

Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

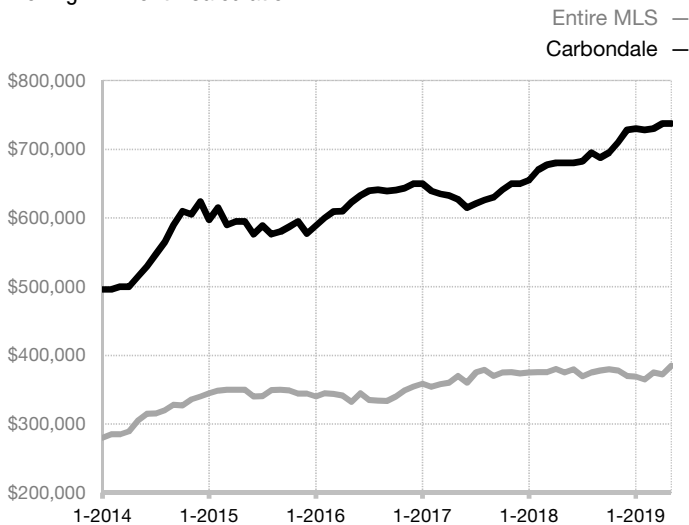
Single Family Key Metrics	May			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
New Listings	35	32	- 8.6%	112	110	- 1.8%
Sold Listings	13	23	+ 76.9%	66	61	- 7.6%
Median Sales Price*	\$658,000	\$730,000	+ 10.9%	\$726,000	\$768,000	+ 5.8%
Average Sales Price*	\$751,577	\$1,019,760	+ 35.7%	\$812,390	\$916,574	+ 12.8%
Percent of List Price Received*	97.4%	96.1%	- 1.3%	96.4%	95.9%	- 0.5%
Days on Market Until Sale	92	108	+ 17.4%	142	125	- 12.0%
Inventory of Homes for Sale	121	120	- 0.8%	--	--	--
Months Supply of Inventory	7.5	8.1	+ 8.0%	--	--	--

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

Townhouse-Condo Key Metrics	May			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
New Listings	10	14	+ 40.0%	48	46	- 4.2%
Sold Listings	6	6	0.0%	24	23	- 4.2%
Median Sales Price*	\$654,750	\$457,500	- 30.1%	\$476,004	\$465,000	- 2.3%
Average Sales Price*	\$649,385	\$464,917	- 28.4%	\$542,284	\$546,578	+ 0.8%
Percent of List Price Received*	99.2%	98.0%	- 1.2%	97.8%	98.7%	+ 0.9%
Days on Market Until Sale	152	156	+ 2.6%	105	106	+ 1.0%
Inventory of Homes for Sale	38	28	- 26.3%	--	--	--
Months Supply of Inventory	6.1	5.1	- 16.4%	--	--	--

* 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

