

Local Market Update for July 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

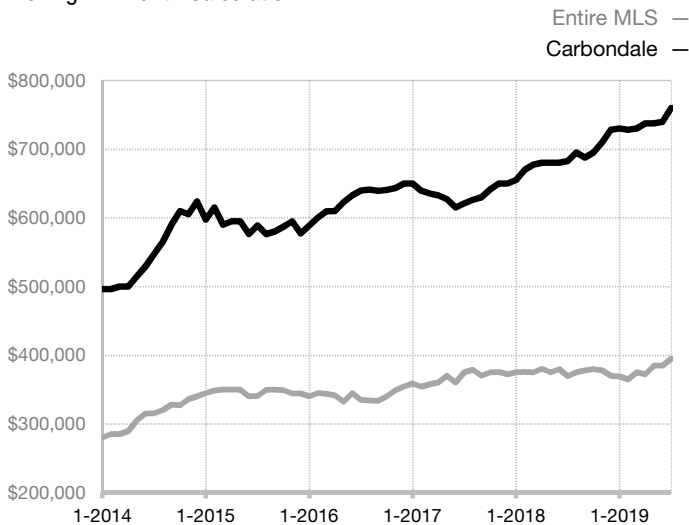
Single Family Key Metrics	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
New Listings	24	31	+ 29.2%	189	191	+ 1.1%
Sold Listings	20	22	+ 10.0%	106	100	- 5.7%
Median Sales Price*	\$709,000	\$765,000	+ 7.9%	\$707,500	\$769,000	+ 8.7%
Average Sales Price*	\$815,388	\$877,023	+ 7.6%	\$798,687	\$904,892	+ 13.3%
Percent of List Price Received*	96.6%	95.6%	- 1.0%	96.6%	96.1%	- 0.5%
Days on Market Until Sale	106	124	+ 17.0%	127	127	0.0%
Inventory of Homes for Sale	139	140	+ 0.7%	--	--	--
Months Supply of Inventory	8.5	9.5	+ 11.8%	--	--	--

* 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 07-2019	Percent Change from Previous Year
New Listings	4	12	+ 200.0%	59	81	+ 37.3%
Sold Listings	6	15	+ 150.0%	40	47	+ 17.5%
Median Sales Price*	\$469,500	\$572,000	+ 21.8%	\$476,004	\$502,500	+ 5.6%
Average Sales Price*	\$603,167	\$689,260	+ 14.3%	\$540,295	\$606,015	+ 12.2%
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%	109	98	- 10.1%
Inventory of Homes for Sale	36	30	- 16.7%	--	--	--
Months Supply of Inventory	5.9	4.9	- 16.9%	--	--	--

* 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

