

# Local Market Update for May 2015

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

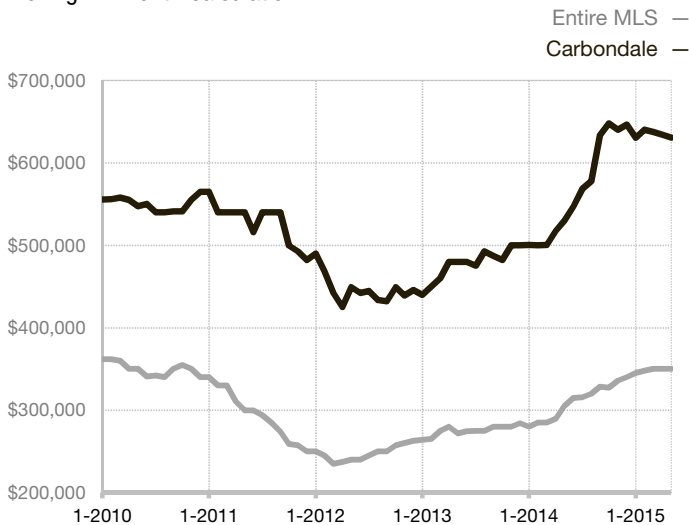
Single Family Key Metrics	May			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 05-2014	Thru 5-2015	Percent Change from Previous Year
New Listings	35	23	- 34.3%	103	109	+ 5.8%
Sold Listings	11	12	+ 9.1%	39	44	+ 12.8%
Median Sales Price*	\$650,000	<b>\$642,500</b>	- 1.2%	\$625,000	<b>\$604,500</b>	- 3.3%
Average Sales Price*	\$723,909	<b>\$850,923</b>	+ 17.5%	\$752,415	<b>\$713,627</b>	- 5.2%
Percent of List Price Received*	96.1%	<b>96.2%</b>	+ 0.1%	96.1%	<b>95.8%</b>	- 0.3%
Days on Market Until Sale	96	109	+ 13.5%	115	109	- 5.2%
Inventory of Homes for Sale	134	113	- 15.7%	--	--	--
Months Supply of Inventory	11.9	9.0	- 24.4%	--	--	--

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

Townhouse-Condo Key Metrics	May			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 05-2014	Thru 5-2015	Percent Change from Previous Year
New Listings	9	5	- 44.4%	52	40	- 23.1%
Sold Listings	6	10	+ 66.7%	16	19	+ 18.8%
Median Sales Price*	\$297,950	<b>\$361,250</b>	+ 21.2%	\$357,500	<b>\$339,000</b>	- 5.2%
Average Sales Price*	\$309,317	<b>\$395,050</b>	+ 27.7%	\$373,944	<b>\$354,658</b>	- 5.2%
Percent of List Price Received*	98.2%	<b>98.1%</b>	- 0.1%	97.9%	<b>97.9%</b>	0.0%
Days on Market Until Sale	90	80	- 11.1%	102	81	- 20.6%
Inventory of Homes for Sale	59	31	- 47.5%	--	--	--
Months Supply of Inventory	12.2	5.7	- 53.3%	--	--	--

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

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



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

