

Local Market Update for August 2017

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

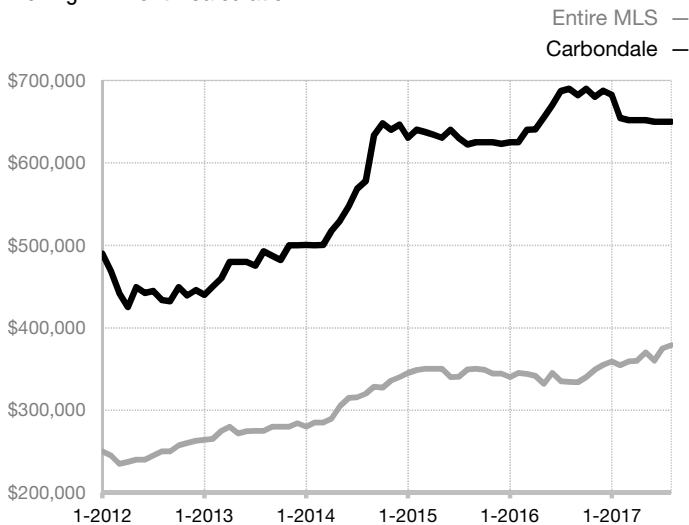
Single Family Key Metrics	August			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
New Listings	27	21	- 22.2%	186	199	+ 7.0%
Sold Listings	16	21	+ 31.3%	93	108	+ 16.1%
Median Sales Price*	\$632,500	\$705,500	+ 11.5%	\$699,000	\$655,000	- 6.3%
Average Sales Price*	\$861,463	\$808,338	- 6.2%	\$859,049	\$812,725	- 5.4%
Percent of List Price Received*	97.2%	96.0%	- 1.2%	96.1%	96.0%	- 0.1%
Days on Market Until Sale	119	95	- 20.2%	156	128	- 17.9%
Inventory of Homes for Sale	148	129	- 12.8%	--	--	--
Months Supply of Inventory	12.6	9.2	- 27.0%	--	--	--

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

Townhouse-Condo Key Metrics	August			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
New Listings	11	7	- 36.4%	87	59	- 32.2%
Sold Listings	8	8	0.0%	43	56	+ 30.2%
Median Sales Price*	\$412,500	\$427,500	+ 3.6%	\$358,700	\$420,000	+ 17.1%
Average Sales Price*	\$492,000	\$447,625	- 9.0%	\$444,308	\$460,182	+ 3.6%
Percent of List Price Received*	97.6%	97.8%	+ 0.2%	98.2%	97.5%	- 0.7%
Days on Market Until Sale	35	141	+ 302.9%	140	155	+ 10.7%
Inventory of Homes for Sale	57	34	- 40.4%	--	--	--
Months Supply of Inventory	9.2	4.8	- 47.8%	--	--	--

* 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

