

Local Market Update for Quarter 3-2014

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

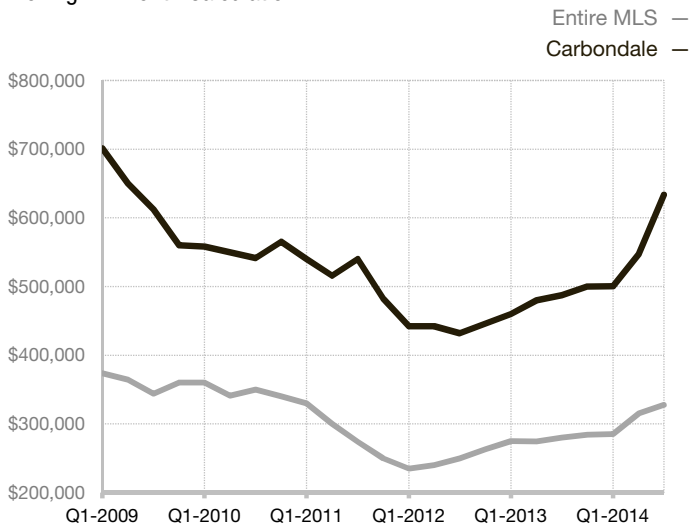
Single Family	Quarter 3			Year to Date		
Key Metrics	2013	2014	Percent Change from Previous Year	Thru Q3-2013	Thru Q3-2014	Percent Change from Previous Year
New Listings	53	63	+ 18.9%	167	193	+ 15.6%
Sold Listings	57	46	- 19.3%	117	101	- 13.7%
Median Sales Price*	\$475,000	\$687,500	+ 44.7%	\$496,000	\$642,500	+ 29.5%
Average Sales Price*	\$582,133	\$823,980	+ 41.5%	\$565,748	\$780,508	+ 38.0%
Percent of List Price Received*	96.1%	95.6%	- 0.5%	96.4%	95.7%	- 0.7%
Days on Market Until Sale	110	150	+ 36.4%	109	127	+ 16.5%
Inventory of Homes for Sale	134	118	- 11.9%	--	--	--
Months Supply of Inventory	9.8	10.9	+ 11.2%	--	--	--

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

Townhouse-Condo	Quarter 3			Year to Date		
Key Metrics	2013	2014	Percent Change from Previous Year	Thru Q3-2013	Thru Q3-2014	Percent Change from Previous Year
New Listings	27	15	- 44.4%	71	74	+ 4.2%
Sold Listings	22	20	- 9.1%	67	42	- 37.3%
Median Sales Price*	\$280,000	\$374,250	+ 33.7%	\$283,373	\$374,250	+ 32.1%
Average Sales Price*	\$312,949	\$390,175	+ 24.7%	\$336,663	\$385,752	+ 14.6%
Percent of List Price Received*	97.9%	97.7%	- 0.2%	98.2%	97.8%	- 0.4%
Days on Market Until Sale	76	75	- 1.3%	73	79	+ 8.2%
Inventory of Homes for Sale	33	26	- 21.2%	--	--	--
Months Supply of Inventory	4.7	5.8	+ 23.4%	--	--	--

* 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

