

Local Market Update for March 2015

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

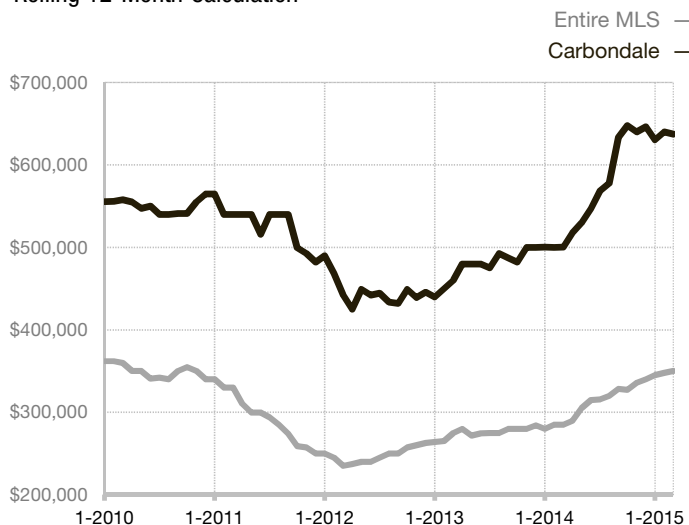
	March			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 03-2014	Thru 3-2015	Percent Change from Previous Year
New Listings	21	17	- 19.0%	38	42	+ 10.5%
Sold Listings	13	9	- 30.8%	21	20	- 4.8%
Median Sales Price*	\$520,000	\$495,000	- 4.8%	\$590,000	\$496,250	- 15.9%
Average Sales Price*	\$707,515	\$552,444	- 21.9%	\$731,605	\$606,725	- 17.1%
Percent of List Price Received*	96.3%	98.3%	+ 2.1%	95.9%	96.2%	+ 0.3%
Days on Market Until Sale	147	62	- 57.8%	109	80	- 26.6%
Inventory of Homes for Sale	101	79	- 21.8%	--	--	--
Months Supply of Inventory	8.7	6.5	- 25.3%	--	--	--

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

	March			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 03-2014	Thru 3-2015	Percent Change from Previous Year
New Listings	23	4	- 82.6%	30	22	- 26.7%
Sold Listings	4	0	- 100.0%	9	5	- 44.4%
Median Sales Price*	\$397,500	\$0	- 100.0%	\$395,000	\$335,000	- 15.2%
Average Sales Price*	\$431,875	\$0	- 100.0%	\$392,022	\$323,800	- 17.4%
Percent of List Price Received*	97.9%	0.0%	- 100.0%	98.2%	97.5%	- 0.7%
Days on Market Until Sale	94	0	- 100.0%	61	115	+ 88.5%
Inventory of Homes for Sale	51	35	- 31.4%	--	--	--
Months Supply of Inventory	9.6	7.3	- 24.0%	--	--	--

* 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

