

Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

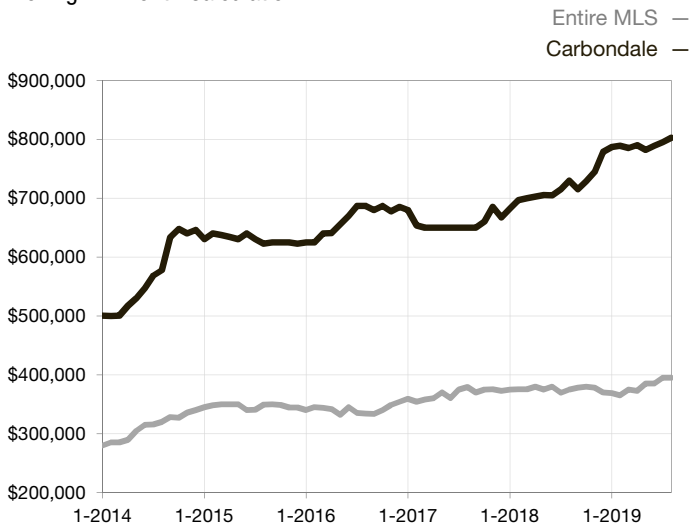
Single Family	August			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 8-2019	Percent Change from Previous Year
New Listings	25	23	- 8.0%	183	194	+ 6.0%
Sold Listings	19	15	- 21.1%	110	110	0.0%
Median Sales Price*	\$810,483	\$1,275,000	+ 57.3%	\$779,000	\$827,500	+ 6.2%
Average Sales Price*	\$882,748	\$1,337,482	+ 51.5%	\$849,709	\$982,836	+ 15.7%
Percent of List Price Received*	97.2%	95.6%	- 1.6%	96.5%	96.0%	- 0.5%
Days on Market Until Sale	79	132	+ 67.1%	118	130	+ 10.2%
Inventory of Homes for Sale	115	124	+ 7.8%	--	--	--
Months Supply of Inventory	8.2	9.5	+ 15.9%	--	--	--

* 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	August			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 8-2019	Percent Change from Previous Year
New Listings	11	12	+ 9.1%	68	93	+ 36.8%
Sold Listings	9	11	+ 22.2%	48	57	+ 18.8%
Median Sales Price*	\$405,000	\$453,000	+ 11.9%	\$472,500	\$495,000	+ 4.8%
Average Sales Price*	\$498,167	\$506,371	+ 1.6%	\$530,736	\$585,400	+ 10.3%
Percent of List Price Received*	97.3%	98.1%	+ 0.8%	97.3%	98.6%	+ 1.3%
Days on Market Until Sale	73	81	+ 11.0%	102	93	- 8.8%
Inventory of Homes for Sale	37	32	- 13.5%	--	--	--
Months Supply of Inventory	6.1	5.1	- 16.4%	--	--	--

* 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

