

# Local Market Update for September 2016

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

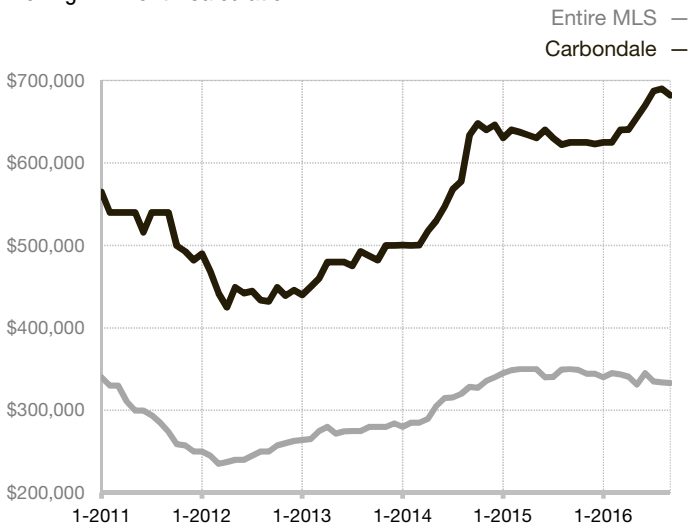
Single Family	September			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 09-2015	Thru 9-2016	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	19	15	- 21.1%	220	197	- 10.5%
Sold Listings	14	15	+ 7.1%	107	108	+ 0.9%
Median Sales Price*	\$783,750	<b>\$725,000</b>	- 7.5%	\$620,000	<b>\$712,000</b>	+ 14.8%
Average Sales Price*	\$838,136	<b>\$757,347</b>	- 9.6%	\$735,988	<b>\$844,923</b>	+ 14.8%
Percent of List Price Received*	94.9%	<b>96.9%</b>	+ 2.1%	96.1%	<b>96.2%</b>	+ 0.1%
Days on Market Until Sale	94	100	+ 6.4%	102	148	+ 45.1%
Inventory of Homes for Sale	160	125	- 21.9%	--	--	--
Months Supply of Inventory	12.6	10.6	- 15.9%	--	--	--

\* 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	September			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 09-2015	Thru 9-2016	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	6	12	+ 100.0%	79	95	+ 20.3%
Sold Listings	8	7	- 12.5%	48	50	+ 4.2%
Median Sales Price*	\$380,000	<b>\$394,000</b>	+ 3.7%	\$358,750	<b>\$364,500</b>	+ 1.6%
Average Sales Price*	\$387,500	<b>\$416,743</b>	+ 7.5%	\$386,005	<b>\$440,449</b>	+ 14.1%
Percent of List Price Received*	99.0%	<b>99.3%</b>	+ 0.3%	97.9%	<b>98.3%</b>	+ 0.4%
Days on Market Until Sale	124	50	- 59.7%	81	127	+ 56.8%
Inventory of Homes for Sale	46	54	+ 17.4%	--	--	--
Months Supply of Inventory	8.0	8.9	+ 11.3%	--	--	--

\* 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

