

Local Market Update for September 2015

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

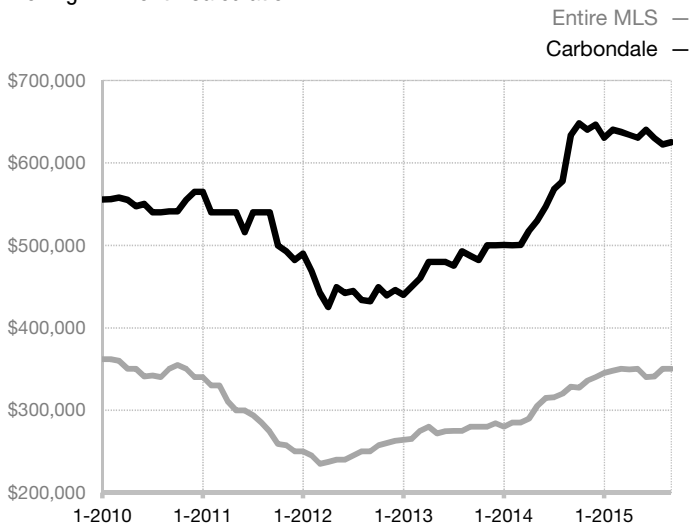
Single Family Key Metrics	September			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 09-2014	Thru 09-2015	Percent Change from Previous Year
New Listings	14	19	+ 35.7%	197	221	+ 12.2%
Sold Listings	14	14	0.0%	101	107	+ 5.9%
Median Sales Price*	\$687,500	\$783,750	+ 14.0%	\$642,500	\$620,000	- 3.5%
Average Sales Price*	\$850,089	\$838,136	- 1.4%	\$780,508	\$735,988	- 5.7%
Percent of List Price Received*	96.0%	94.9%	- 1.1%	95.7%	96.1%	+ 0.4%
Days on Market Until Sale	170	94	- 44.7%	127	102	- 19.7%
Inventory of Homes for Sale	141	140	- 0.7%	--	--	--
Months Supply of Inventory	13.0	11.1	- 14.6%	--	--	--

* 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 Key Metrics	September			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 09-2014	Thru 09-2015	Percent Change from Previous Year
New Listings	3	6	+ 100.0%	75	75	0.0%
Sold Listings	7	8	+ 14.3%	42	48	+ 14.3%
Median Sales Price*	\$412,500	\$380,000	- 7.9%	\$374,250	\$358,750	- 4.1%
Average Sales Price*	\$477,500	\$386,738	- 19.0%	\$385,752	\$385,878	+ 0.0%
Percent of List Price Received*	96.7%	98.8%	+ 2.2%	97.8%	97.9%	+ 0.1%
Days on Market Until Sale	71	124	+ 74.6%	79	81	+ 2.5%
Inventory of Homes for Sale	48	33	- 31.3%	--	--	--
Months Supply of Inventory	10.7	5.8	- 45.8%	--	--	--

* 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

