

# Local Market Update for September 2017

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

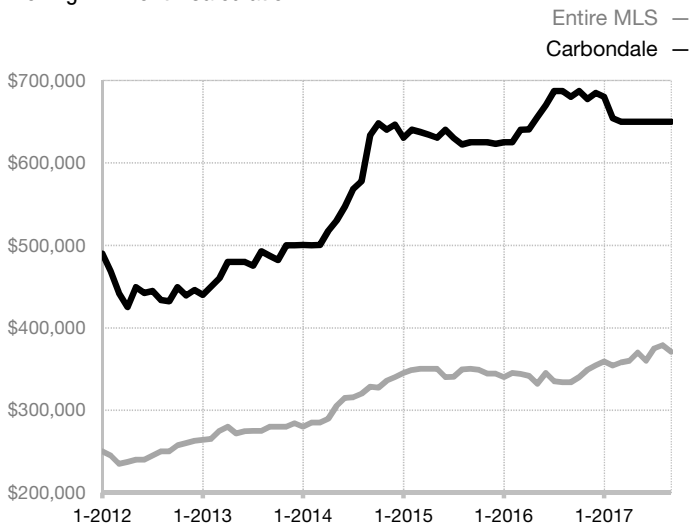
Single Family Key Metrics	September			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 09-2016	Thru 09-2017	Percent Change from Previous Year
New Listings	17	12	- 29.4%	202	211	+ 4.5%
Sold Listings	17	9	- 47.1%	109	117	+ 7.3%
Median Sales Price*	\$725,000	<b>\$795,000</b>	+ 9.7%	\$699,000	<b>\$680,000</b>	- 2.7%
Average Sales Price*	\$774,718	<b>\$809,111</b>	+ 4.4%	\$846,988	<b>\$812,447</b>	- 4.1%
Percent of List Price Received*	96.8%	<b>93.3%</b>	- 3.6%	96.2%	<b>95.8%</b>	- 0.4%
Days on Market Until Sale	97	<b>154</b>	+ 58.8%	148	<b>130</b>	- 12.2%
Inventory of Homes for Sale	139	<b>121</b>	- 12.9%	--	--	--
Months Supply of Inventory	11.7	<b>9.0</b>	- 23.1%	--	--	--

\* 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	September			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 09-2016	Thru 09-2017	Percent Change from Previous Year
New Listings	13	5	- 61.5%	101	64	- 36.6%
Sold Listings	7	4	- 42.9%	51	60	+ 17.6%
Median Sales Price*	\$394,000	<b>\$524,000</b>	+ 33.0%	\$365,000	<b>\$422,500</b>	+ 15.8%
Average Sales Price*	\$416,743	<b>\$608,000</b>	+ 45.9%	\$446,323	<b>\$470,037</b>	+ 5.3%
Percent of List Price Received*	99.3%	<b>93.2%</b>	- 6.1%	98.2%	<b>97.2%</b>	- 1.0%
Days on Market Until Sale	50	<b>161</b>	+ 222.0%	125	<b>156</b>	+ 24.8%
Inventory of Homes for Sale	61	<b>27</b>	- 55.7%	--	--	--
Months Supply of Inventory	9.9	<b>4.0</b>	- 59.6%	--	--	--

\* 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

