

# Local Market Update for February 2017

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

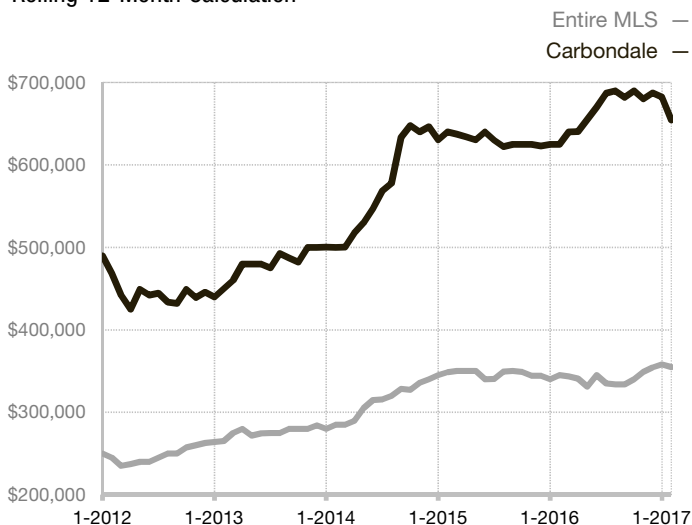
	February			Year to Date		
Single Family						
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 2-2017	Percent Change from Previous Year
New Listings	12	16	+ 33.3%	20	30	+ 50.0%
Sold Listings	9	9	0.0%	15	21	+ 40.0%
Median Sales Price*	\$800,000	\$540,000	- 32.5%	\$692,000	\$540,000	- 22.0%
Average Sales Price*	\$864,153	\$545,556	- 36.9%	\$841,752	\$806,823	- 4.1%
Percent of List Price Received*	96.2%	95.2%	- 1.0%	95.7%	95.0%	- 0.7%
Days on Market Until Sale	202	122	- 39.6%	225	138	- 38.7%
Inventory of Homes for Sale	116	88	- 24.1%	--	--	--
Months Supply of Inventory	9.6	6.6	- 31.3%	--	--	--

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

	February			Year to Date		
Townhouse-Condo						
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 2-2017	Percent Change from Previous Year
New Listings	4	8	+ 100.0%	9	14	+ 55.6%
Sold Listings	3	3	0.0%	7	10	+ 42.9%
Median Sales Price*	\$345,000	\$275,000	- 20.3%	\$345,000	\$385,000	+ 11.6%
Average Sales Price*	\$342,900	\$317,000	- 7.6%	\$311,850	\$438,850	+ 40.7%
Percent of List Price Received*	98.1%	97.5%	- 0.6%	97.1%	97.9%	+ 0.8%
Days on Market Until Sale	57	155	+ 171.9%	78	163	+ 109.0%
Inventory of Homes for Sale	35	42	+ 20.0%	--	--	--
Months Supply of Inventory	5.3	6.7	+ 26.4%	--	--	--

\* 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

