

Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

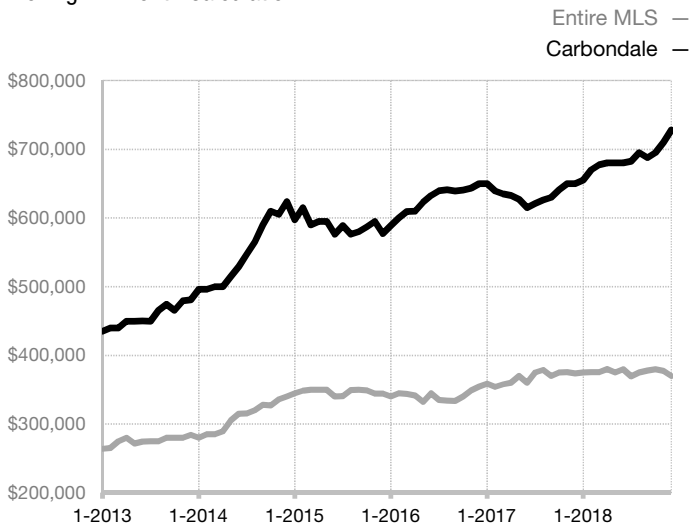
Single Family Key Metrics	December			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
New Listings	9	7	- 22.2%	286	277	- 3.1%
Sold Listings	12	6	- 50.0%	193	182	- 5.7%
Median Sales Price*	\$655,000	\$857,500	+ 30.9%	\$650,000	\$728,000	+ 12.0%
Average Sales Price*	\$749,583	\$918,794	+ 22.6%	\$756,942	\$825,607	+ 9.1%
Percent of List Price Received*	94.5%	94.6%	+ 0.1%	95.9%	96.6%	+ 0.7%
Days on Market Until Sale	94	89	- 5.3%	134	120	- 10.4%
Inventory of Homes for Sale	126	113	- 10.3%	--	--	--
Months Supply of Inventory	7.8	7.5	- 3.8%	--	--	--

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

Townhouse-Condo Key Metrics	December			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
New Listings	4	1	- 75.0%	84	82	- 2.4%
Sold Listings	6	7	+ 16.7%	81	67	- 17.3%
Median Sales Price*	\$657,100	\$425,000	- 35.3%	\$425,000	\$475,000	+ 11.8%
Average Sales Price*	\$600,783	\$486,786	- 19.0%	\$490,229	\$527,497	+ 7.6%
Percent of List Price Received*	99.7%	94.6%	- 5.1%	97.6%	97.0%	- 0.6%
Days on Market Until Sale	91	163	+ 79.1%	143	114	- 20.3%
Inventory of Homes for Sale	34	18	- 47.1%	--	--	--
Months Supply of Inventory	5.0	3.2	- 36.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

