998
WILD IRISHMAN SUB	277 WILD IRISHMAN LANE	3 2.0	2,030	\$1,085,000	10/31/2020	534.48	92	1955

### Search Criteria

Property Type is 'Residential'  
 Status is 'Sold'  
 Status Contractual Search Date is 06/28/2020 to 06/28/2021  
 Property Sub Type is 'Single Family'  
 Area is 'Keystone'  
 Selected 41 of 41 results.

## Solds Keystone Ranch, East Ranch, Keystone West Ranch

Complex Subdiv	Address	Beds Baths	Liv Area SF	Sold Price	Sold Date	Price/SQFT	Year Built	DOM
EAST RANCH	17 EDELWEISS CIRCLE	5 6.0	5,530	\$2,175,000	07/24/2020	393.31	2006	1
EAST RANCH	59 MOUNTAIN BLUEBELL R	5 4.5	5,529	\$1,900,000	09/09/2020	343.64	2008	370
EAST RANCH	63 FORGET ME NOT LANE	6 6.5	3,751	\$1,504,000	12/22/2020	400.96	1989	64
KEYSTONE RANCH SUB	182 PENSTEMON ROAD	4 3.0	3,182	\$1,205,000	10/09/2020	378.69	1980	42
KEYSTONE RANCH SUB	83 GENTIAN ROAD	4 3.5	3,838	\$1,599,000	10/09/2020	416.62	1991	0
KEYSTONE RANCH SUB	283 GENTIAN ROAD	6 4.5	4,426	\$1,765,000	10/20/2020	398.78	1980	75
KEYSTONE RANCH SUB	25 CLOVER LANE	5 5.0	3,821	\$1,420,000	02/26/2021	371.63	1984	1
KEYSTONE WEST RANCH SUB	41 POTENTILLA CIRCLE	4 3.0	2,659	\$1,100,000	07/15/2020	413.69	1993	18
KEYSTONE WEST RANCH SUB	661 PENSTEMON ROAD	5 4.0	3,796	\$1,775,000	05/28/2021	467.60	2017	33

### Search Criteria

Property Type is 'Residential'  
 Status is 'Sold'  
 Status Contractual Search Date is 06/28/2020 to 06/28/2021  
 Property Sub Type is 'Single Family'  
 Area is 'Keystone'  
 Complex Subdiv is one of 'KEYSTONE RANCH SUB', 'KEYSTONE WEST RANCH SUB', 'EAST RANCH'  
 Selected 9 of 9 results.

## 'Snapshot' of Keystone Real Estate Market

As of June 28, 2021

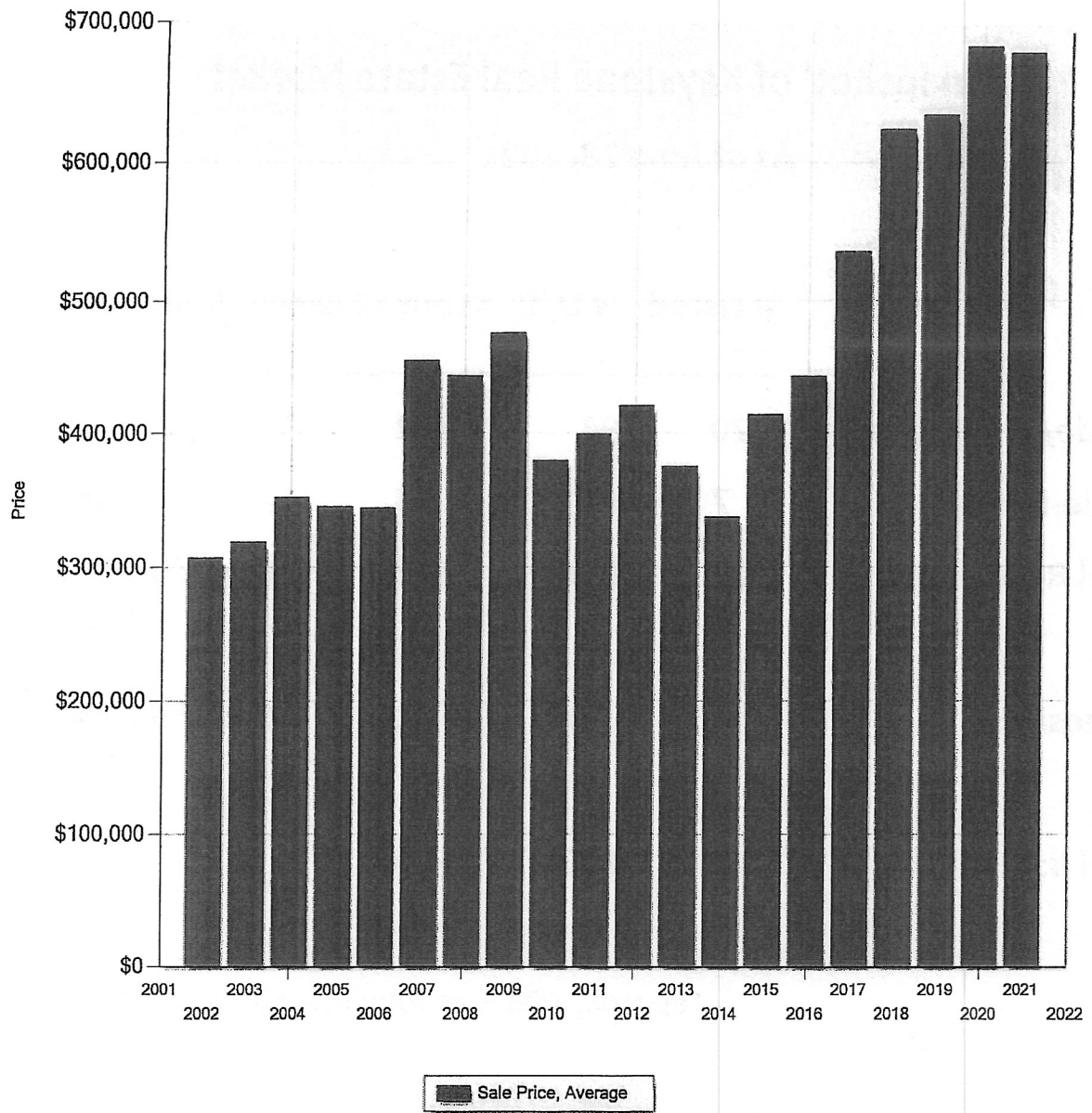
	# Listed	# U/C	#Sold 12 Mos.	Inventory
Condo/TH/Duplex:	20	94	372	.05 yrs/.65 mo
Single-family:	7	6	41	.17 yrs/2.0 mo
Total Residential:	27	100	413	.06 yrs/.78 mo
Homesites:	1	0	21	.05 yrs/.57 mo
Total #:	28*	100	434	

\*approx. .008 % of total inventory (20/3,500)

Keystone YTD Residential Sales: +192% over 2020 (164 vs. 56)

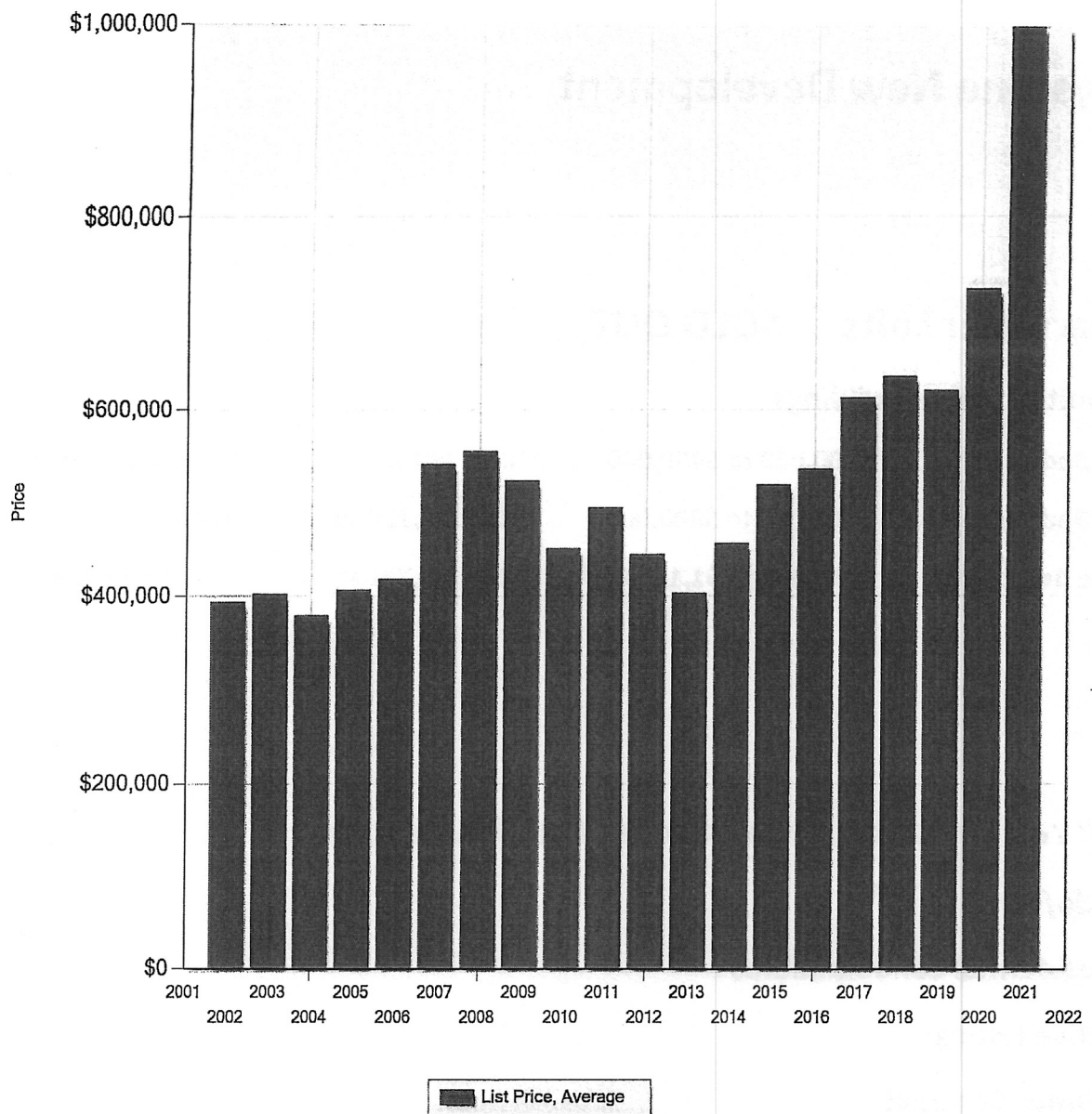
Summit County YTD: +88% over 2020 (939 vs. 498)

Source: Summit County MLS



**Search Criteria**

Time frame is from Jan 2002 to May 2021  
 Area is 'Keystone'  
 Results calculated from 5,839 listings



**Search Criteria**

Time frame is from Jan 2002 to May 2021  
 Area is 'Keystone'  
 Results calculated from 9,168 listings

# Keystone New Development

## Clearwater Lofts **SOLD OUT**

65 units in three buildings

One Bedrooms:	\$400,000 to \$450,000	700 to 760 sf	\$571 to \$592 per sf
Two Bedrooms:	\$605,000 to \$800,000	1,100 to 1,216 sq. ft.	\$526 to \$664 per sf
Three Bedrooms:	\$750,000 to \$1,160,000	1,385 to 1,791 sq. ft.	\$521 to \$670 per sf

## Kindred (formerly known as One River Run)

Condo/Hotel

95 residential condominiums

8 Active Listings

24 Under Contract

One Bedrooms:	\$740,000 to \$950,000	722 to 749 sf	\$1,021 to \$1,287 per sf
Two Bedrooms:	\$1,425,000 to \$1.8 mil	1,168 to 1,320 sf	\$1,220 to \$1,370 per sf
Three Bedrooms:	\$2,175,000 to \$2,865,000	1,580 to 1,922 sf	\$1,276 to \$1,490 per sf
Four Bedrooms:	\$2,145,000 to \$3.1 mil	2,018 to 2,084 sf	\$1,063 to \$1,515 per sf