

Local Market Update for November 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

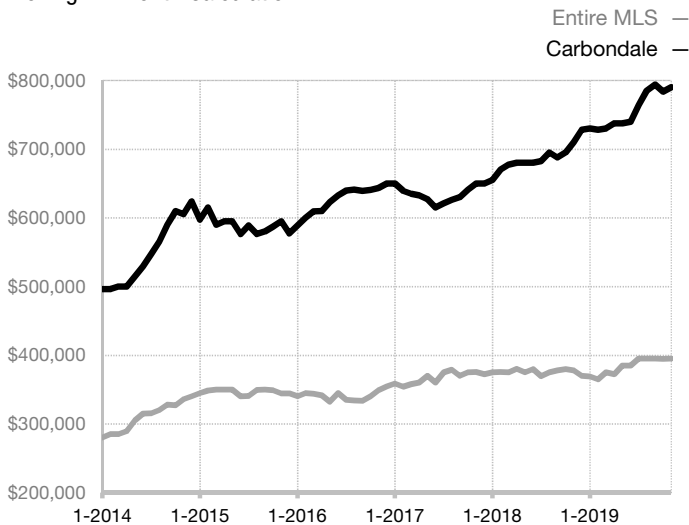
Single Family	November			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 11-2018	Thru 11-2019	Percent Change from Previous Year
Key Metrics						
New Listings	15	6	- 60.0%	275	249	- 9.5%
Sold Listings	11	16	+ 45.5%	176	171	- 2.8%
Median Sales Price*	\$940,000	\$870,000	- 7.4%	\$720,000	\$790,000	+ 9.7%
Average Sales Price*	\$1,032,682	\$1,337,063	+ 29.5%	\$822,412	\$978,533	+ 19.0%
Percent of List Price Received*	95.6%	95.5%	- 0.1%	96.7%	95.7%	- 1.0%
Days on Market Until Sale	132	157	+ 18.9%	121	127	+ 5.0%
Inventory of Homes for Sale	150	102	- 32.0%	--	--	--
Months Supply of Inventory	9.6	6.9	- 28.1%	--	--	--

* 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	November			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 11-2018	Thru 11-2019	Percent Change from Previous Year
Key Metrics						
New Listings	6	12	+ 100.0%	83	121	+ 45.8%
Sold Listings	4	5	+ 25.0%	60	77	+ 28.3%
Median Sales Price*	\$490,000	\$527,500	+ 7.7%	\$476,004	\$502,500	+ 5.6%
Average Sales Price*	\$531,125	\$539,900	+ 1.7%	\$532,247	\$577,556	+ 8.5%
Percent of List Price Received*	97.7%	97.7%	0.0%	97.3%	98.3%	+ 1.0%
Days on Market Until Sale	108	271	+ 150.9%	108	102	- 5.6%
Inventory of Homes for Sale	29	36	+ 24.1%	--	--	--
Months Supply of Inventory	5.3	5.1	- 3.8%	--	--	--

* 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

