

# Local Market Update for April 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

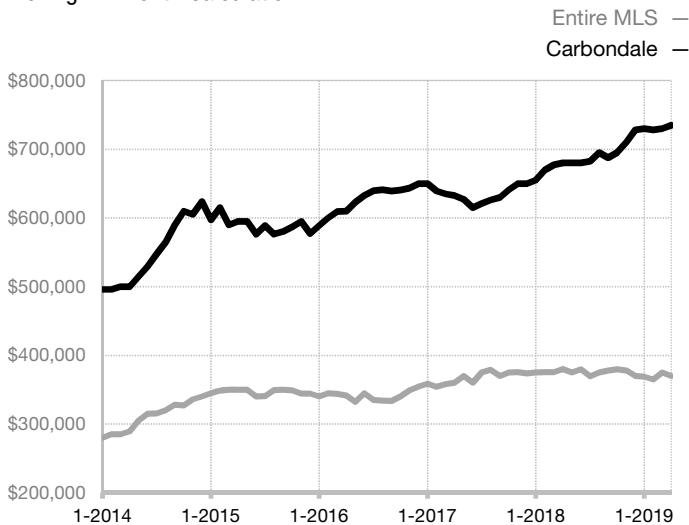
Single Family Key Metrics	April			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
New Listings	28	36	+ 28.6%	77	73	- 5.2%
Sold Listings	17	9	- 47.1%	53	37	- 30.2%
Median Sales Price*	\$680,000	<b>\$930,000</b>	+ 36.8%	\$737,000	<b>\$790,000</b>	+ 7.2%
Average Sales Price*	\$787,733	<b>\$917,917</b>	+ 16.5%	\$827,306	<b>\$852,169</b>	+ 3.0%
Percent of List Price Received*	96.4%	<b>96.0%</b>	- 0.4%	96.2%	<b>95.8%</b>	- 0.4%
Days on Market Until Sale	144	<b>168</b>	+ 16.7%	154	<b>139</b>	- 9.7%
Inventory of Homes for Sale	120	<b>114</b>	- 5.0%	--	--	--
Months Supply of Inventory	7.1	<b>8.2</b>	+ 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	<b>\$465,500</b>	+ 1.2%	\$460,000	<b>\$476,000</b>	+ 3.5%
Average Sales Price*	\$462,500	<b>\$480,750</b>	+ 3.9%	\$506,583	<b>\$575,400</b>	+ 13.6%
Percent of List Price Received*	97.5%	<b>101.4%</b>	+ 4.0%	97.4%	<b>98.9%</b>	+ 1.5%
Days on Market Until Sale	98	<b>37</b>	- 62.2%	89	<b>88</b>	- 1.1%
Inventory of Homes for Sale	34	<b>28</b>	- 17.6%	--	--	--
Months Supply of Inventory	5.2	<b>5.1</b>	- 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

