

# Local Market Update for November 2016

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

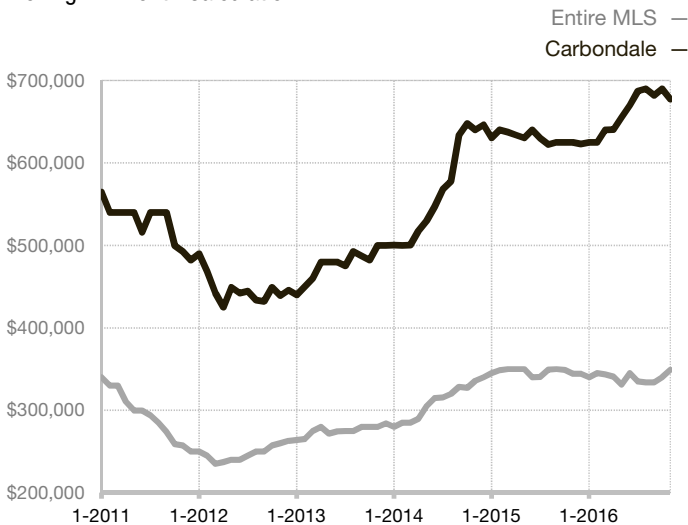
Single Family	November			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 11-2015	Thru 11-2016	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	10	12	+ 20.0%	243	227	- 6.6%
Sold Listings	11	20	+ 81.8%	126	143	+ 13.5%
Median Sales Price*	\$585,000	<b>\$598,000</b>	+ 2.2%	\$620,000	<b>\$680,000</b>	+ 9.7%
Average Sales Price*	\$644,091	<b>\$773,225</b>	+ 20.0%	\$739,220	<b>\$829,624</b>	+ 12.2%
Percent of List Price Received*	97.1%	<b>95.9%</b>	- 1.2%	96.2%	<b>96.3%</b>	+ 0.1%
Days on Market Until Sale	47	109	+ 131.9%	97	142	+ 46.4%
Inventory of Homes for Sale	136	92	- 32.4%	--	--	--
Months Supply of Inventory	11.4	7.0	- 38.6%	--	--	--

\* 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	November			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 11-2015	Thru 11-2016	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	5	0.0%	92	105	+ 14.1%
Sold Listings	4	10	+ 150.0%	61	69	+ 13.1%
Median Sales Price*	\$653,750	<b>\$515,000</b>	- 21.2%	\$382,000	<b>\$380,000</b>	- 0.5%
Average Sales Price*	\$627,500	<b>\$515,550</b>	- 17.8%	\$426,080	<b>\$447,021</b>	+ 4.9%
Percent of List Price Received*	94.6%	<b>97.5%</b>	+ 3.1%	97.4%	<b>97.7%</b>	+ 0.3%
Days on Market Until Sale	135	109	- 19.3%	101	119	+ 17.8%
Inventory of Homes for Sale	41	41	0.0%	--	--	--
Months Supply of Inventory	6.7	6.2	- 7.5%	--	--	--

\* 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

