

Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

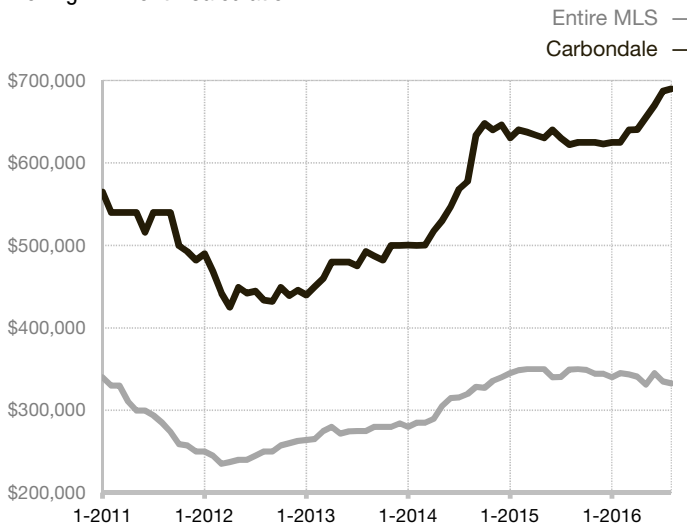
| Single Family | August | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2015 | 2016 | Percent Change from Previous Year | Thru 08-2015 | Thru 8-2016 | Percent Change from Previous Year |
| New Listings | 27 | 25 | - 7.4% | 201 | 179 | - 10.9% |
| Sold Listings | 15 | 16 | + 6.7% | 93 | 93 | 0.0% |
| Median Sales Price* | \$585,000 | \$632,500 | + 8.1% | \$604,000 | \$699,000 | + 15.7% |
| Average Sales Price* | \$704,733 | \$861,463 | + 22.2% | \$720,610 | \$859,049 | + 19.2% |
| Percent of List Price Received* | 96.2% | 97.2% | + 1.0% | 96.2% | 96.1% | - 0.1% |
| Days on Market Until Sale | 85 | 119 | + 40.0% | 103 | 156 | + 51.5% |
| Inventory of Homes for Sale | 154 | 131 | - 14.9% | -- | -- | -- |
| Months Supply of Inventory | 12.2 | 11.1 | - 9.0% | -- | -- | -- |

* 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 | August | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2015 | 2016 | Percent Change from Previous Year | Thru 08-2015 | Thru 8-2016 | Percent Change from Previous Year |
| New Listings | 14 | 11 | - 21.4% | 73 | 82 | + 12.3% |
| Sold Listings | 5 | 8 | + 60.0% | 40 | 43 | + 7.5% |
| Median Sales Price* | \$382,000 | \$412,500 | + 8.0% | \$356,250 | \$358,700 | + 0.7% |
| Average Sales Price* | \$344,945 | \$492,000 | + 42.6% | \$385,706 | \$444,308 | + 15.2% |
| Percent of List Price Received* | 101.0% | 97.6% | - 3.4% | 97.7% | 98.2% | + 0.5% |
| Days on Market Until Sale | 10 | 35 | + 250.0% | 73 | 140 | + 91.8% |
| Inventory of Homes for Sale | 47 | 50 | + 6.4% | -- | -- | -- |
| Months Supply of Inventory | 8.3 | 8.1 | - 2.4% | -- | -- | -- |

* 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

