

Local Market Update for July 2016

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

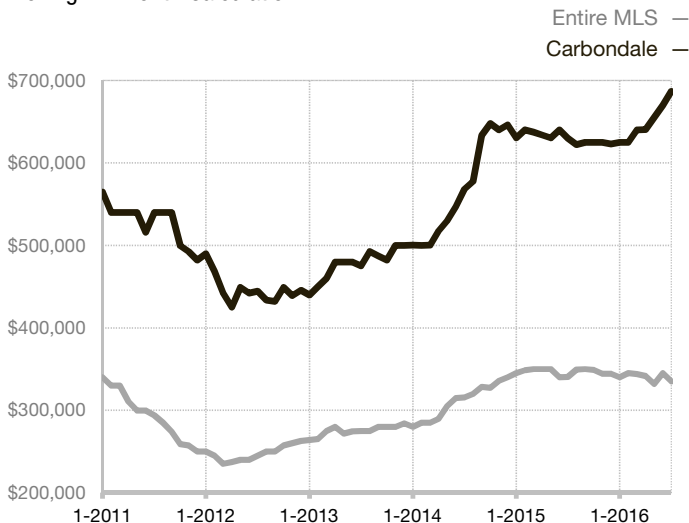
Single Family	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 7-2016	Percent Change from Previous Year
New Listings	25	17	- 32.0%	174	152	- 12.6%
Sold Listings	17	10	- 41.2%	78	77	- 1.3%
Median Sales Price*	\$625,000	\$1,035,000	+ 65.6%	\$607,500	\$730,000	+ 20.2%
Average Sales Price*	\$755,500	\$1,052,180	+ 39.3%	\$723,664	\$858,547	+ 18.6%
Percent of List Price Received*	98.0%	95.4%	- 2.7%	96.2%	95.8%	- 0.4%
Days on Market Until Sale	116	141	+ 21.6%	106	164	+ 54.7%
Inventory of Homes for Sale	141	127	- 9.9%	--	--	--
Months Supply of Inventory	11.0	10.9	- 0.9%	--	--	--

* 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	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 7-2016	Percent Change from Previous Year
New Listings	9	11	+ 22.2%	59	70	+ 18.6%
Sold Listings	12	5	- 58.3%	35	35	0.0%
Median Sales Price*	\$403,500	\$474,000	+ 17.5%	\$355,000	\$356,250	+ 0.4%
Average Sales Price*	\$431,292	\$481,100	+ 11.5%	\$391,529	\$433,407	+ 10.7%
Percent of List Price Received*	95.5%	96.2%	+ 0.7%	97.2%	98.3%	+ 1.1%
Days on Market Until Sale	74	86	+ 16.2%	82	164	+ 100.0%
Inventory of Homes for Sale	43	47	+ 9.3%	--	--	--
Months Supply of Inventory	7.8	7.9	+ 1.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

