

Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

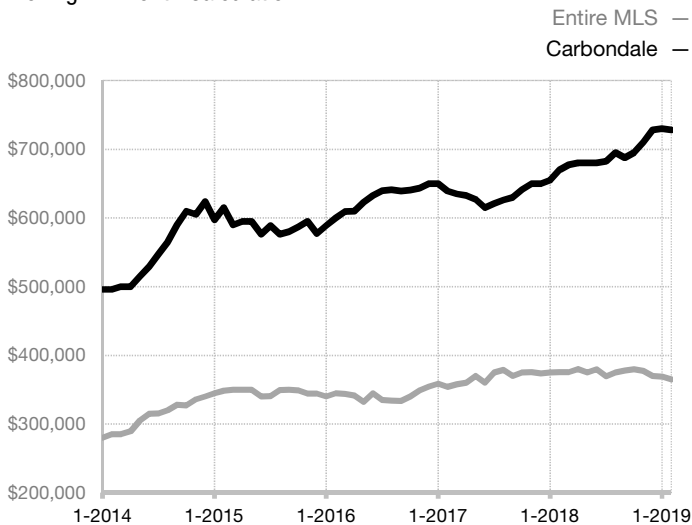
Single Family Key Metrics	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
New Listings	16	9	- 43.8%	28	21	- 25.0%
Sold Listings	11	9	- 18.2%	22	16	- 27.3%
Median Sales Price*	\$740,000	\$698,000	- 5.7%	\$727,500	\$715,250	- 1.7%
Average Sales Price*	\$784,364	\$759,113	- 3.2%	\$836,784	\$850,626	+ 1.7%
Percent of List Price Received*	95.6%	96.1%	+ 0.5%	96.2%	95.4%	- 0.8%
Days on Market Until Sale	188	156	- 17.0%	160	156	- 2.5%
Inventory of Homes for Sale	109	105	- 3.7%	--	--	--
Months Supply of Inventory	6.8	7.2	+ 5.9%	--	--	--

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

Townhouse-Condo Key Metrics	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
New Listings	7	13	+ 85.7%	14	21	+ 50.0%
Sold Listings	3	2	- 33.3%	6	7	+ 16.7%
Median Sales Price*	\$380,000	\$609,650	+ 60.4%	\$565,500	\$685,000	+ 21.1%
Average Sales Price*	\$608,333	\$609,650	+ 0.2%	\$609,250	\$604,186	- 0.8%
Percent of List Price Received*	93.5%	97.7%	+ 4.5%	95.5%	96.1%	+ 0.6%
Days on Market Until Sale	100	19	- 81.0%	106	135	+ 27.4%
Inventory of Homes for Sale	27	32	+ 18.5%	--	--	--
Months Supply of Inventory	4.2	5.6	+ 33.3%	--	--	--

* 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

