

Local Market Update for July 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

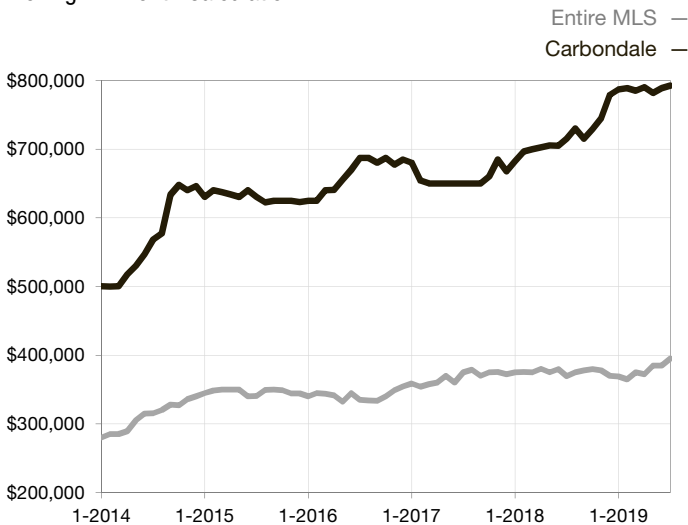
Single Family Key Metrics	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 7-2019	Percent Change from Previous Year
New Listings	18	28	+ 55.6%	158	169	+ 7.0%
Sold Listings	18	19	+ 5.6%	91	94	+ 3.3%
Median Sales Price*	\$744,000	\$850,000	+ 14.2%	\$750,000	\$793,750	+ 5.8%
Average Sales Price*	\$858,932	\$917,895	+ 6.9%	\$843,174	\$925,795	+ 9.8%
Percent of List Price Received*	96.4%	95.4%	- 1.0%	96.4%	96.1%	- 0.3%
Days on Market Until Sale	102	125	+ 22.5%	127	129	+ 1.6%
Inventory of Homes for Sale	113	115	+ 1.8%	--	--	--
Months Supply of Inventory	8.0	8.7	+ 8.7%	--	--	--

* 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	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 7-2019	Percent Change from Previous Year
New Listings	4	12	+ 200.0%	57	81	+ 42.1%
Sold Listings	6	15	+ 150.0%	39	46	+ 17.9%
Median Sales Price*	\$469,500	\$572,000	+ 21.8%	\$475,000	\$498,750	+ 5.0%
Average Sales Price*	\$603,167	\$689,260	+ 14.3%	\$538,251	\$604,298	+ 12.3%
Percent of List Price Received*	94.5%	99.0%	+ 4.8%	97.3%	98.7%	+ 1.4%
Days on Market Until Sale	119	72	- 39.5%	108	96	- 11.1%
Inventory of Homes for Sale	34	30	- 11.8%	--	--	--
Months Supply of Inventory	5.7	4.9	- 14.0%	--	--	--

* 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

