

# Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

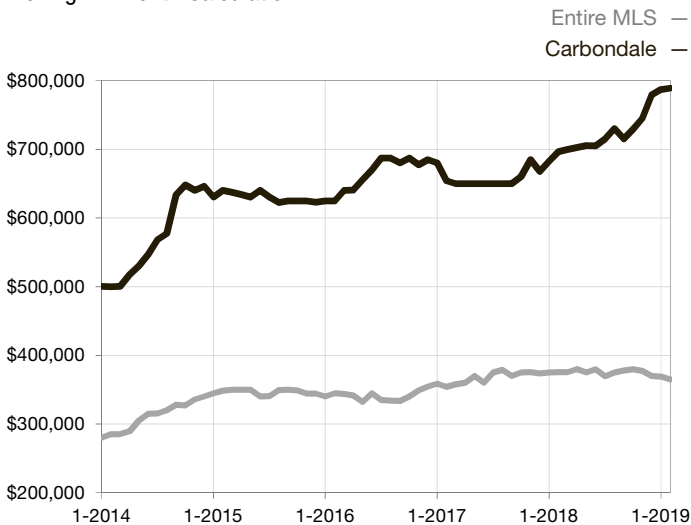
Single Family Key Metrics	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 2-2019	Percent Change from Previous Year
New Listings	15	8	- 46.7%	24	18	- 25.0%
Sold Listings	11	8	- 27.3%	21	15	- 28.6%
Median Sales Price*	\$740,000	\$715,250	- 3.3%	\$740,000	\$732,500	- 1.0%
Average Sales Price*	\$784,364	\$800,878	+ 2.1%	\$853,345	\$879,001	+ 3.0%
Percent of List Price Received*	95.6%	95.7%	+ 0.1%	96.0%	95.2%	- 0.8%
Days on Market Until Sale	188	165	- 12.2%	145	161	+ 11.0%
Inventory of Homes for Sale	94	88	- 6.4%	--	--	--
Months Supply of Inventory	6.8	7.0	+ 2.9%	--	--	--

\* 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 Key Metrics	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 2-2019	Percent Change from Previous Year
New Listings	7	13	+ 85.7%	14	21	+ 50.0%
Sold Listings	3	2	- 33.3%	6	6	0.0%
Median Sales Price*	\$380,000	\$609,650	+ 60.4%	\$565,500	\$570,000	+ 0.8%
Average Sales Price*	\$608,333	\$609,650	+ 0.2%	\$609,250	\$590,717	- 3.0%
Percent of List Price Received*	93.5%	97.7%	+ 4.5%	95.5%	95.4%	- 0.1%
Days on Market Until Sale	100	19	- 81.0%	106	126	+ 18.9%
Inventory of Homes for Sale	26	32	+ 23.1%	--	--	--
Months Supply of Inventory	4.1	5.8	+ 41.5%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

