

# Local Market Update for November 2018

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

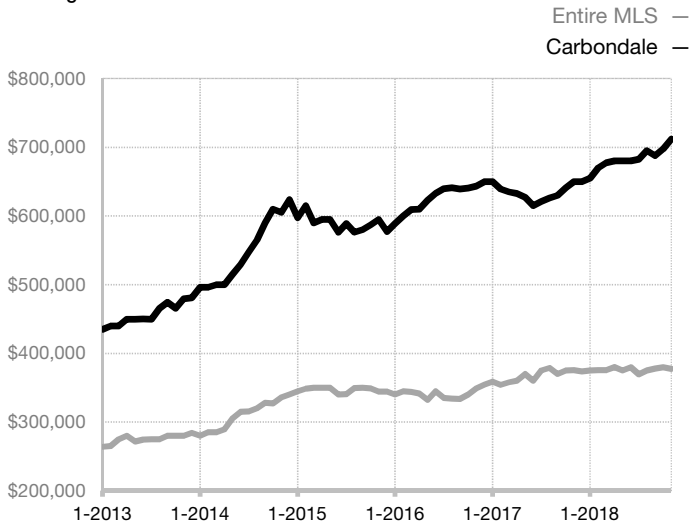
Single Family Key Metrics	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
New Listings	15	15	0.0%	277	268	- 3.2%
Sold Listings	19	11	- 42.1%	181	175	- 3.3%
Median Sales Price*	\$650,000	<b>\$940,000</b>	+ 44.6%	\$650,000	<b>\$724,000</b>	+ 11.4%
Average Sales Price*	\$751,211	<b>\$1,032,682</b>	+ 37.5%	\$757,430	<b>\$823,823</b>	+ 8.8%
Percent of List Price Received*	96.2%	<b>95.6%</b>	- 0.6%	96.0%	<b>96.7%</b>	+ 0.7%
Days on Market Until Sale	56	132	+ 135.7%	137	122	- 10.9%
Inventory of Homes for Sale	129	126	- 2.3%	--	--	--
Months Supply of Inventory	8.0	8.1	+ 1.3%	--	--	--

\* 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	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
New Listings	7	6	- 14.3%	80	81	+ 1.3%
Sold Listings	5	4	- 20.0%	75	60	- 20.0%
Median Sales Price*	\$721,125	<b>\$490,000</b>	- 32.1%	\$425,000	<b>\$476,004</b>	+ 12.0%
Average Sales Price*	\$590,425	<b>\$531,125</b>	- 10.0%	\$481,385	<b>\$532,247</b>	+ 10.6%
Percent of List Price Received*	98.0%	<b>97.7%</b>	- 0.3%	97.5%	<b>97.3%</b>	- 0.2%
Days on Market Until Sale	218	108	- 50.5%	147	108	- 26.5%
Inventory of Homes for Sale	34	23	- 32.4%	--	--	--
Months Supply of Inventory	5.3	4.2	- 20.8%	--	--	--

\* 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

