

Local Market Update for June 2016

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

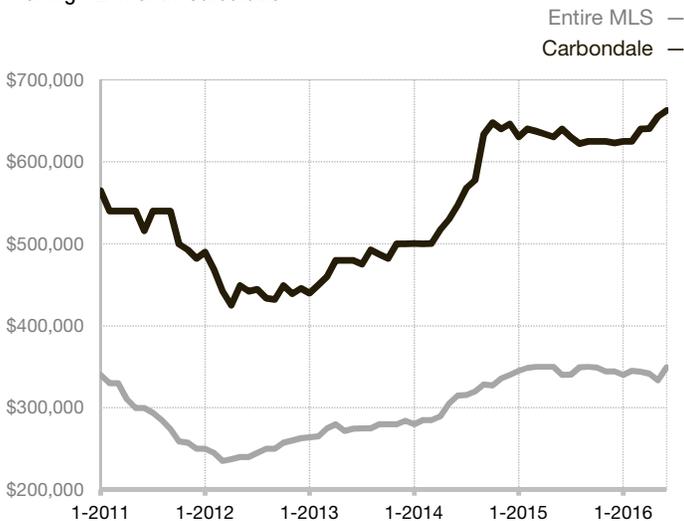
Single Family Key Metrics	June			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 06-2015	Thru 6-2016	Percent Change from Previous Year
New Listings	36	29	- 19.4%	149	131	- 12.1%
Sold Listings	17	24	+ 41.2%	61	66	+ 8.2%
Median Sales Price*	\$656,500	\$727,500	+ 10.8%	\$605,000	\$712,000	+ 17.7%
Average Sales Price*	\$717,806	\$877,764	+ 22.3%	\$714,791	\$819,906	+ 14.7%
Percent of List Price Received*	95.7%	96.5%	+ 0.8%	95.8%	95.9%	+ 0.1%
Days on Market Until Sale	90	122	+ 35.6%	103	165	+ 60.2%
Inventory of Homes for Sale	143	130	- 9.1%	--	--	--
Months Supply of Inventory	11.3	10.7	- 5.3%	--	--	--

* 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	June			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 06-2015	Thru 6-2016	Percent Change from Previous Year
New Listings	7	14	+ 100.0%	50	58	+ 16.0%
Sold Listings	4	5	+ 25.0%	23	30	+ 30.4%
Median Sales Price*	\$363,000	\$655,000	+ 80.4%	\$339,000	\$349,500	+ 3.1%
Average Sales Price*	\$447,375	\$577,700	+ 29.1%	\$370,783	\$425,458	+ 14.7%
Percent of List Price Received*	99.0%	99.4%	+ 0.4%	98.1%	98.6%	+ 0.5%
Days on Market Until Sale	113	209	+ 85.0%	86	177	+ 105.8%
Inventory of Homes for Sale	45	45	0.0%	--	--	--
Months Supply of Inventory	8.5	6.9	- 18.8%	--	--	--

* 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

