

Local Market Update for May 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

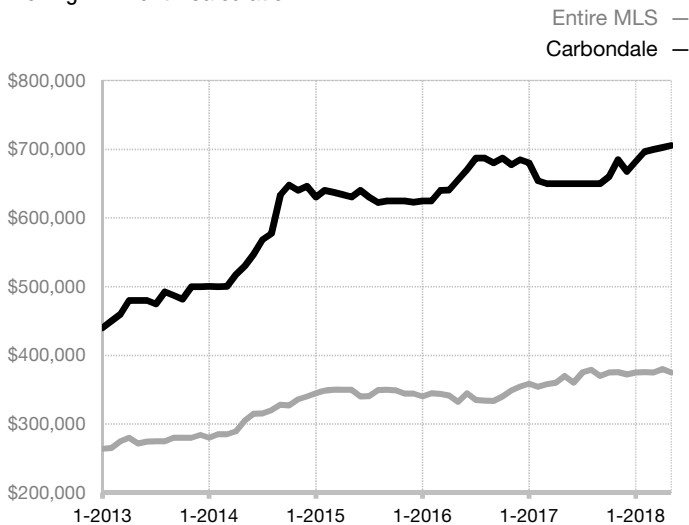
Single Family Key Metrics	May			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
New Listings	30	26	- 13.3%	120	92	- 23.3%
Sold Listings	21	10	- 52.4%	58	55	- 5.2%
Median Sales Price*	\$690,000	\$772,000	+ 11.9%	\$626,000	\$750,000	+ 19.8%
Average Sales Price*	\$856,548	\$810,100	- 5.4%	\$850,469	\$868,395	+ 2.1%
Percent of List Price Received*	95.9%	96.8%	+ 0.9%	95.5%	96.0%	+ 0.5%
Days on Market Until Sale	131	99	- 24.4%	140	142	+ 1.4%
Inventory of Homes for Sale	130	89	- 31.5%	--	--	--
Months Supply of Inventory	9.2	6.6	- 28.3%	--	--	--

* 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		
	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
New Listings	11	8	- 27.3%	40	43	+ 7.5%
Sold Listings	10	4	- 60.0%	30	22	- 26.7%
Median Sales Price*	\$422,500	\$744,750	+ 76.3%	\$420,000	\$472,500	+ 12.5%
Average Sales Price*	\$473,300	\$699,825	+ 47.9%	\$474,946	\$541,718	+ 14.1%
Percent of List Price Received*	96.7%	99.5%	+ 2.9%	96.8%	97.7%	+ 0.9%
Days on Market Until Sale	152	190	+ 25.0%	164	107	- 34.8%
Inventory of Homes for Sale	50	33	- 34.0%	--	--	--
Months Supply of Inventory	7.7	5.4	- 29.9%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

