

Local Market Update for Quarter 4-2014

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

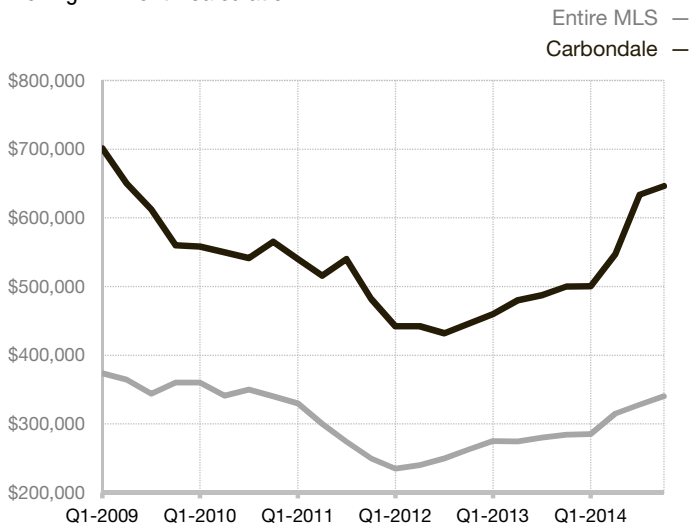
Single Family Key Metrics	Quarter 4			Year to Date		
	2013	2014	Percent Change from Previous Year	Thru Q4-2013	Thru Q4-2014	Percent Change from Previous Year
New Listings	26	28	+ 7.7%	193	223	+ 15.5%
Sold Listings	29	45	+ 55.2%	146	146	0.0%
Median Sales Price*	\$570,000	\$650,000	+ 14.0%	\$500,000	\$646,250	+ 29.3%
Average Sales Price*	\$630,763	\$768,525	+ 21.8%	\$578,662	\$776,815	+ 34.2%
Percent of List Price Received*	97.3%	93.7%	- 3.7%	96.6%	95.1%	- 1.6%
Days on Market Until Sale	137	156	+ 13.9%	115	135	+ 17.4%
Inventory of Homes for Sale	93	83	- 10.8%	--	--	--
Months Supply of Inventory	7.6	6.8	- 10.5%	--	--	--

* 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 Key Metrics	Quarter 4			Year to Date		
	2013	2014	Percent Change from Previous Year	Thru Q4-2013	Thru Q4-2014	Percent Change from Previous Year
New Listings	15	9	- 40.0%	86	83	- 3.5%
Sold Listings	12	15	+ 25.0%	79	57	- 27.8%
Median Sales Price*	\$283,800	\$405,000	+ 42.7%	\$283,373	\$375,000	+ 32.3%
Average Sales Price*	\$296,352	\$391,567	+ 32.1%	\$330,540	\$387,282	+ 17.2%
Percent of List Price Received*	98.1%	97.9%	- 0.2%	98.2%	97.8%	- 0.4%
Days on Market Until Sale	50	216	+ 332.0%	69	115	+ 66.7%
Inventory of Homes for Sale	33	25	- 24.2%	--	--	--
Months Supply of Inventory	5.0	5.3	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

