

# Local Market Update for April 2017

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

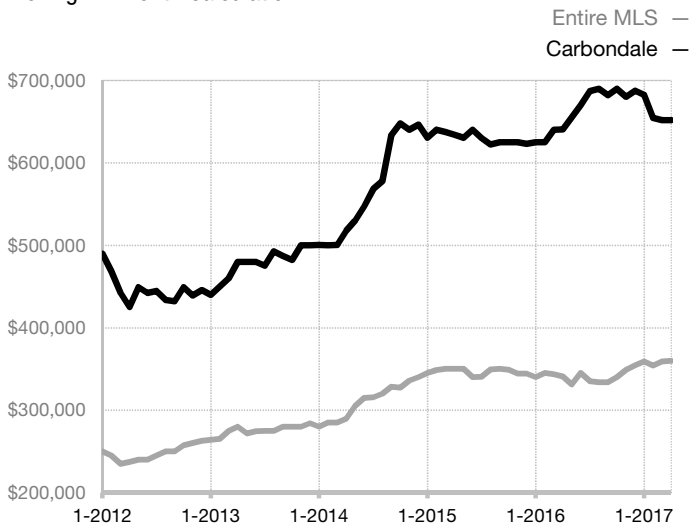
Single Family Key Metrics	April			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 04-2016	Thru 04-2017	Percent Change from Previous Year
New Listings	31	26	- 16.1%	67	80	+ 19.4%
Sold Listings	9	7	- 22.2%	31	37	+ 19.4%
Median Sales Price*	\$680,000	<b>\$700,000</b>	+ 2.9%	\$692,000	<b>\$599,900</b>	- 13.3%
Average Sales Price*	\$745,368	<b>\$889,129</b>	+ 19.3%	\$803,825	<b>\$847,019</b>	+ 5.4%
Percent of List Price Received*	95.9%	<b>95.7%</b>	- 0.2%	95.7%	<b>95.3%</b>	- 0.4%
Days on Market Until Sale	95	<b>159</b>	+ 67.4%	197	<b>145</b>	- 26.4%
Inventory of Homes for Sale	116	<b>107</b>	- 7.8%	--	--	--
Months Supply of Inventory	9.9	<b>8.0</b>	- 19.2%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo Key Metrics	April			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 04-2016	Thru 04-2017	Percent Change from Previous Year
New Listings	8	8	0.0%	31	26	- 16.1%
Sold Listings	6	7	+ 16.7%	17	20	+ 17.6%
Median Sales Price*	\$340,000	<b>\$415,000</b>	+ 22.1%	\$345,000	<b>\$417,500</b>	+ 21.0%
Average Sales Price*	\$384,767	<b>\$538,838</b>	+ 40.0%	\$397,691	<b>\$475,768</b>	+ 19.6%
Percent of List Price Received*	99.0%	<b>94.8%</b>	- 4.2%	97.9%	<b>96.8%</b>	- 1.1%
Days on Market Until Sale	184	<b>162</b>	- 12.0%	170	<b>170</b>	0.0%
Inventory of Homes for Sale	39	<b>37</b>	- 5.1%	--	--	--
Months Supply of Inventory	5.9	<b>5.9</b>	0.0%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

