

Local Market Update for April 2017

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

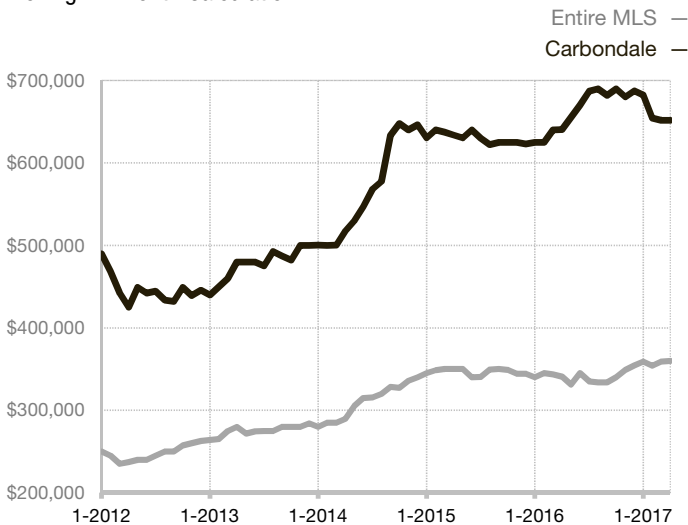
Single Family Key Metrics	April			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 04-2016	Thru 4-2017	Percent Change from Previous Year
New Listings	31	26	- 16.1%	67	80	+ 19.4%
Sold Listings	9	7	- 22.2%	31	37	+ 19.4%
Median Sales Price*	\$680,000	\$700,000	+ 2.9%	\$692,000	\$599,900	- 13.3%
Average Sales Price*	\$745,368	\$889,129	+ 19.3%	\$803,825	\$847,019	+ 5.4%
Percent of List Price Received*	95.9%	95.7%	- 0.2%	95.7%	95.3%	- 0.4%
Days on Market Until Sale	95	159	+ 67.4%	197	145	- 26.4%
Inventory of Homes for Sale	116	107	- 7.8%	--	--	--
Months Supply of Inventory	9.9	8.0	- 19.2%	--	--	--

* 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	April			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 04-2016	Thru 4-2017	Percent Change from Previous Year
New Listings	8	8	0.0%	31	26	- 16.1%
Sold Listings	6	7	+ 16.7%	17	20	+ 17.6%
Median Sales Price*	\$340,000	\$415,000	+ 22.1%	\$345,000	\$417,500	+ 21.0%
Average Sales Price*	\$384,767	\$538,838	+ 40.0%	\$397,691	\$475,768	+ 19.6%
Percent of List Price Received*	99.0%	94.8%	- 4.2%	97.9%	96.8%	- 1.1%
Days on Market Until Sale	184	162	- 12.0%	170	170	0.0%
Inventory of Homes for Sale	39	37	- 5.1%	--	--	--
Months Supply of Inventory	5.9	5.9	0.0%	--	--	--

* 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

