

Local Market Update for August 2015

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

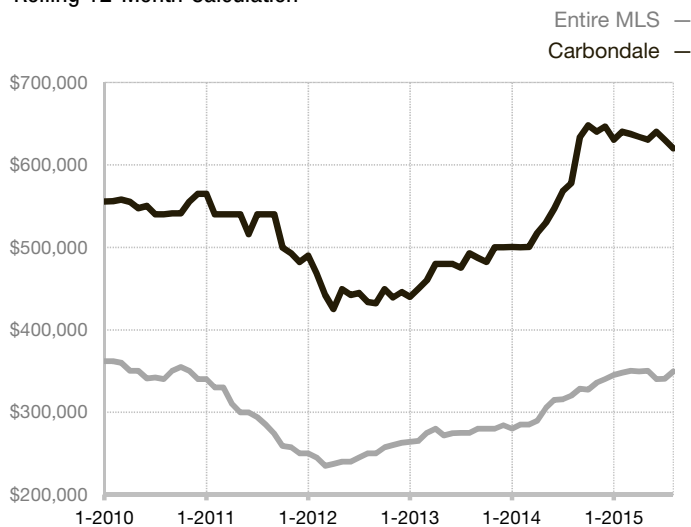
Single Family	August			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 08-2014	Thru 8-2015	Percent Change from Previous Year
New Listings	23	26	+ 13.0%	182	201	+ 10.4%
Sold Listings	17	15	- 11.8%	87	92	+ 5.7%
Median Sales Price*	\$777,000	\$585,000	- 24.7%	\$640,000	\$602,000	- 5.9%
Average Sales Price*	\$890,315	\$704,733	- 20.8%	\$769,311	\$721,606	- 6.2%
Percent of List Price Received*	96.5%	96.2%	- 0.3%	95.6%	96.2%	+ 0.6%
Days on Market Until Sale	148	85	- 42.6%	119	101	- 15.1%
Inventory of Homes for Sale	148	137	- 7.4%	--	--	--
Months Supply of Inventory	13.5	10.9	- 19.3%	--	--	--

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

Townhouse-Condo	August			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 08-2014	Thru 8-2015	Percent Change from Previous Year
New Listings	3	14	+ 366.7%	72	68	- 5.6%
Sold Listings	4	5	+ 25.0%	35	40	+ 14.3%
Median Sales Price*	\$341,250	\$382,000	+ 11.9%	\$372,500	\$356,250	- 4.4%
Average Sales Price*	\$316,500	\$344,945	+ 9.0%	\$367,403	\$385,706	+ 5.0%
Percent of List Price Received*	99.4%	101.0%	+ 1.6%	98.0%	97.7%	- 0.3%
Days on Market Until Sale	9	10	+ 11.1%	80	73	- 8.8%
Inventory of Homes for Sale	53	35	- 34.0%	--	--	--
Months Supply of Inventory	12.2	6.2	- 49.2%	--	--	--

* 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

