

Local Market Update for January 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

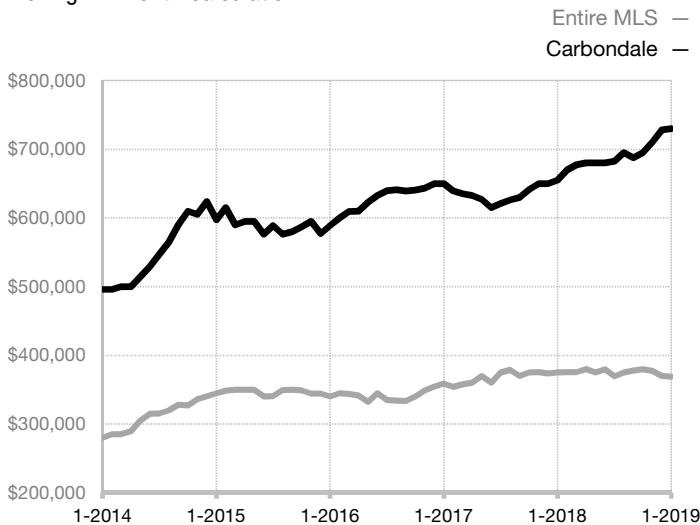
Single Family Key Metrics	January			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
New Listings	12	12	0.0%	12	12	0.0%
Sold Listings	11	7	- 36.4%	11	7	- 36.4%
Median Sales Price*	\$715,000	\$797,500	+ 11.5%	\$715,000	\$797,500	+ 11.5%
Average Sales Price*	\$889,205	\$968,286	+ 8.9%	\$889,205	\$968,286	+ 8.9%
Percent of List Price Received*	96.8%	94.6%	- 2.3%	96.8%	94.6%	- 2.3%
Days on Market Until Sale	132	158	+ 19.7%	132	158	+ 19.7%
Inventory of Homes for Sale	110	112	+ 1.8%	--	--	--
Months Supply of Inventory	6.9	7.6	+ 10.1%	--	--	--

* 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	January			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
New Listings	7	6	- 14.3%	7	6	- 14.3%
Sold Listings	3	5	+ 66.7%	3	5	+ 66.7%
Median Sales Price*	\$689,000	\$685,000	- 0.6%	\$689,000	\$685,000	- 0.6%
Average Sales Price*	\$610,167	\$602,000	- 1.3%	\$610,167	\$602,000	- 1.3%
Percent of List Price Received*	97.4%	95.5%	- 2.0%	97.4%	95.5%	- 2.0%
Days on Market Until Sale	112	182	+ 62.5%	112	182	+ 62.5%
Inventory of Homes for Sale	28	24	- 14.3%	--	--	--
Months Supply of Inventory	4.4	4.2	- 4.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

