

# Local Market Update for Quarter 3-2013

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

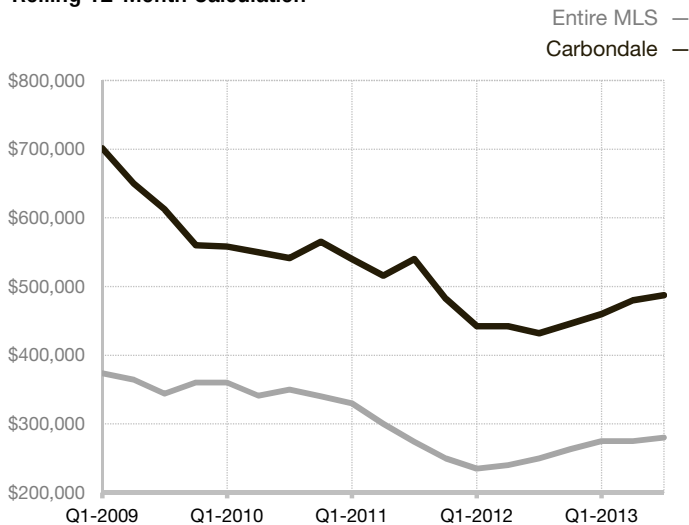
Single Family	Quarter 3			Year to Date		
Key Metrics	2012	2013	Percent Change from Previous Year	Thru Q3-2012	Thru Q3-2013	Percent Change from Previous Year
New Listings	71	52	- 26.8%	209	166	- 20.6%
Sold Listings	47	57	+ 21.3%	127	117	- 7.9%
Median Sales Price*	\$440,000	<b>\$475,000</b>	+ 8.0%	\$435,000	<b>\$496,000</b>	+ 14.0%
Average Sales Price*	\$569,773	<b>\$582,133</b>	+ 2.2%	\$552,538	<b>\$565,748</b>	+ 2.4%
Percent of List Price Received*	94.6%	<b>96.1%</b>	+ 1.6%	93.9%	<b>96.4%</b>	+ 2.7%
Days on Market Until Sale	130	110	- 15.4%	147	109	- 25.9%
Inventory of Homes for Sale	146	118	- 19.2%	--	--	--
Months Supply of Inventory	11.5	8.6	- 25.2%	--	--	--

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

Townhouse-Condo	Quarter 3			Year to Date		
Key Metrics	2012	2013	Percent Change from Previous Year	Thru Q3-2012	Thru Q3-2013	Percent Change from Previous Year
New Listings	16	27	+ 68.8%	67	71	+ 6.0%
Sold Listings	15	21	+ 40.0%	49	66	+ 34.7%
Median Sales Price*	\$195,000	<b>\$280,000</b>	+ 43.6%	\$184,900	<b>\$284,187</b>	+ 53.7%
Average Sales Price*	\$195,707	<b>\$316,423</b>	+ 61.7%	\$217,320	<b>\$338,128</b>	+ 55.6%
Percent of List Price Received*	98.4%	<b>98.2%</b>	- 0.2%	98.5%	<b>98.4%</b>	- 0.1%
Days on Market Until Sale	66	76	+ 15.2%	122	73	- 40.2%
Inventory of Homes for Sale	36	30	- 16.7%	--	--	--
Months Supply of Inventory	6.9	4.3	- 37.7%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. Note: 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

