

Local Market Update for April 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

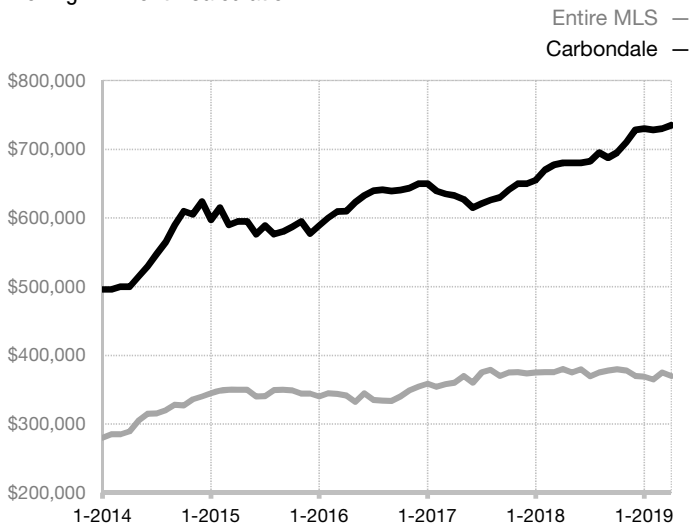
Single Family Key Metrics	April			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
New Listings	28	36	+ 28.6%	77	73	- 5.2%
Sold Listings	17	9	- 47.1%	53	37	- 30.2%
Median Sales Price*	\$680,000	\$930,000	+ 36.8%	\$737,000	\$790,000	+ 7.2%
Average Sales Price*	\$787,733	\$917,917	+ 16.5%	\$827,306	\$852,169	+ 3.0%
Percent of List Price Received*	96.4%	96.0%	- 0.4%	96.2%	95.8%	- 0.4%
Days on Market Until Sale	144	168	+ 16.7%	154	139	- 9.7%
Inventory of Homes for Sale	120	114	- 5.0%	--	--	--
Months Supply of Inventory	7.1	8.2	+ 15.5%	--	--	--

* 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	April			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
New Listings	14	7	- 50.0%	38	32	- 15.8%
Sold Listings	6	6	0.0%	18	17	- 5.6%
Median Sales Price*	\$460,000	\$465,500	+ 1.2%	\$460,000	\$476,000	+ 3.5%
Average Sales Price*	\$462,500	\$480,750	+ 3.9%	\$506,583	\$575,400	+ 13.6%
Percent of List Price Received*	97.5%	101.4%	+ 4.0%	97.4%	98.9%	+ 1.5%
Days on Market Until Sale	98	37	- 62.2%	89	88	- 1.1%
Inventory of Homes for Sale	34	28	- 17.6%	--	--	--
Months Supply of Inventory	5.2	5.1	- 1.9%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

