

Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

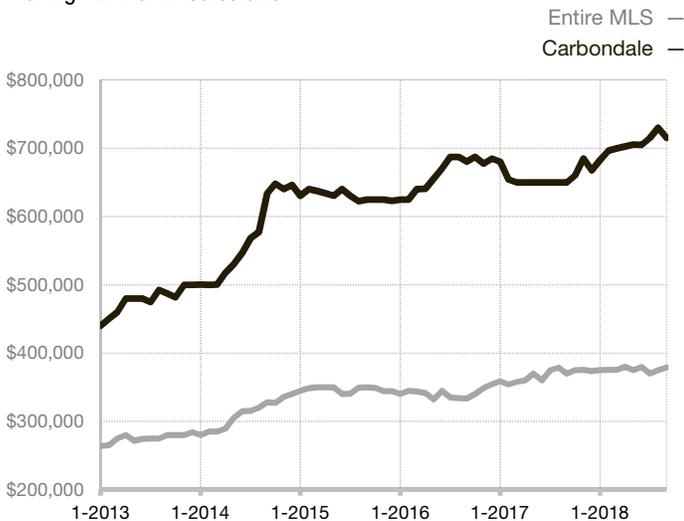
Single Family Key Metrics	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 9-2018	Percent Change from Previous Year
New Listings	12	22	+ 83.3%	214	199	- 7.0%
Sold Listings	9	13	+ 44.4%	117	123	+ 5.1%
Median Sales Price*	\$795,000	\$700,000	- 11.9%	\$680,000	\$769,500	+ 13.2%
Average Sales Price*	\$809,111	\$858,923	+ 6.2%	\$812,447	\$850,691	+ 4.7%
Percent of List Price Received*	93.3%	96.6%	+ 3.5%	95.8%	96.5%	+ 0.7%
Days on Market Until Sale	154	119	- 22.7%	130	119	- 8.5%
Inventory of Homes for Sale	135	105	- 22.2%	--	--	--
Months Supply of Inventory	10.1	7.3	- 27.7%	--	--	--

* 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 Key Metrics	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 9-2018	Percent Change from Previous Year
New Listings	6	6	0.0%	69	71	+ 2.9%
Sold Listings	4	3	- 25.0%	60	51	- 15.0%
Median Sales Price*	\$524,000	\$535,000	+ 2.1%	\$422,500	\$475,000	+ 12.4%
Average Sales Price*	\$608,000	\$523,333	- 13.9%	\$470,037	\$530,300	+ 12.8%
Percent of List Price Received*	93.2%	96.9%	+ 4.0%	97.2%	97.3%	+ 0.1%
Days on Market Until Sale	161	17	- 89.4%	156	97	- 37.8%
Inventory of Homes for Sale	41	31	- 24.4%	--	--	--
Months Supply of Inventory	6.0	5.2	- 13.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

