

Local Market Update for September 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

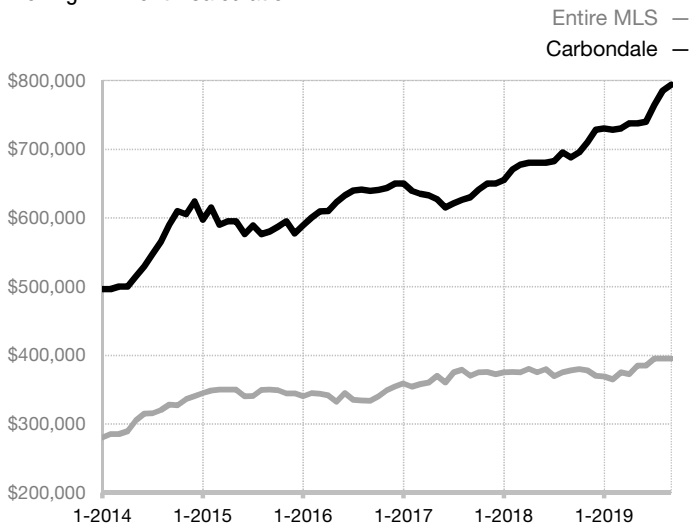
Single Family Key Metrics	September			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 09-2018	Thru 09-2019	Percent Change from Previous Year
New Listings	26	10	- 61.5%	243	231	- 4.9%
Sold Listings	16	15	- 6.3%	145	133	- 8.3%
Median Sales Price*	\$687,500	\$777,000	+ 13.0%	\$700,000	\$797,500	+ 13.9%
Average Sales Price*	\$777,719	\$1,013,840	+ 30.4%	\$798,609	\$966,572	+ 21.0%
Percent of List Price Received*	96.8%	93.2%	- 3.7%	96.8%	95.7%	- 1.1%
Days on Market Until Sale	111	132	+ 18.9%	118	130	+ 10.2%
Inventory of Homes for Sale	148	125	- 15.5%	--	--	--
Months Supply of Inventory	8.9	8.8	- 1.1%	--	--	--

* 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	September			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 09-2018	Thru 09-2019	Percent Change from Previous Year
New Listings	6	3	- 50.0%	76	97	+ 27.6%
Sold Listings	3	7	+ 133.3%	52	65	+ 25.0%
Median Sales Price*	\$535,000	\$460,000	- 14.0%	\$476,004	\$495,000	+ 4.0%
Average Sales Price*	\$523,333	\$564,357	+ 7.8%	\$532,025	\$584,666	+ 9.9%
Percent of List Price Received*	96.9%	97.5%	+ 0.6%	97.3%	98.5%	+ 1.2%
Days on Market Until Sale	17	110	+ 547.1%	98	96	- 2.0%
Inventory of Homes for Sale	37	30	- 18.9%	--	--	--
Months Supply of Inventory	6.1	4.5	- 26.2%	--	--	--

* 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

