

# Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

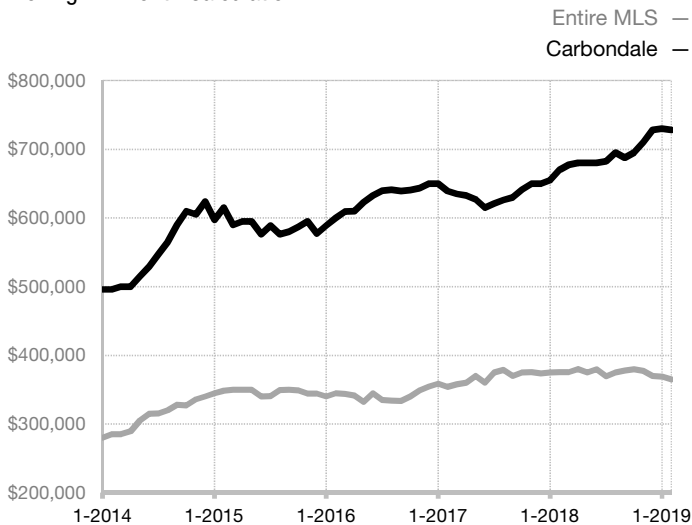
Key Metrics	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
New Listings	16	9	- 43.8%	28	21	- 25.0%
Sold Listings	11	9	- 18.2%	22	16	- 27.3%
Median Sales Price*	\$740,000	<b>\$698,000</b>	- 5.7%	\$727,500	<b>\$715,250</b>	- 1.7%
Average Sales Price*	\$784,364	<b>\$759,113</b>	- 3.2%	\$836,784	<b>\$850,626</b>	+ 1.7%
Percent of List Price Received*	95.6%	<b>96.1%</b>	+ 0.5%	96.2%	<b>95.4%</b>	- 0.8%
Days on Market Until Sale	188	<b>156</b>	- 17.0%	160	<b>156</b>	- 2.5%
Inventory of Homes for Sale	109	<b>105</b>	- 3.7%	--	--	--
Months Supply of Inventory	6.8	<b>7.2</b>	+ 5.9%	--	--	--

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

Key Metrics	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
New Listings	7	13	+ 85.7%	14	21	+ 50.0%
Sold Listings	3	2	- 33.3%	6	7	+ 16.7%
Median Sales Price*	\$380,000	<b>\$609,650</b>	+ 60.4%	\$565,500	<b>\$685,000</b>	+ 21.1%
Average Sales Price*	\$608,333	<b>\$609,650</b>	+ 0.2%	\$609,250	<b>\$604,186</b>	- 0.8%
Percent of List Price Received*	93.5%	<b>97.7%</b>	+ 4.5%	95.5%	<b>96.1%</b>	+ 0.6%
Days on Market Until Sale	100	19	- 81.0%	106	135	+ 27.4%
Inventory of Homes for Sale	27	32	+ 18.5%	--	--	--
Months Supply of Inventory	4.2	5.6	+ 33.3%	--	--	--

\* 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

