

Local Market Update for October 2015

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

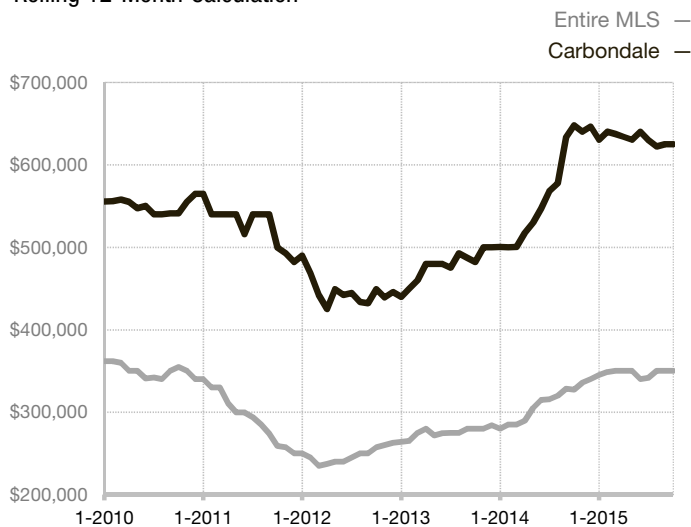
Single Family	October			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 10-2014	Thru 10-2015	Percent Change from Previous Year
New Listings	8	10	+ 25.0%	205	230	+ 12.2%
Sold Listings	11	8	- 27.3%	112	115	+ 2.7%
Median Sales Price*	\$700,000	\$639,250	- 8.7%	\$650,000	\$623,000	- 4.2%
Average Sales Price*	\$763,773	\$913,250	+ 19.6%	\$778,864	\$748,319	- 3.9%
Percent of List Price Received*	92.9%	95.8%	+ 3.1%	95.4%	96.1%	+ 0.7%
Days on Market Until Sale	182	96	- 47.3%	132	101	- 23.5%
Inventory of Homes for Sale	126	112	- 11.1%	--	--	--
Months Supply of Inventory	11.2	9.0	- 19.6%	--	--	--

* 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	2014	2015	Percent Change from Previous Year	Thru 10-2014	Thru 10-2015	Percent Change from Previous Year
New Listings	2	8	+ 300.0%	77	84	+ 9.1%
Sold Listings	7	9	+ 28.6%	49	57	+ 16.3%
Median Sales Price*	\$315,500	\$425,000	+ 34.7%	\$372,500	\$379,000	+ 1.7%
Average Sales Price*	\$343,571	\$550,294	+ 60.2%	\$379,727	\$411,838	+ 8.5%
Percent of List Price Received*	98.4%	96.1%	- 2.3%	97.9%	97.6%	- 0.3%
Days on Market Until Sale	167	189	+ 13.2%	91	99	+ 8.8%
Inventory of Homes for Sale	45	33	- 26.7%	--	--	--
Months Supply of Inventory	9.2	5.6	- 39.1%	--	--	--

* 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

