

Local Market Update for December 2015

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

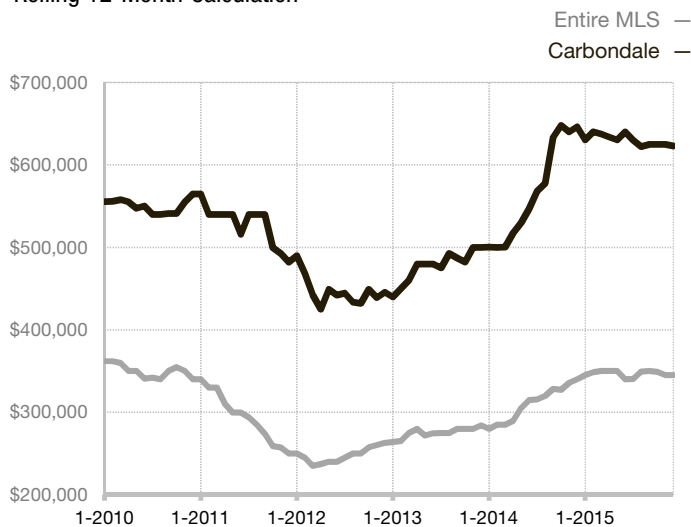
Single Family	December			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 12-2014	Thru 12-2015	Percent Change from Previous Year
New Listings	12	3	- 75.0%	226	244	+ 8.0%
Sold Listings	17	15	- 11.8%	146	141	- 3.4%
Median Sales Price*	\$720,000	\$640,000	- 11.1%	\$646,250	\$623,000	- 3.6%
Average Sales Price*	\$814,837	\$634,067	- 22.2%	\$776,815	\$728,033	- 6.3%
Percent of List Price Received*	92.5%	96.3%	+ 4.1%	95.1%	96.2%	+ 1.2%
Days on Market Until Sale	190	158	- 16.8%	135	103	- 23.7%
Inventory of Homes for Sale	100	96	- 4.0%	--	--	--
Months Supply of Inventory	8.2	8.2	0.0%	--	--	--

* 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	December			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 12-2014	Thru 12-2015	Percent Change from Previous Year
New Listings	5	1	- 80.0%	90	93	+ 3.3%
Sold Listings	6	9	+ 50.0%	57	70	+ 22.8%
Median Sales Price*	\$459,000	\$375,000	- 18.3%	\$375,000	\$381,000	+ 1.6%
Average Sales Price*	\$451,417	\$372,333	- 17.5%	\$387,282	\$419,170	+ 8.2%
Percent of List Price Received*	97.6%	97.8%	+ 0.2%	97.8%	97.5%	- 0.3%
Days on Market Until Sale	235	49	- 79.1%	115	94	- 18.3%
Inventory of Homes for Sale	46	28	- 39.1%	--	--	--
Months Supply of Inventory	9.7	4.4	- 54.6%	--	--	--

* 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

