

Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

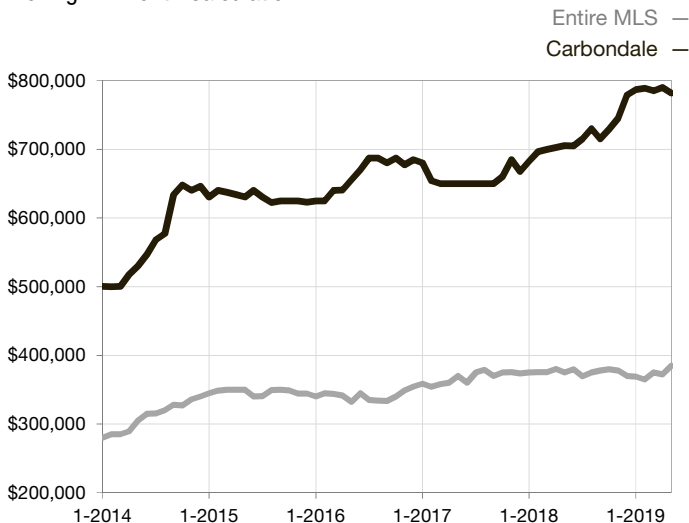
Single Family	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 5-2019	Percent Change from Previous Year
New Listings	32	26	- 18.8%	99	96	- 3.0%
Sold Listings	10	23	+ 130.0%	55	60	+ 9.1%
Median Sales Price*	\$772,000	\$730,000	- 5.4%	\$750,000	\$771,500	+ 2.9%
Average Sales Price*	\$810,100	\$1,019,760	+ 25.9%	\$868,395	\$924,766	+ 6.5%
Percent of List Price Received*	96.8%	96.1%	- 0.7%	96.0%	95.8%	- 0.2%
Days on Market Until Sale	99	108	+ 9.1%	142	126	- 11.3%
Inventory of Homes for Sale	106	99	- 6.6%	--	--	--
Months Supply of Inventory	7.8	7.4	- 5.1%	--	--	--

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

Townhouse-Condo	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 5-2019	Percent Change from Previous Year
New Listings	10	14	+ 40.0%	47	46	- 2.1%
Sold Listings	5	6	+ 20.0%	23	22	- 4.3%
Median Sales Price*	\$689,500	\$457,500	- 33.6%	\$475,000	\$460,000	- 3.2%
Average Sales Price*	\$655,261	\$464,917	- 29.0%	\$538,905	\$540,286	+ 0.3%
Percent of List Price Received*	99.7%	98.0%	- 1.7%	97.9%	98.6%	+ 0.7%
Days on Market Until Sale	152	156	+ 2.6%	103	102	- 1.0%
Inventory of Homes for Sale	37	28	- 24.3%	--	--	--
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

