

Local Market Update for December 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

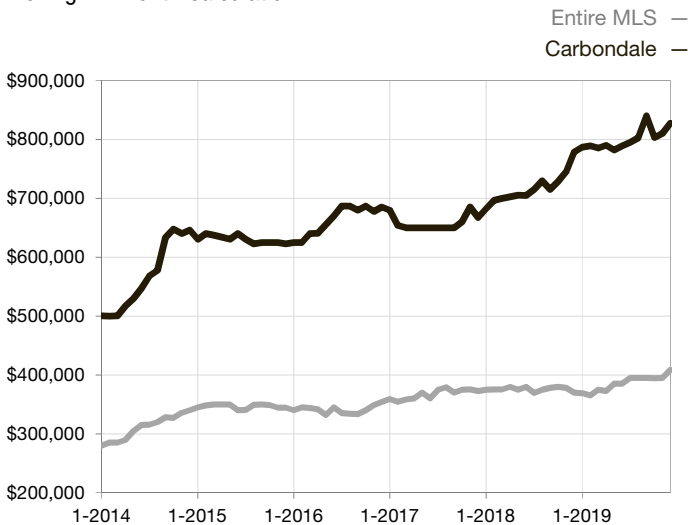
Single Family	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Key Metrics						
New Listings	6	7	+ 16.7%	243	228	- 6.2%
Sold Listings	5	13	+ 160.0%	156	168	+ 7.7%
Median Sales Price*	\$985,000	\$920,000	- 6.6%	\$779,000	\$827,500	+ 6.2%
Average Sales Price*	\$1,024,753	\$1,126,447	+ 9.9%	\$873,222	\$1,020,395	+ 16.9%
Percent of List Price Received*	94.0%	95.0%	+ 1.1%	96.4%	95.6%	- 0.8%
Days on Market Until Sale	105	117	+ 11.4%	122	126	+ 3.3%
Inventory of Homes for Sale	119	73	- 38.7%	--	--	--
Months Supply of Inventory	9.2	5.2	- 43.5%	--	--	--

* 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	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Key Metrics						
New Listings	1	3	+ 200.0%	82	124	+ 51.2%
Sold Listings	7	4	- 42.9%	66	80	+ 21.2%
Median Sales Price*	\$425,000	\$647,000	+ 52.2%	\$475,000	\$498,750	+ 5.0%
Average Sales Price*	\$486,786	\$752,250	+ 54.5%	\$526,096	\$584,947	+ 11.2%
Percent of List Price Received*	94.6%	99.2%	+ 4.9%	97.0%	98.4%	+ 1.4%
Days on Market Until Sale	163	33	- 79.8%	113	98	- 13.3%
Inventory of Homes for Sale	25	31	+ 24.0%	--	--	--
Months Supply of Inventory	4.5	4.7	+ 4.4%	--	--	--

* 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

