

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

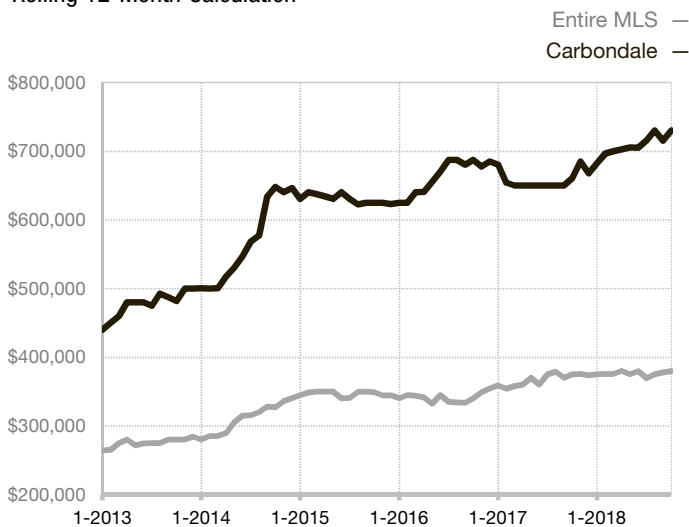
Single Family Key Metrics	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	19	12	- 36.8%	233	212	- 9.0%
Sold Listings	19	17	- 10.5%	136	140	+ 2.9%
Median Sales Price*	\$705,000	\$785,000	+ 11.3%	\$690,000	\$779,000	+ 12.9%
Average Sales Price*	\$796,412	\$882,413	+ 10.8%	\$810,207	\$854,570	+ 5.5%
Percent of List Price Received*	95.9%	96.8%	+ 0.9%	95.8%	96.5%	+ 0.7%
Days on Market Until Sale	134	145	+ 8.2%	130	122	- 6.2%
Inventory of Homes for Sale	120	104	- 13.3%	--	--	--
Months Supply of Inventory	8.6	7.3	- 15.1%	--	--	--

* 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	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	4	0	- 100.0%	73	72	- 1.4%
Sold Listings	10	4	- 60.0%	70	55	- 21.4%
Median Sales Price*	\$430,250	\$447,500	+ 4.0%	\$423,250	\$475,000	+ 12.2%
Average Sales Price*	\$494,950	\$536,250	+ 8.3%	\$473,596	\$530,733	+ 12.1%
Percent of List Price Received*	98.7%	96.8%	- 1.9%	97.4%	97.3%	- 0.1%
Days on Market Until Sale	59	242	+ 310.2%	142	107	- 24.6%
Inventory of Homes for Sale	33	25	- 24.2%	--	--	--
Months Supply of Inventory	4.8	4.5	- 6.3%	--	--	--

* 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

