

# Local Market Update for Quarter 4-2013

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

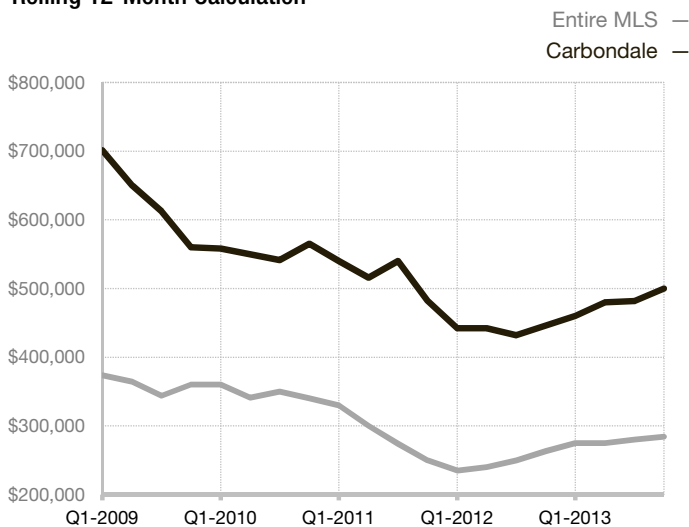
Single Family	Quarter 4			Year to Date		
Key Metrics	2012	2013	Percent Change from Previous Year	Thru Q4-2012	Thru Q4-2013	Percent Change from Previous Year
New Listings	39	26	- 33.3%	249	193	- 22.5%
Sold Listings	47	29	- 38.3%	174	147	- 15.5%
Median Sales Price*	\$480,000	\$570,000	+ 18.8%	\$445,750	\$500,000	+ 12.2%
Average Sales Price*	\$808,840	\$630,763	- 22.0%	\$621,769	\$575,372	- 7.5%
Percent of List Price Received*	96.1%	97.3%	+ 1.2%	94.5%	96.5%	+ 2.1%
Days on Market Until Sale	143	227	+ 58.7%	149	115	- 22.8%
Inventory of Homes for Sale	123	78	- 36.6%	--	--	--
Months Supply of Inventory	8.5	6.4	- 24.7%	--	--	--

\* 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.

Townhouse-Condo	Quarter 4			Year to Date		
Key Metrics	2012	2013	Percent Change from Previous Year	Thru Q4-2012	Thru Q4-2013	Percent Change from Previous Year
New Listings	22	15	- 31.8%	89	86	- 3.4%
Sold Listings	18	12	- 33.3%	67	79	+ 17.9%
Median Sales Price*	\$254,500	\$283,800	+ 11.5%	\$205,000	\$283,373	+ 38.2%
Average Sales Price*	\$403,172	\$296,352	- 26.5%	\$267,251	\$330,540	+ 23.7%
Percent of List Price Received*	92.6%	98.1%	+ 5.9%	96.9%	98.2%	+ 1.3%
Days on Market Until Sale	135	12	- 91.1%	127	64	- 49.6%
Inventory of Homes for Sale	31	24	- 22.6%	--	--	--
Months Supply of Inventory	5.6	3.6	- 35.7%	--	--	--

\* 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

