

Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

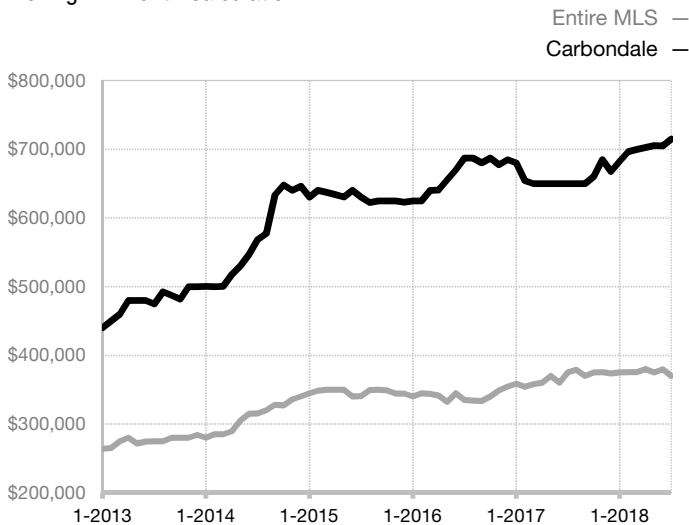
Single Family Key Metrics	July			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
New Listings	20	14	- 30.0%	180	150	- 16.7%
Sold Listings	17	17	0.0%	87	90	+ 3.4%
Median Sales Price*	\$680,000	\$728,000	+ 7.1%	\$650,000	\$747,500	+ 15.0%
Average Sales Price*	\$734,235	\$832,986	+ 13.4%	\$813,784	\$838,098	+ 3.0%
Percent of List Price Received*	97.8%	97.0%	- 0.8%	96.1%	96.5%	+ 0.4%
Days on Market Until Sale	118	100	- 15.3%	136	127	- 6.6%
Inventory of Homes for Sale	143	102	- 28.7%	--	--	--
Months Supply of Inventory	10.5	7.2	- 31.4%	--	--	--

* 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		
	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
New Listings	5	3	- 40.0%	54	55	+ 1.9%
Sold Listings	9	6	- 33.3%	48	39	- 18.8%
Median Sales Price*	\$415,000	\$469,500	+ 13.1%	\$417,500	\$475,000	+ 13.8%
Average Sales Price*	\$390,667	\$603,167	+ 54.4%	\$462,275	\$538,251	+ 16.4%
Percent of List Price Received*	98.6%	94.5%	- 4.2%	97.5%	97.3%	- 0.2%
Days on Market Until Sale	136	119	- 12.5%	158	108	- 31.6%
Inventory of Homes for Sale	45	32	- 28.9%	--	--	--
Months Supply of Inventory	6.3	5.3	- 15.9%	--	--	--

* 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

