

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

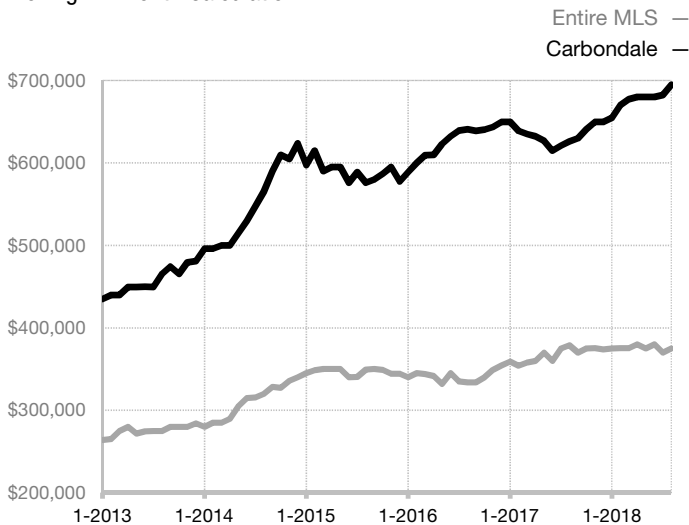
Single Family Key Metrics	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
New Listings	24	23	- 4.2%	226	207	- 8.4%
Sold Listings	23	23	0.0%	126	129	+ 2.4%
Median Sales Price*	\$698,000	\$784,000	+ 12.3%	\$627,800	\$721,500	+ 14.9%
Average Sales Price*	\$764,700	\$813,430	+ 6.4%	\$760,860	\$801,221	+ 5.3%
Percent of List Price Received*	95.4%	97.5%	+ 2.2%	96.2%	96.8%	+ 0.6%
Days on Market Until Sale	137	84	- 38.7%	141	119	- 15.6%
Inventory of Homes for Sale	167	117	- 29.9%	--	--	--
Months Supply of Inventory	10.2	7.2	- 29.4%	--	--	--

* 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	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
New Listings	9	10	+ 11.1%	63	67	+ 6.3%
Sold Listings	8	8	0.0%	56	48	- 14.3%
Median Sales Price*	\$427,500	\$471,500	+ 10.3%	\$420,000	\$476,004	+ 13.3%
Average Sales Price*	\$447,625	\$509,813	+ 13.9%	\$460,182	\$535,215	+ 16.3%
Percent of List Price Received*	97.8%	97.1%	- 0.7%	97.5%	97.3%	- 0.2%
Days on Market Until Sale	141	80	- 43.3%	155	105	- 32.3%
Inventory of Homes for Sale	45	35	- 22.2%	--	--	--
Months Supply of Inventory	6.4	5.8	- 9.4%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

