

**Keystone Ranch Homeowners' Association**  
**Real Estate Report**  
**July 1, 2022**

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## Keystone Resort Single-Family Under Contract as of June 27, 2022

Complex Subdiv	Address	Beds	Baths	Liv Area SF	List Price	Price/SQFT	Year Built	DOM
ESTATES AT THE ALDERS	87 INDEPENDENCE ROAD	6	6.5	4,750	\$4,300,000	905.26	2022	22
WEST PINES GOLF COURSE SUBDIVISIO	031 RIVER OVERLOOK COL	8	8.5	8,951	\$4,295,000	479.83	2001	86

## Keystone Resort Single-Family Sold Past 12 Months as of June 27, 2022

Complex Subdiv	Address	Beds	Baths	Liv Area SF	Sold Price	Sold Date	Price/SQFT	DOM	Year Built
DERCUMS DASH	54 W TRADE COURT	6	6.5	5,200	\$4,375,000	04/01/2022	841.35	29	2022
DERCUMS DASH	22 E TRADE COURT	4	4.5	5,166	\$4,295,000	03/11/2022	831.40	3	2013
EAST RANCH	265 MOUNTAIN BLUEBELL	5	5.5	4,088	\$2,175,000	08/23/2021	532.05	48	1995
EAST RANCH	111 FORGET ME NOT LANE	5	5.5	4,675	\$2,879,000	09/02/2021	615.83	4	1989
KEYSTONE RANCH SUB	33 GENTIAN ROAD	5	5.5	6,677	\$2,950,000	12/17/2021	441.82	124	1984
KEYSTONE RANCH SUB	273 PENSTEMON ROAD	4	3.5	3,398	\$1,929,120	02/14/2022	567.72	55	1980
KEYSTONE RANCH SUB	203 GENTIAN ROAD	8	8.0	7,700	\$2,495,000	05/31/2022	324.03	2	1981
KEYSTONE RANCH SUB	142 PENSTEMON ROAD	4	3.5	3,973	\$2,395,000	06/30/2021	602.82	0	1979
KEYSTONE WEST RANCH SUB	128 GOLDEN ROD CIRCLE	4	4.5	3,784	\$2,515,000	03/01/2022	664.64	12	2006
KEYSTONE WEST RANCH SUB	19 ASTER COURT	4	3.5	2,734	\$1,800,000	11/08/2021	658.38	9	1995
KEYSTONE WEST RANCH SUB	6 GOLDEN ROD CIRCLE	5	5.0	3,662	\$2,500,000	05/31/2022	682.69	9	1997
KEYSTONE WEST RANCH SUB	60 GOLDEN ROD CIRCLE	4	3.0	2,610	\$1,430,000	07/06/2021	547.89	5	1995
KEYSTONE WEST RANCH SUB	1106 PENSTEMON ROAD	4	3.0	3,004	\$2,600,000	04/20/2022	865.51	1	1991
LOVELAND PASS VILLAGE SUB	137 RASOR DRIVE	3	4.5	3,280	\$1,500,000	01/04/2022	457.32	150	1998
LOVELAND PASS VILLAGE SUB	27 RASOR COURT	4	4.0	2,596	\$1,160,000	08/30/2021	446.84	43	2003
METES AND BOUNDS - KEYST	280 COUNTY ROAD 268	6	7.5	7,880	\$3,700,000	10/05/2021	469.54	39	2005
MONTEZUMA HEIGHTS SUB	273 BULLION MINE ROAD	4	3.5	3,092	\$1,000,000	08/12/2021	323.42	6	2001
MONTEZUMA HEIGHTS SUB	483 BULLION MINE ROAD	2	1.0	864	\$550,000	03/14/2022	636.57	0	2016
MONTEZUMA TOWN SUB	97 3RD STREET	2	1.0	2,317	\$815,000	08/20/2021	351.75	297	1975
MONTEZUMA TOWN SUB	48 5TH STREET	1	1.0	439	\$500,000	12/16/2021	1,138.95	10	1900
MOON VALLEY SUB	22 KEYSTONE GULCH ROAI	5	3.0	3,319	\$1,261,000	07/07/2021	379.93	49	1965
MOON VALLEY SUB	1736 SODA RIDGE ROAD	4	3.5	3,772	\$3,000,000	04/08/2022	795.33	5	1993
OLD KEYSTONE GOLF COURSE SUB	340 ELK CIRCLE	4	5.5	4,711	\$3,000,001	09/24/2021	636.81	14	2007
OLD KEYSTONE GOLF COURSE SUB	240 ELK CIRCLE	5	5.5	5,339	\$3,234,500	08/17/2021	605.83	10	2007
OLD KEYSTONE GOLF COURSE SUB	40 ELK SPUR LANE	5	5.0	4,295	\$2,600,000	10/07/2021	605.36	8	2005
SAW WHISKERS SUB	26 SAW WHISKERS DRIVE	3	3.5	3,360	\$1,699,000	10/18/2021	505.65	10	1998
SAW WHISKERS SUB	92 SAW WHISKERS CIRCL	3	3.5	3,104	\$1,300,000	09/21/2021	418.81	4	1985
SAW WHISKERS SUB	32 SAW WHISKERS CIRCL	4	5.0	3,785	\$2,000,000	09/20/2021	528.40	1	1984
SONNE SUBDIVISION	379 MEISEL DRIVE	4	4.5	3,000	\$1,582,500	10/19/2021	527.50	189	2006
WEST PINES AT KEYSTONE	242 ELK CROSSING LANE	6	6.5	4,962	\$2,350,000	08/19/2021	473.60	44	1992

# Snapshot of the Keystone Real Estate Market

As of June 26, 2022

	# Listed	# U/C	# Sold 12 Mos.	Inventory
Condo/TH/Dup:	37 (vs. 20)	99 (vs. 94)	224 (vs. 372)	.16yr/1.98mo
Single Family:	0 (vs. 7)	2 (vs. 6)	30 (vs. 41)	-0-
Total Residential:	37 (vs. 27)	101 (vs. 100)	254 (vs. 413)	.15yr/1.74mo
Homesites:	3 (vs. 1)	0 (vs. 0)	1 (vs. 21)	3 yr/36 mo
Grand Total:	40* (vs. 28)	101 (vs. 100)	255 (vs. 434)	.15 yr/1.9mo

\* Approx. 1.1 % of total inventory

# CO/TH/DUP Sold -39.7% compared to last year

# Single Family Sold -26.8% compared to last year

Total Res. Sold -38.5% compared to last year

# Homesites Sold -95% compared to last year

Grand Total Sold -41% compared to last year

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Median Sales Price 2021 YTD: 630k

Median Sale Price 2022 YTD: 830k = +31%

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Keystone YTD Residential Sales: 123 vs. 166 YTD 2021 = -26%

Summit County YTD Residential Sales: 613 vs. 943 YTD 2021 = -35%

## Keystone SOLDS by List Price

Price Range      1/1/2020 to 6/28/2020 vs. 1/1/2021 to 6/28/2021 vs. 1/1/2022 to 6/26/2022

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0-500k	18	64	13
500k – 750k	20	56	38
750k - \$1.0	10	26	28
\$1.0 - \$1.5	8	13	25
\$1.5 - \$2.0	1	4	11
\$2.0 - \$2.5	0	2	3
\$2.5 - \$3.0	0	1	3
\$3.0 +	0	2	2
<b>Total:</b>	<b>57</b>	<b>168</b>	<b>123</b>

# Keystone New Development June 2022

## Kindred

Condo-Hotel at Base of River Run Gondola Project Completion 2024

95 Residential Condominiums

61 Under Contract (23 one bdrm, 18 two bdrm, 12 three bdrm, 8 four bdrm)

5 Active Listings:

One Bedroom: No current listings

Two Bedroom: \$1.9 mil. to \$2.2 mil. 1,240 & 1,320 sf = \$1,532 & \$1,666 per sf

Three Bedroom: \$3.1 mil. to \$3,650k 1,886 & 1,580 sf = \$1,643 & \$2,310 per sf

Four Bedroom: \$4.4 mil. 2,046 sf = \$2,150 per sf

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## Alcove

Townhome Development in Gold Bug Parking Lot, River Run Village

24 Townhomes with Two-Car Garages

3 Bedroom with 2,200 square feet

4 Bedroom with 2,700 square feet

Prices Range from \$2.4 mil. to \$4.4 mil.

Sold Unfurnished

August Selection Event

Project completion in 2024

Developer: Replay (several of the same people who were involved with River Run Village development).