

Local Market Update for March 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

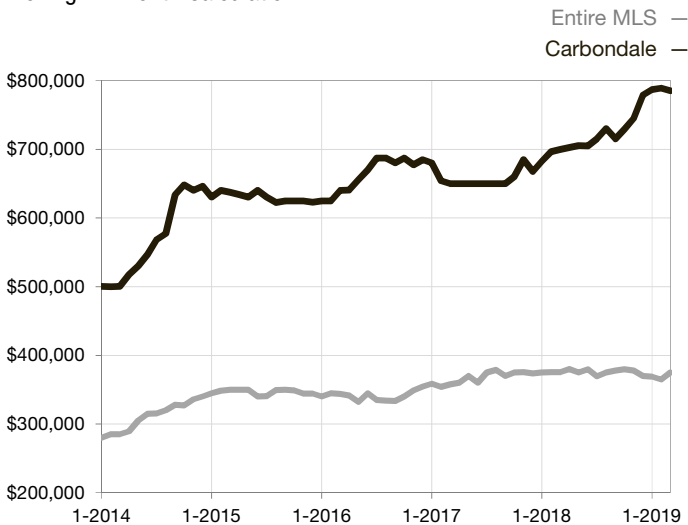
Single Family	March			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 03-2018	Thru 3-2019	Percent Change from Previous Year
Key Metrics						
New Listings	17	13	- 23.5%	41	31	- 24.4%
Sold Listings	12	12	0.0%	33	27	- 18.2%
Median Sales Price*	\$815,000	\$784,000	- 3.8%	\$745,000	\$768,000	+ 3.1%
Average Sales Price*	\$922,750	\$804,917	- 12.8%	\$878,583	\$846,075	- 3.7%
Percent of List Price Received*	95.5%	96.1%	+ 0.6%	95.8%	95.6%	- 0.2%
Days on Market Until Sale	172	94	- 45.3%	155	131	- 15.5%
Inventory of Homes for Sale	97	86	- 11.3%	--	--	--
Months Supply of Inventory	6.9	6.9	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.

Townhouse-Condo	March			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 03-2018	Thru 3-2019	Percent Change from Previous Year
Key Metrics						
New Listings	9	4	- 55.6%	23	25	+ 8.7%
Sold Listings	6	3	- 50.0%	12	9	- 25.0%
Median Sales Price*	\$462,500	\$410,000	- 11.4%	\$462,500	\$410,000	- 11.4%
Average Sales Price*	\$448,000	\$614,333	+ 37.1%	\$528,625	\$598,589	+ 13.2%
Percent of List Price Received*	99.1%	100.2%	+ 1.1%	97.3%	97.0%	- 0.3%
Days on Market Until Sale	63	31	- 50.8%	84	95	+ 13.1%
Inventory of Homes for Sale	27	26	- 3.7%	--	--	--
Months Supply of Inventory	4.1	5.0	+ 22.0%	--	--	--

* 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

