

Local Market Update for July 2017

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

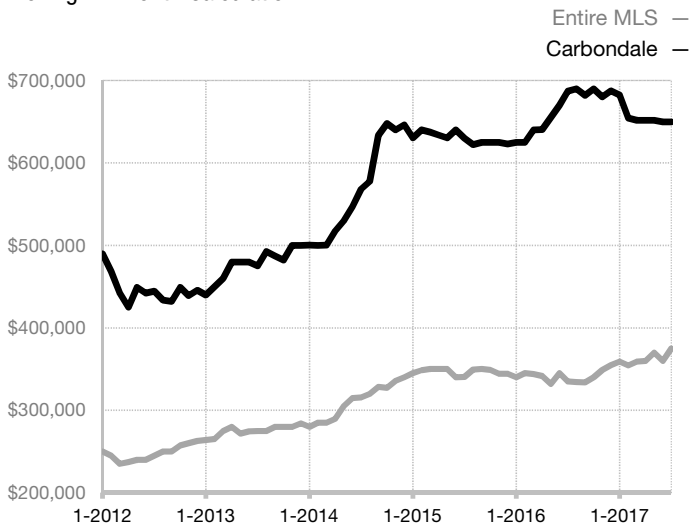
Single Family Key Metrics	July			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 07-2016	Thru 07-2017	Percent Change from Previous Year
New Listings	19	20	+ 5.3%	159	176	+ 10.7%
Sold Listings	10	17	+ 70.0%	77	87	+ 13.0%
Median Sales Price*	\$1,035,000	\$680,000	- 34.3%	\$730,000	\$650,000	- 11.0%
Average Sales Price*	\$1,052,180	\$734,235	- 30.2%	\$858,547	\$813,784	- 5.2%
Percent of List Price Received*	95.4%	97.8%	+ 2.5%	95.8%	96.1%	+ 0.3%
Days on Market Until Sale	141	118	- 16.3%	164	136	- 17.1%
Inventory of Homes for Sale	142	124	- 12.7%	--	--	--
Months Supply of Inventory	12.2	9.1	- 25.4%	--	--	--

* 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	July			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 07-2016	Thru 07-2017	Percent Change from Previous Year
New Listings	11	5	- 54.5%	76	52	- 31.6%
Sold Listings	5	9	+ 80.0%	35	48	+ 37.1%
Median Sales Price*	\$474,000	\$415,000	- 12.4%	\$356,250	\$417,500	+ 17.2%
Average Sales Price*	\$481,100	\$390,667	- 18.8%	\$433,407	\$462,275	+ 6.7%
Percent of List Price Received*	96.2%	98.6%	+ 2.5%	98.3%	97.5%	- 0.8%
Days on Market Until Sale	86	136	+ 58.1%	164	158	- 3.7%
Inventory of Homes for Sale	58	36	- 37.9%	--	--	--
Months Supply of Inventory	9.8	5.1	- 48.0%	--	--	--

* 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

