

# Local Market Update for April 2015

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

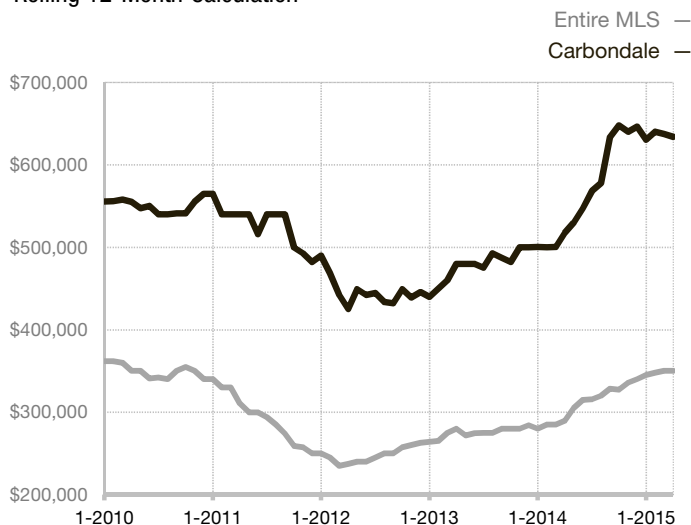
Single Family	April			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 04-2014	Thru 4-2015	Percent Change from Previous Year
New Listings	29	42	+ 44.8%	68	84	+ 23.5%
Sold Listings	7	12	+ 71.4%	28	32	+ 14.3%
Median Sales Price*	\$750,000	\$625,000	- 16.7%	\$602,500	\$567,500	- 5.8%
Average Sales Price*	\$859,643	\$754,500	- 12.2%	\$763,614	\$662,141	- 13.3%
Percent of List Price Received*	96.4%	94.6%	- 1.9%	96.0%	95.6%	- 0.4%
Days on Market Until Sale	160	154	- 3.8%	123	109	- 11.4%
Inventory of Homes for Sale	115	106	- 7.8%	--	--	--
Months Supply of Inventory	10.0	8.5	- 15.0%	--	--	--

\* 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	April			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 04-2014	Thru 4-2015	Percent Change from Previous Year
New Listings	13	11	- 15.4%	43	34	- 20.9%
Sold Listings	1	4	+ 300.0%	10	9	- 10.0%
Median Sales Price*	\$599,000	\$309,500	- 48.3%	\$395,350	\$320,000	- 19.1%
Average Sales Price*	\$599,000	\$292,250	- 51.2%	\$412,720	\$309,778	- 24.9%
Percent of List Price Received*	93.7%	97.9%	+ 4.5%	97.8%	97.7%	- 0.1%
Days on Market Until Sale	553	40	- 92.8%	110	82	- 25.5%
Inventory of Homes for Sale	57	38	- 33.3%	--	--	--
Months Supply of Inventory	12.0	7.5	- 37.5%	--	--	--

\* 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

