

# Local Market Update for May 2017

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

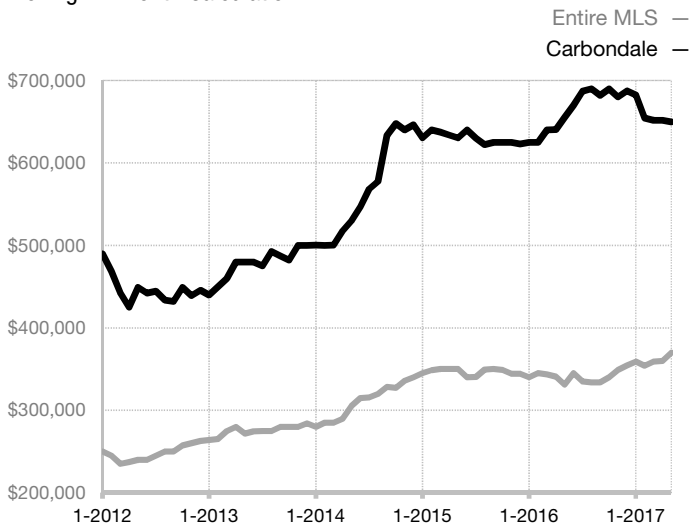
Single Family Key Metrics	May			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 05-2016	Thru 05-2017	Percent Change from Previous Year
New Listings	38	28	- 26.3%	105	114	+ 8.6%
Sold Listings	11	20	+ 81.8%	42	57	+ 35.7%
Median Sales Price*	\$699,000	<b>\$675,000</b>	- 3.4%	\$695,500	<b>\$622,000</b>	- 10.6%
Average Sales Price*	\$738,991	<b>\$787,625</b>	+ 6.6%	\$786,845	<b>\$826,179</b>	+ 5.0%
Percent of List Price Received*	95.3%	<b>96.4%</b>	+ 1.2%	95.6%	<b>95.7%</b>	+ 0.1%
Days on Market Until Sale	173	120	- 30.6%	191	136	- 28.8%
Inventory of Homes for Sale	128	112	- 12.5%	--	--	--
Months Supply of Inventory	11.1	8.0	- 27.9%	--	--	--

\* 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	May			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 05-2016	Thru 05-2017	Percent Change from Previous Year
New Listings	16	10	- 37.5%	47	37	- 21.3%
Sold Listings	8	9	+ 12.5%	25	29	+ 16.0%
Median Sales Price*	\$354,500	<b>\$420,000</b>	+ 18.5%	\$345,000	<b>\$420,000</b>	+ 21.7%
Average Sales Price*	\$389,313	<b>\$407,000</b>	+ 4.5%	\$395,010	<b>\$454,426</b>	+ 15.0%
Percent of List Price Received*	99.7%	<b>97.5%</b>	- 2.2%	98.5%	<b>97.0%</b>	- 1.5%
Days on Market Until Sale	172	139	- 19.2%	171	160	- 6.4%
Inventory of Homes for Sale	50	40	- 20.0%	--	--	--
Months Supply of Inventory	7.8	6.3	- 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.

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



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

