

Local Market Update for May 2017

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

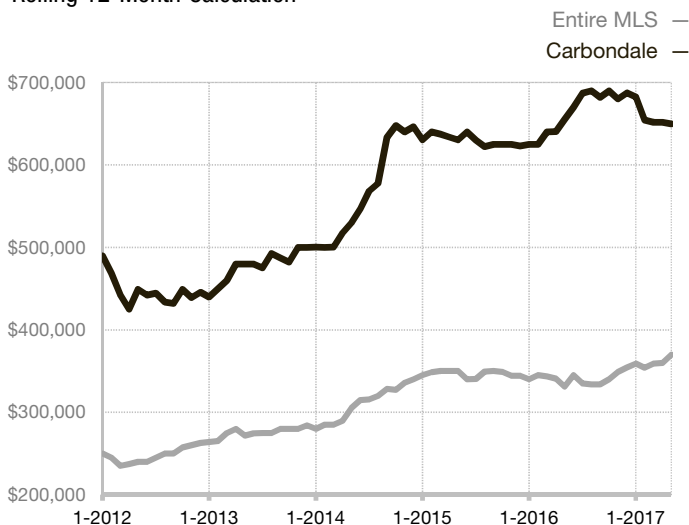
| Single Family | May | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2016 | 2017 | Percent Change from Previous Year | Thru 05-2016 | Thru 5-2017 | Percent Change from Previous Year |
| New Listings | 38 | 28 | - 26.3% | 105 | 114 | + 8.6% |
| Sold Listings | 11 | 20 | + 81.8% | 42 | 57 | + 35.7% |
| Median Sales Price* | \$699,000 | \$675,000 | - 3.4% | \$695,500 | \$622,000 | - 10.6% |
| Average Sales Price* | \$738,991 | \$787,625 | + 6.6% | \$786,845 | \$826,179 | + 5.0% |
| Percent of List Price Received* | 95.3% | 96.4% | + 1.2% | 95.6% | 95.7% | + 0.1% |
| Days on Market Until Sale | 173 | 120 | - 30.6% | 191 | 136 | - 28.8% |
| Inventory of Homes for Sale | 128 | 112 | - 12.5% | -- | -- | -- |
| Months Supply of Inventory | 11.1 | 8.0 | - 27.9% | -- | -- | -- |

* 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 | May | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2016 | 2017 | Percent Change from Previous Year | Thru 05-2016 | Thru 5-2017 | Percent Change from Previous Year |
| New Listings | 16 | 10 | - 37.5% | 47 | 37 | - 21.3% |
| Sold Listings | 8 | 9 | + 12.5% | 25 | 29 | + 16.0% |
| Median Sales Price* | \$354,500 | \$420,000 | + 18.5% | \$345,000 | \$420,000 | + 21.7% |
| Average Sales Price* | \$389,313 | \$407,000 | + 4.5% | \$395,010 | \$454,426 | + 15.0% |
| Percent of List Price Received* | 99.7% | 97.5% | - 2.2% | 98.5% | 97.0% | - 1.5% |
| Days on Market Until Sale | 172 | 139 | - 19.2% | 171 | 160 | - 6.4% |
| Inventory of Homes for Sale | 50 | 40 | - 20.0% | -- | -- | -- |
| Months Supply of Inventory | 7.8 | 6.3 | - 19.2% | -- | -- | -- |

* 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

