

Local Market Update for April 2016

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

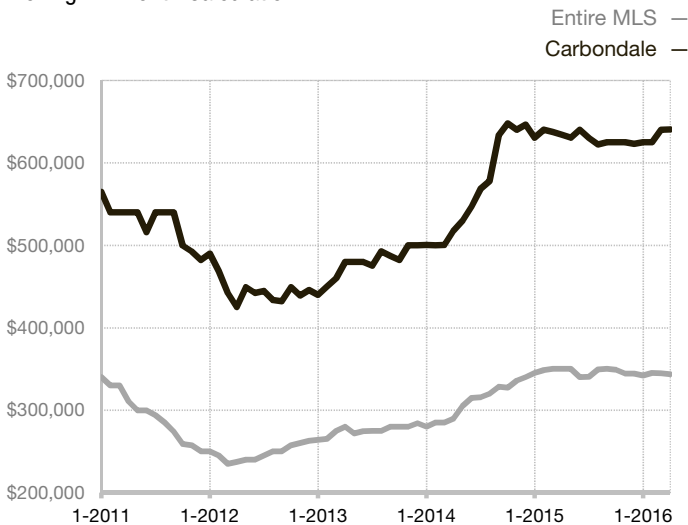
Single Family Key Metrics	April			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 4-2016	Percent Change from Previous Year
New Listings	44	31	- 29.5%	88	65	- 26.1%
Sold Listings	12	9	- 25.0%	32	31	- 3.1%
Median Sales Price*	\$625,000	\$680,000	+ 8.8%	\$567,500	\$692,000	+ 21.9%
Average Sales Price*	\$754,500	\$745,368	- 1.2%	\$662,141	\$803,825	+ 21.4%
Percent of List Price Received*	94.6%	95.9%	+ 1.4%	95.6%	95.7%	+ 0.1%
Days on Market Until Sale	154	95	- 38.3%	109	197	+ 80.7%
Inventory of Homes for Sale	121	101	- 16.5%	--	--	--
Months Supply of Inventory	9.7	8.7	- 10.3%	--	--	--

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

Townhouse-Condo Key Metrics	April			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 4-2016	Percent Change from Previous Year
New Listings	13	8	- 38.5%	38	29	- 23.7%
Sold Listings	4	5	+ 25.0%	9	16	+ 77.8%
Median Sales Price*	\$309,500	\$340,000	+ 9.9%	\$320,000	\$349,500	+ 9.2%
Average Sales Price*	\$292,250	\$393,721	+ 34.7%	\$309,778	\$401,297	+ 29.5%
Percent of List Price Received*	97.9%	98.1%	+ 0.2%	97.7%	97.6%	- 0.1%
Days on Market Until Sale	40	180	+ 350.0%	82	167	+ 103.7%
Inventory of Homes for Sale	50	33	- 34.0%	--	--	--
Months Supply of Inventory	9.8	5.1	- 48.0%	--	--	--

* 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

