

# Local Market Update for November 2015

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

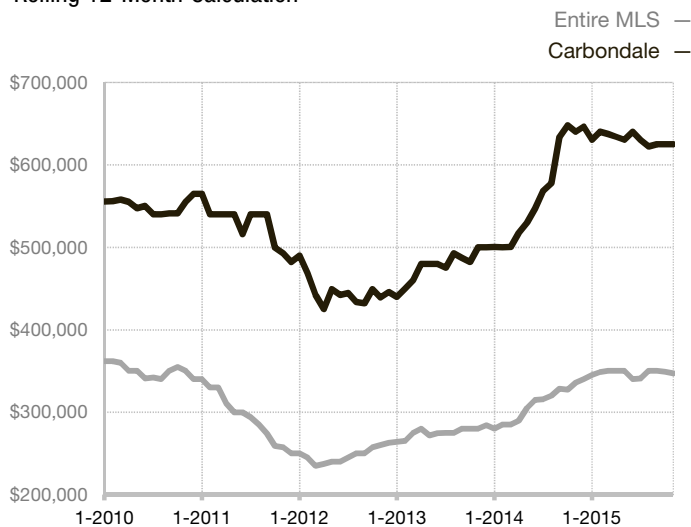
	November			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 11-2014	Thru 11-2015	Percent Change from Previous Year
New Listings	9	10	+ 11.1%	214	241	+ 12.6%
Sold Listings	17	11	- 35.3%	129	126	- 2.3%
Median Sales Price*	\$542,500	\$585,000	+ 7.8%	\$640,000	\$620,000	- 3.1%
Average Sales Price*	\$725,288	\$644,091	- 11.2%	\$771,804	\$739,220	- 4.2%
Percent of List Price Received*	95.3%	97.1%	+ 1.9%	95.4%	96.2%	+ 0.8%
Days on Market Until Sale	109	47	- 56.9%	129	97	- 24.8%
Inventory of Homes for Sale	111	105	- 5.4%	--	--	--
Months Supply of Inventory	9.4	8.8	- 6.4%	--	--	--

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

	November			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 11-2014	Thru 11-2015	Percent Change from Previous Year
New Listings	6	5	- 16.7%	85	92	+ 8.2%
Sold Listings	2	4	+ 100.0%	51	61	+ 19.6%
Median Sales Price*	\$380,000	\$653,750	+ 72.0%	\$372,500	\$382,000	+ 2.6%
Average Sales Price*	\$380,000	\$627,500	+ 65.1%	\$379,737	\$426,080	+ 12.2%
Percent of List Price Received*	96.9%	94.6%	- 2.4%	97.8%	97.4%	- 0.4%
Days on Market Until Sale	331	135	- 59.2%	101	101	0.0%
Inventory of Homes for Sale	44	32	- 27.3%	--	--	--
Months Supply of Inventory	8.9	5.3	- 40.4%	--	--	--

\* 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

