

Local Market Update for December 2017

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

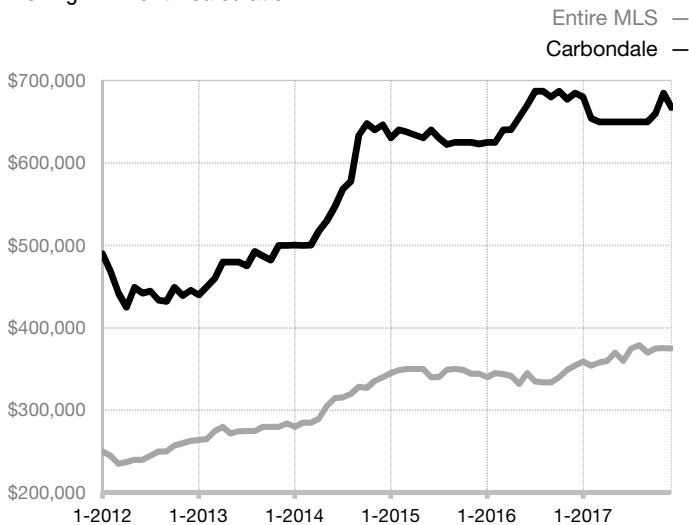
Single Family	December			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 12-2016	Thru 12-2017	Percent Change from Previous Year
Key Metrics						
New Listings	5	7	+ 40.0%	236	251	+ 6.4%
Sold Listings	10	11	+ 10.0%	153	166	+ 8.5%
Median Sales Price*	\$778,813	\$655,000	- 15.9%	\$685,000	\$667,500	- 2.6%
Average Sales Price*	\$886,923	\$792,727	- 10.6%	\$833,206	\$802,296	- 3.7%
Percent of List Price Received*	96.6%	96.3%	- 0.3%	96.3%	95.9%	- 0.4%
Days on Market Until Sale	109	97	- 11.0%	141	119	- 15.6%
Inventory of Homes for Sale	97	90	- 7.2%	--	--	--
Months Supply of Inventory	7.6	6.5	- 14.5%	--	--	--

* 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	December			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 12-2016	Thru 12-2017	Percent Change from Previous Year
Key Metrics						
New Listings	3	3	0.0%	114	81	- 28.9%
Sold Listings	2	6	+ 200.0%	73	81	+ 11.0%
Median Sales Price*	\$367,500	\$657,100	+ 78.8%	\$380,000	\$425,000	+ 11.8%
Average Sales Price*	\$367,500	\$600,783	+ 63.5%	\$447,167	\$490,229	+ 9.6%
Percent of List Price Received*	93.4%	99.7%	+ 6.7%	97.6%	97.6%	0.0%
Days on Market Until Sale	117	91	- 22.2%	116	143	+ 23.3%
Inventory of Homes for Sale	52	26	- 50.0%	--	--	--
Months Supply of Inventory	8.5	3.9	- 54.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

