

# Local Market Update for Quarter 2-2014

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

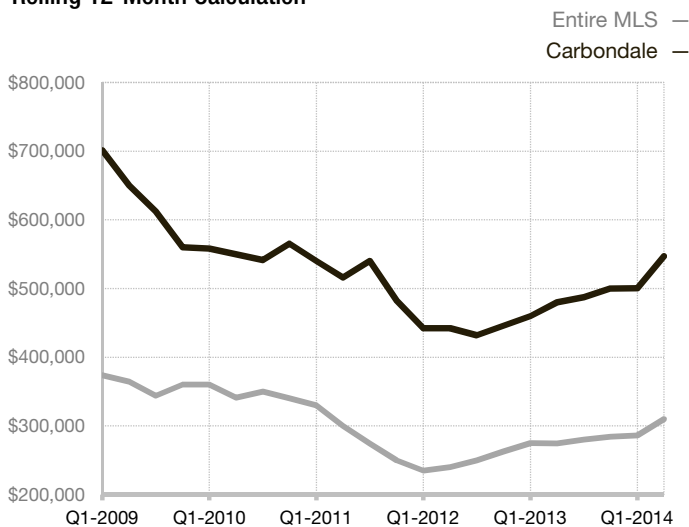
Single Family	Quarter 2			Year to Date		
Key Metrics	2013	2014	Percent Change from Previous Year	Thru Q2-2013	Thru Q2-2014	Percent Change from Previous Year
New Listings	75	91	+ 21.3%	114	128	+ 12.3%
Sold Listings	33	34	+ 3.0%	60	55	- 8.3%
Median Sales Price*	\$500,000	<b>\$637,500</b>	+ 27.5%	\$498,600	<b>\$623,000</b>	+ 24.9%
Average Sales Price*	\$547,568	<b>\$751,897</b>	+ 37.3%	\$550,183	<b>\$744,149</b>	+ 35.3%
Percent of List Price Received*	96.2%	<b>95.7%</b>	- 0.5%	96.6%	<b>95.8%</b>	- 0.8%
Days on Market Until Sale	103	<b>106</b>	+ 2.9%	108	<b>107</b>	- 0.9%
Inventory of Homes for Sale	125	<b>122</b>	- 2.4%	--	--	--
Months Supply of Inventory	9.7	<b>10.4</b>	+ 7.2%	--	--	--

\* 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	Quarter 2			Year to Date		
Key Metrics	2013	2014	Percent Change from Previous Year	Thru Q2-2013	Thru Q2-2014	Percent Change from Previous Year
New Listings	16	29	+ 81.3%	44	60	+ 36.4%
Sold Listings	21	12	- 42.9%	45	21	- 53.3%
Median Sales Price*	\$277,000	<b>\$372,500</b>	+ 34.5%	\$290,000	<b>\$375,000</b>	+ 29.3%
Average Sales Price*	\$406,812	<b>\$377,658</b>	- 7.2%	\$348,257	<b>\$383,814</b>	+ 10.2%
Percent of List Price Received*	98.1%	<b>97.6%</b>	- 0.5%	98.4%	<b>97.9%</b>	- 0.5%
Days on Market Until Sale	75	<b>104</b>	+ 38.7%	71	<b>85</b>	+ 19.7%
Inventory of Homes for Sale	21	<b>38</b>	+ 81.0%	--	--	--
Months Supply of Inventory	3.2	<b>8.3</b>	+ 159.4%	--	--	--

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

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



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

