

Local Market Update for December 2016

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

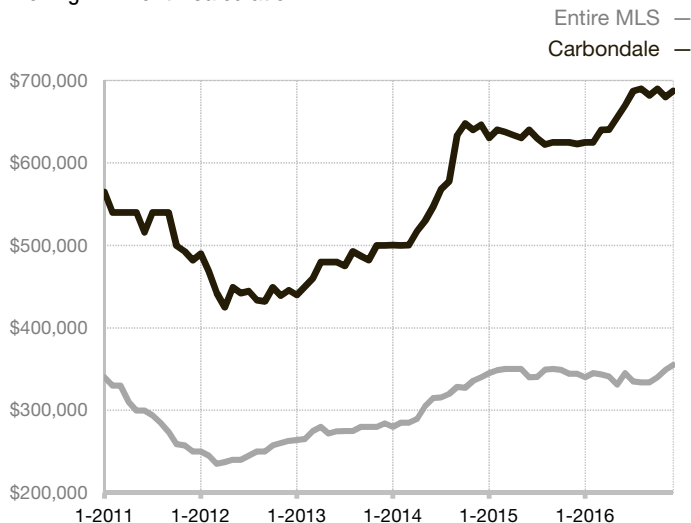
Single Family	December			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
New Listings	3	5	+ 66.7%	246	233	- 5.3%
Sold Listings	15	10	- 33.3%	141	154	+ 9.2%
Median Sales Price*	\$640,000	\$778,813	+ 21.7%	\$623,000	\$687,500	+ 10.4%
Average Sales Price*	\$634,067	\$886,923	+ 39.9%	\$728,033	\$832,600	+ 14.4%
Percent of List Price Received*	96.3%	96.6%	+ 0.3%	96.2%	96.3%	+ 0.1%
Days on Market Until Sale	158	109	- 31.0%	103	140	+ 35.9%
Inventory of Homes for Sale	122	80	- 34.4%	--	--	--
Months Supply of Inventory	10.4	6.2	- 40.4%	--	--	--

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

Townhouse-Condo	December			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
New Listings	1	3	+ 200.0%	93	109	+ 17.2%
Sold Listings	10	2	- 80.0%	71	72	+ 1.4%
Median Sales Price*	\$349,000	\$367,500	+ 5.3%	\$380,000	\$380,000	0.0%
Average Sales Price*	\$361,800	\$367,500	+ 1.6%	\$417,026	\$443,100	+ 6.3%
Percent of List Price Received*	98.0%	93.4%	- 4.7%	97.5%	97.7%	+ 0.2%
Days on Market Until Sale	72	117	+ 62.5%	97	117	+ 20.6%
Inventory of Homes for Sale	39	38	- 2.6%	--	--	--
Months Supply of Inventory	6.0	6.3	+ 5.0%	--	--	--

* 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

