

# Local Market Update for May 2016

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

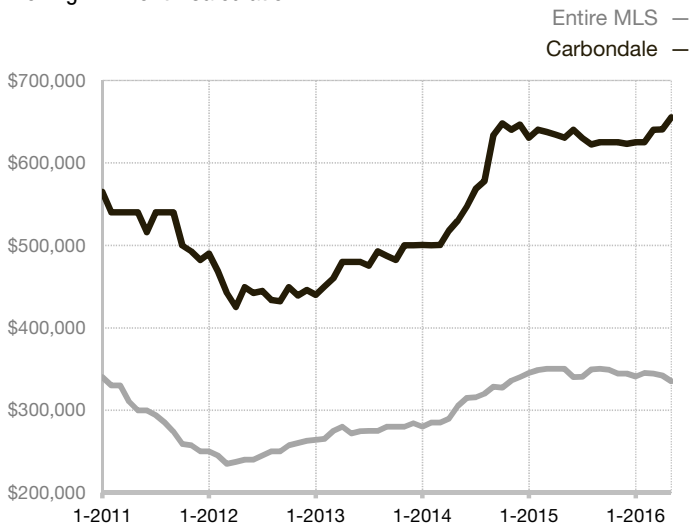
Single Family	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 5-2016	Percent Change from Previous Year
New Listings	25	29	+ 16.0%	113	96	- 15.0%
Sold Listings	12	11	- 8.3%	44	42	- 4.5%
Median Sales Price*	\$642,500	<b>\$699,000</b>	+ 8.8%	\$604,500	<b>\$695,500</b>	+ 15.1%
Average Sales Price*	\$850,923	<b>\$738,991</b>	- 13.2%	\$713,627	<b>\$786,845</b>	+ 10.3%
Percent of List Price Received*	96.2%	<b>95.3%</b>	- 0.9%	95.8%	<b>95.6%</b>	- 0.2%
Days on Market Until Sale	109	<b>173</b>	+ 58.7%	109	<b>191</b>	+ 75.2%
Inventory of Homes for Sale	126	<b>109</b>	- 13.5%	--	--	--
Months Supply of Inventory	10.0	<b>9.4</b>	- 6.0%	--	--	--

\* 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	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 5-2016	Percent Change from Previous Year
New Listings	5	15	+ 200.0%	43	44	+ 2.3%
Sold Listings	10	8	- 20.0%	19	25	+ 31.6%
Median Sales Price*	\$361,250	<b>\$354,500</b>	- 1.9%	\$339,000	<b>\$345,000</b>	+ 1.8%
Average Sales Price*	\$395,050	<b>\$389,313</b>	- 1.5%	\$354,658	<b>\$395,010</b>	+ 11.4%
Percent of List Price Received*	98.1%	<b>99.7%</b>	+ 1.6%	97.9%	<b>98.5%</b>	+ 0.6%
Days on Market Until Sale	80	<b>172</b>	+ 115.0%	81	<b>171</b>	+ 111.1%
Inventory of Homes for Sale	44	<b>41</b>	- 6.8%	--	--	--
Months Supply of Inventory	8.1	<b>6.4</b>	- 21.0%	--	--	--

\* 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

