

Local Market Update for October 2017

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

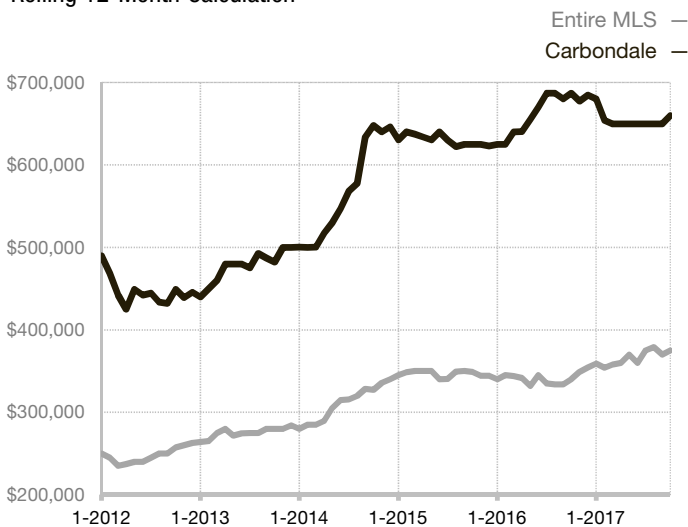
Single Family	October			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
Key Metrics						
New Listings	15	17	+ 13.3%	217	229	+ 5.5%
Sold Listings	13	19	+ 46.2%	122	136	+ 11.5%
Median Sales Price*	\$760,000	\$705,000	- 7.2%	\$712,000	\$690,000	- 3.1%
Average Sales Price*	\$777,692	\$797,412	+ 2.5%	\$839,604	\$810,347	- 3.5%
Percent of List Price Received*	97.4%	96.1%	- 1.3%	96.3%	95.9%	- 0.4%
Days on Market Until Sale	154	134	- 13.0%	149	130	- 12.8%
Inventory of Homes for Sale	124	99	- 20.2%	--	--	--
Months Supply of Inventory	10.1	7.1	- 29.7%	--	--	--

* 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	October			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
Key Metrics						
New Listings	4	3	- 25.0%	105	71	- 32.4%
Sold Listings	9	10	+ 11.1%	60	70	+ 16.7%
Median Sales Price*	\$380,000	\$430,250	+ 13.2%	\$372,500	\$423,250	+ 13.6%
Average Sales Price*	\$407,389	\$494,950	+ 21.5%	\$440,483	\$473,596	+ 7.5%
Percent of List Price Received*	94.8%	98.7%	+ 4.1%	97.7%	97.4%	- 0.3%
Days on Market Until Sale	82	59	- 28.0%	118	142	+ 20.3%
Inventory of Homes for Sale	55	25	- 54.5%	--	--	--
Months Supply of Inventory	8.9	3.6	- 59.6%	--	--	--

* 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

