

# Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

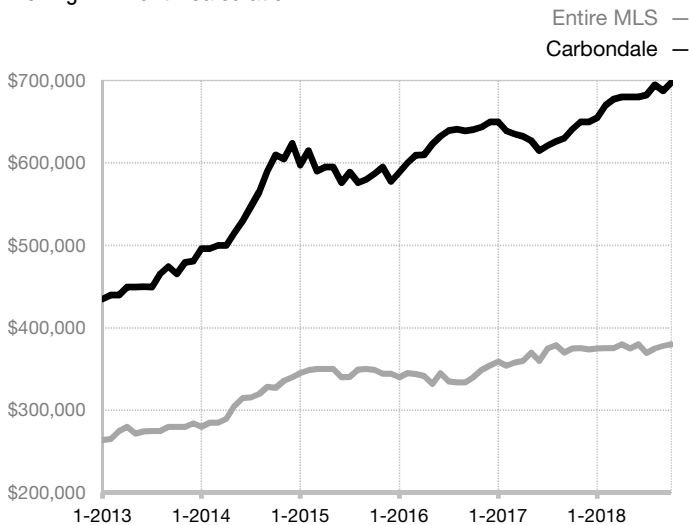
Single Family Key Metrics	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	19	15	- 21.1%	262	250	- 4.6%
Sold Listings	23	19	- 17.4%	162	164	+ 1.2%
Median Sales Price*	\$700,000	<b>\$785,000</b>	+ 12.1%	\$650,000	<b>\$715,000</b>	+ 10.0%
Average Sales Price*	\$755,558	<b>\$894,001</b>	+ 18.3%	\$758,159	<b>\$809,729</b>	+ 6.8%
Percent of List Price Received*	96.2%	<b>96.7%</b>	+ 0.5%	96.0%	<b>96.8%</b>	+ 0.8%
Days on Market Until Sale	153	142	- 7.2%	146	121	- 17.1%
Inventory of Homes for Sale	140	126	- 10.0%	--	--	--
Months Supply of Inventory	8.4	7.8	- 7.1%	--	--	--

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

Townhouse-Condo Key Metrics	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	4	0	- 100.0%	73	74	+ 1.4%
Sold Listings	10	4	- 60.0%	70	56	- 20.0%
Median Sales Price*	\$430,250	<b>\$447,500</b>	+ 4.0%	\$423,250	<b>\$475,000</b>	+ 12.2%
Average Sales Price*	\$494,950	<b>\$536,250</b>	+ 8.3%	\$473,596	<b>\$532,327</b>	+ 12.4%
Percent of List Price Received*	98.7%	<b>96.8%</b>	- 1.9%	97.4%	<b>97.3%</b>	- 0.1%
Days on Market Until Sale	59	242	+ 310.2%	142	108	- 23.9%
Inventory of Homes for Sale	33	25	- 24.2%	--	--	--
Months Supply of Inventory	4.8	4.5	- 6.3%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

