

Local Market Update for February 2015

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

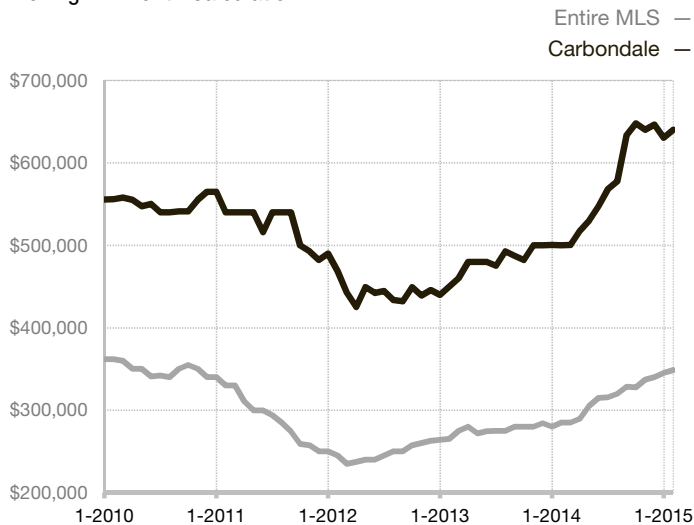
	February			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 02-2014	Thru 2-2015	Percent Change from Previous Year
New Listings	9	11	+ 22.2%	17	24	+ 41.2%
Sold Listings	3	3	0.0%	8	11	+ 37.5%
Median Sales Price*	\$500,000	\$745,000	+ 49.0%	\$632,500	\$497,500	- 21.3%
Average Sales Price*	\$550,000	\$891,667	+ 62.1%	\$770,750	\$651,136	- 15.5%
Percent of List Price Received*	94.4%	93.3%	- 1.2%	95.4%	94.5%	- 0.9%
Days on Market Until Sale	67	204	+ 204.5%	52	96	+ 84.6%
Inventory of Homes for Sale	96	80	- 16.7%	--	--	--
Months Supply of Inventory	8.3	6.4	- 22.9%	--	--	--

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

	February			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 02-2014	Thru 2-2015	Percent Change from Previous Year
New Listings	2	8	+ 300.0%	7	16	+ 128.6%
Sold Listings	3	2	- 33.3%	5	5	0.0%
Median Sales Price*	\$395,700	\$382,000	- 3.5%	\$395,000	\$335,000	- 15.2%
Average Sales Price*	\$445,233	\$382,000	- 14.2%	\$360,140	\$323,800	- 10.1%
Percent of List Price Received*	97.8%	99.4%	+ 1.6%	98.5%	97.5%	- 1.0%
Days on Market Until Sale	48	255	+ 431.3%	35	115	+ 228.6%
Inventory of Homes for Sale	32	34	+ 6.3%	--	--	--
Months Supply of Inventory	5.6	7.2	+ 28.6%	--	--	--

* 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

