

Local Market Update for April 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

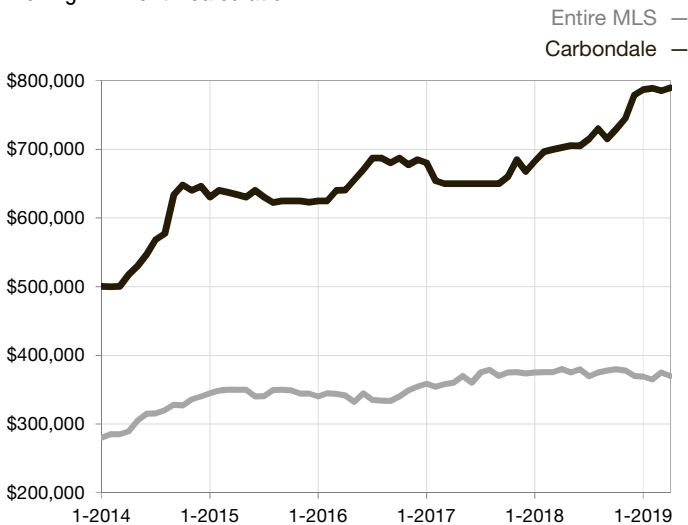
Single Family	April			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 4-2019	Percent Change from Previous Year
Key Metrics						
New Listings	26	32	+ 23.1%	67	66	- 1.5%
Sold Listings	12	9	- 25.0%	45	36	- 20.0%
Median Sales Price*	\$794,500	\$930,000	+ 17.1%	\$750,000	\$793,750	+ 5.8%
Average Sales Price*	\$888,955	\$917,917	+ 3.3%	\$881,349	\$864,035	- 2.0%
Percent of List Price Received*	96.0%	96.0%	0.0%	95.9%	95.7%	- 0.2%
Days on Market Until Sale	140	168	+ 20.0%	151	140	- 7.3%
Inventory of Homes for Sale	104	96	- 7.7%	--	--	--
Months Supply of Inventory	7.2	7.8	+ 8.3%	--	--	--

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

Townhouse-Condo	April			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 4-2019	Percent Change from Previous Year
Key Metrics						
New Listings	14	7	- 50.0%	37	32	- 13.5%
Sold Listings	6	6	0.0%	18	16	- 11.1%
Median Sales Price*	\$460,000	\$465,500	+ 1.2%	\$460,000	\$465,500	+ 1.2%
Average Sales Price*	\$462,500	\$480,750	+ 3.9%	\$506,583	\$568,550	+ 12.2%
Percent of List Price Received*	97.5%	101.4%	+ 4.0%	97.4%	98.8%	+ 1.4%
Days on Market Until Sale	98	37	- 62.2%	89	82	- 7.9%
Inventory of Homes for Sale	33	28	- 15.2%	--	--	--
Months Supply of Inventory	5.0	5.3	+ 6.0%	--	--	--

* 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

