

# Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

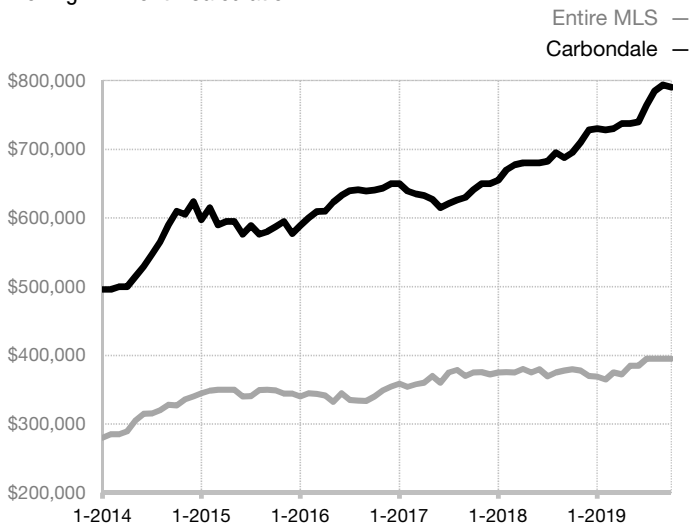
Single Family Key Metrics	October			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
New Listings	17	11	- 35.3%	260	243	- 6.5%
Sold Listings	20	21	+ 5.0%	165	154	- 6.7%
Median Sales Price*	\$760,000	<b>\$730,000</b>	- 3.9%	\$714,500	<b>\$783,500</b>	+ 9.7%
Average Sales Price*	\$878,143	<b>\$798,243</b>	- 9.1%	\$808,309	<b>\$943,618</b>	+ 16.7%
Percent of List Price Received*	96.8%	<b>95.7%</b>	- 1.1%	96.8%	<b>95.7%</b>	- 1.1%
Days on Market Until Sale	135	81	- 40.0%	120	123	+ 2.5%
Inventory of Homes for Sale	149	110	- 26.2%	--	--	--
Months Supply of Inventory	9.1	7.7	- 15.4%	--	--	--

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

Townhouse-Condo Key Metrics	October			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
New Listings	0	9	--	77	109	+ 41.6%
Sold Listings	4	7	+ 75.0%	56	72	+ 28.6%
Median Sales Price*	\$447,500	<b>\$525,000</b>	+ 17.3%	\$475,000	<b>\$498,750</b>	+ 5.0%
Average Sales Price*	\$536,250	<b>\$538,429</b>	+ 0.4%	\$532,327	<b>\$580,171</b>	+ 9.0%
Percent of List Price Received*	96.8%	<b>97.5%</b>	+ 0.7%	97.3%	<b>98.4%</b>	+ 1.1%
Days on Market Until Sale	242	35	- 85.5%	108	90	- 16.7%
Inventory of Homes for Sale	31	30	- 3.2%	--	--	--
Months Supply of Inventory	5.6	4.3	- 23.2%	--	--	--

\* 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

