

Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

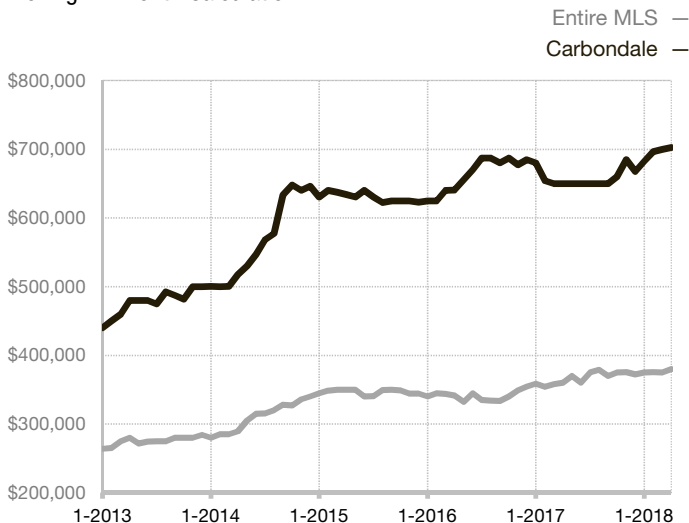
| Single Family | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2017 | 2018 | Percent Change from Previous Year | Thru 04-2017 | Thru 4-2018 | Percent Change from Previous Year |
| New Listings | 34 | 26 | - 23.5% | 90 | 64 | - 28.9% |
| Sold Listings | 7 | 12 | + 71.4% | 37 | 45 | + 21.6% |
| Median Sales Price* | \$700,000 | \$794,500 | + 13.5% | \$599,900 | \$750,000 | + 25.0% |
| Average Sales Price* | \$889,129 | \$888,940 | - 0.0% | \$847,019 | \$881,345 | + 4.1% |
| Percent of List Price Received* | 95.7% | 96.0% | + 0.3% | 95.3% | 95.9% | + 0.6% |
| Days on Market Until Sale | 159 | 140 | - 11.9% | 145 | 151 | + 4.1% |
| Inventory of Homes for Sale | 123 | 86 | - 30.1% | -- | -- | -- |
| Months Supply of Inventory | 9.3 | 5.9 | - 36.6% | -- | -- | -- |

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

| Townhouse-Condo | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2017 | 2018 | Percent Change from Previous Year | Thru 04-2017 | Thru 4-2018 | Percent Change from Previous Year |
| New Listings | 10 | 12 | + 20.0% | 29 | 34 | + 17.2% |
| Sold Listings | 7 | 6 | - 14.3% | 20 | 18 | - 10.0% |
| Median Sales Price* | \$415,000 | \$460,000 | + 10.8% | \$417,500 | \$460,000 | + 10.2% |
| Average Sales Price* | \$538,838 | \$462,500 | - 14.2% | \$475,768 | \$506,583 | + 6.5% |
| Percent of List Price Received* | 94.8% | 97.5% | + 2.8% | 96.8% | 97.4% | + 0.6% |
| Days on Market Until Sale | 162 | 98 | - 39.5% | 170 | 89 | - 47.6% |
| Inventory of Homes for Sale | 48 | 29 | - 39.6% | -- | -- | -- |
| Months Supply of Inventory | 7.6 | 4.4 | - 42.1% | -- | -- | -- |

* 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

