

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

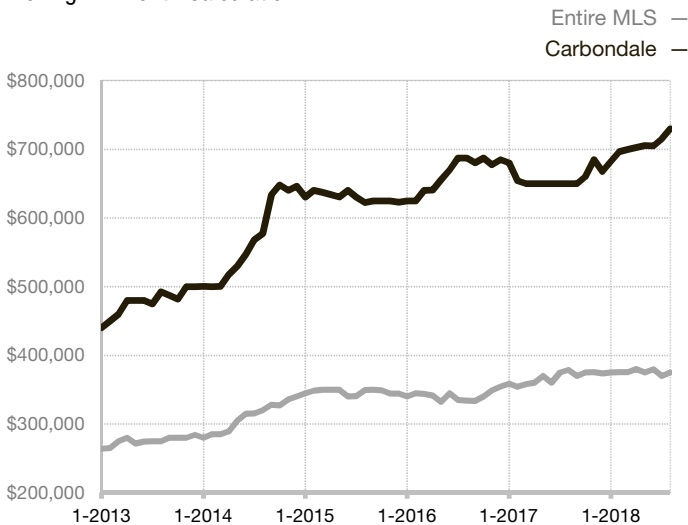
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 8-2018	Percent Change from Previous Year
Key Metrics						
New Listings	22	21	- 4.5%	202	175	- 13.4%
Sold Listings	21	19	- 9.5%	108	110	+ 1.9%
Median Sales Price*	\$705,500	\$810,483	+ 14.9%	\$655,000	\$779,000	+ 18.9%
Average Sales Price*	\$808,338	\$882,748	+ 9.2%	\$812,725	\$849,709	+ 4.6%
Percent of List Price Received*	96.0%	97.2%	+ 1.3%	96.0%	96.5%	+ 0.5%
Days on Market Until Sale	95	79	- 16.8%	128	118	- 7.8%
Inventory of Homes for Sale	146	97	- 33.6%	--	--	--
Months Supply of Inventory	10.4	6.9	- 33.7%	--	--	--

* 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	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 8-2018	Percent Change from Previous Year
Key Metrics						
New Listings	9	10	+ 11.1%	63	65	+ 3.2%
Sold Listings	8	8	0.0%	56	47	- 16.1%
Median Sales Price*	\$427,500	\$471,500	+ 10.3%	\$420,000	\$475,000	+ 13.1%
Average Sales Price*	\$447,625	\$509,813	+ 13.9%	\$460,182	\$533,411	+ 15.9%
Percent of List Price Received*	97.8%	97.1%	- 0.7%	97.5%	97.3%	- 0.2%
Days on Market Until Sale	141	80	- 43.3%	155	104	- 32.9%
Inventory of Homes for Sale	45	33	- 26.7%	--	--	--
Months Supply of Inventory	6.4	5.5	- 14.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

