

Local Market Update for October 2016

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

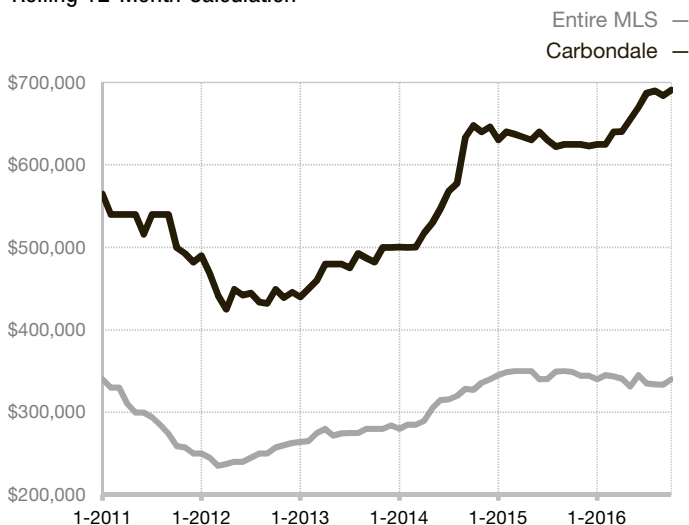
Single Family	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
New Listings	11	14	+ 27.3%	232	214	- 7.8%
Sold Listings	8	13	+ 62.5%	115	122	+ 6.1%
Median Sales Price*	\$639,250	\$760,000	+ 18.9%	\$623,000	\$725,000	+ 16.4%
Average Sales Price*	\$913,250	\$777,769	- 14.8%	\$748,319	\$842,235	+ 12.6%
Percent of List Price Received*	95.8%	97.4%	+ 1.7%	96.1%	96.3%	+ 0.2%
Days on Market Until Sale	96	154	+ 60.4%	101	148	+ 46.5%
Inventory of Homes for Sale	144	104	- 27.8%	--	--	--
Months Supply of Inventory	11.6	8.4	- 27.6%	--	--	--

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

Townhouse-Condo	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
New Listings	8	4	- 50.0%	87	100	+ 14.9%
Sold Listings	9	9	0.0%	57	59	+ 3.5%
Median Sales Price*	\$425,000	\$380,000	- 10.6%	\$379,000	\$365,000	- 3.7%
Average Sales Price*	\$550,294	\$407,389	- 26.0%	\$411,945	\$435,406	+ 5.7%
Percent of List Price Received*	96.1%	94.8%	- 1.4%	97.6%	97.8%	+ 0.2%
Days on Market Until Sale	189	82	- 56.6%	99	120	+ 21.2%
Inventory of Homes for Sale	46	45	- 2.2%	--	--	--
Months Supply of Inventory	7.8	7.4	- 5.1%	--	--	--

* 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

