

# Local Market Update for January 2016

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

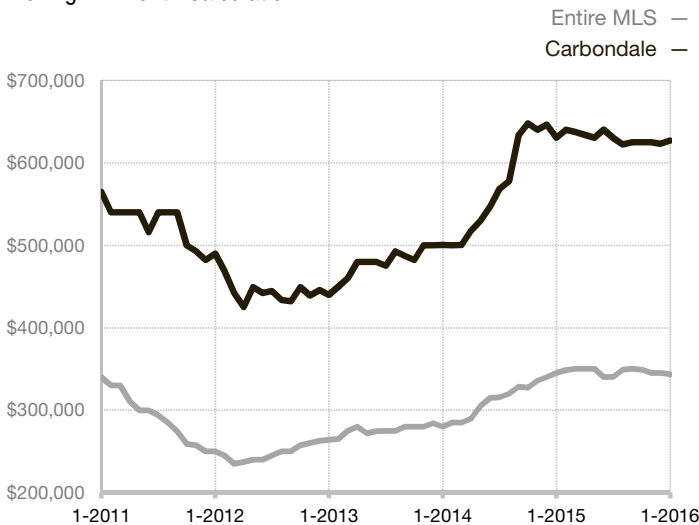
Single Family Key Metrics	January			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 01-2015	Thru 1-2016	Percent Change from Previous Year
New Listings	13	7	- 46.2%	13	7	- 46.2%
Sold Listings	8	5	- 37.5%	8	5	- 37.5%
Median Sales Price*	\$477,500	<b>\$625,000</b>	+ 30.9%	\$477,500	<b>\$625,000</b>	+ 30.9%
Average Sales Price*	\$560,938	<b>\$863,780</b>	+ 54.0%	\$560,938	<b>\$863,780</b>	+ 54.0%
Percent of List Price Received*	95.0%	<b>96.1%</b>	+ 1.2%	95.0%	<b>96.1%</b>	+ 1.2%
Days on Market Until Sale	50	<b>286</b>	+ 472.0%	50	<b>286</b>	+ 472.0%
Inventory of Homes for Sale	100	<b>90</b>	- 10.0%	--	--	--
Months Supply of Inventory	8.1	<b>7.8</b>	- 3.7%	--	--	--

\* 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 Key Metrics	January			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 01-2015	Thru 1-2016	Percent Change from Previous Year
New Listings	9	3	- 66.7%	9	3	- 66.7%
Sold Listings	3	4	+ 33.3%	3	4	+ 33.3%
Median Sales Price*	\$300,000	<b>\$314,625</b>	+ 4.9%	\$300,000	<b>\$314,625</b>	+ 4.9%
Average Sales Price*	\$285,000	<b>\$288,563</b>	+ 1.3%	\$285,000	<b>\$288,563</b>	+ 1.3%
Percent of List Price Received*	96.2%	<b>96.4%</b>	+ 0.2%	96.2%	<b>96.4%</b>	+ 0.2%
Days on Market Until Sale	21	<b>94</b>	+ 347.6%	21	<b>94</b>	+ 347.6%
Inventory of Homes for Sale	56	<b>29</b>	- 48.2%	--	--	--
Months Supply of Inventory	11.6	<b>4.4</b>	- 62.1%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

