

Local Market Update for November 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

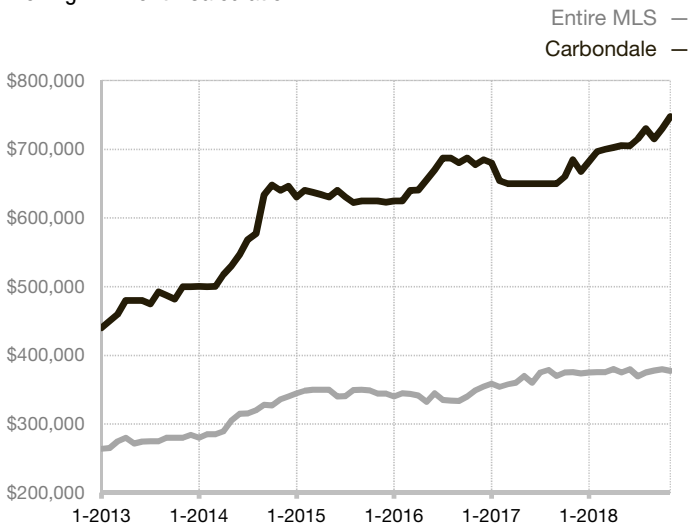
Single Family Key Metrics	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
New Listings	13	15	+ 15.4%	246	230	- 6.5%
Sold Listings	19	10	- 47.4%	155	150	- 3.2%
Median Sales Price*	\$650,000	\$962,500	+ 48.1%	\$680,000	\$779,000	+ 14.6%
Average Sales Price*	\$751,211	\$1,086,350	+ 44.6%	\$802,975	\$870,126	+ 8.4%
Percent of List Price Received*	96.2%	95.1%	- 1.1%	95.9%	96.4%	+ 0.5%
Days on Market Until Sale	56	145	+ 158.9%	121	123	+ 1.7%
Inventory of Homes for Sale	109	106	- 2.8%	--	--	--
Months Supply of Inventory	7.9	7.9	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 Key Metrics	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
New Listings	6	6	0.0%	79	79	0.0%
Sold Listings	5	4	- 20.0%	75	59	- 21.3%
Median Sales Price*	\$721,125	\$490,000	- 32.1%	\$425,000	\$475,000	+ 11.8%
Average Sales Price*	\$590,425	\$531,125	- 10.0%	\$481,385	\$530,759	+ 10.3%
Percent of List Price Received*	98.0%	97.7%	- 0.3%	97.5%	97.3%	- 0.2%
Days on Market Until Sale	218	108	- 50.5%	147	107	- 27.2%
Inventory of Homes for Sale	33	23	- 30.3%	--	--	--
Months Supply of Inventory	5.1	4.2	- 17.6%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

