

Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

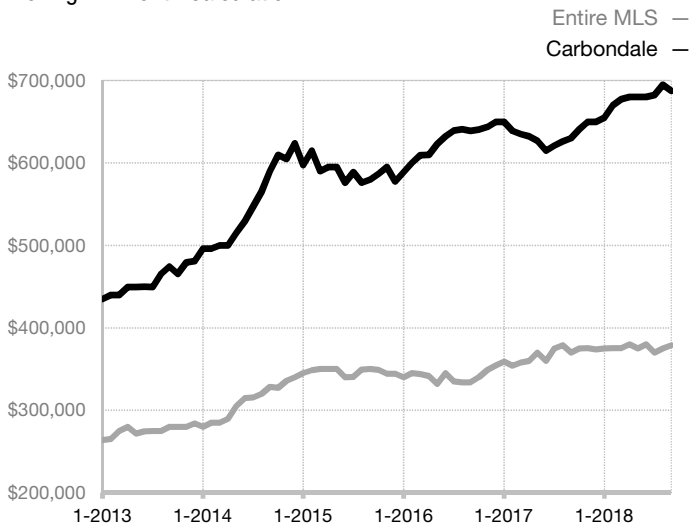
Single Family Key Metrics	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
New Listings	17	24	+ 41.2%	243	233	- 4.1%
Sold Listings	13	16	+ 23.1%	139	145	+ 4.3%
Median Sales Price*	\$718,500	\$687,500	- 4.3%	\$650,000	\$700,000	+ 7.7%
Average Sales Price*	\$736,577	\$777,719	+ 5.6%	\$758,589	\$798,609	+ 5.3%
Percent of List Price Received*	93.9%	96.8%	+ 3.1%	96.0%	96.8%	+ 0.8%
Days on Market Until Sale	188	111	- 41.0%	145	118	- 18.6%
Inventory of Homes for Sale	155	124	- 20.0%	--	--	--
Months Supply of Inventory	9.8	7.5	- 23.5%	--	--	--

* 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 Key Metrics	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
New Listings	6	6	0.0%	69	73	+ 5.8%
Sold Listings	4	3	- 25.0%	60	52	- 13.3%
Median Sales Price*	\$524,000	\$535,000	+ 2.1%	\$422,500	\$476,004	+ 12.7%
Average Sales Price*	\$608,000	\$523,333	- 13.9%	\$470,037	\$532,025	+ 13.2%
Percent of List Price Received*	93.2%	96.9%	+ 4.0%	97.2%	97.3%	+ 0.1%
Days on Market Until Sale	161	17	- 89.4%	156	98	- 37.2%
Inventory of Homes for Sale	41	31	- 24.4%	--	--	--
Months Supply of Inventory	6.0	5.1	- 15.0%	--	--	--

* 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

