

Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

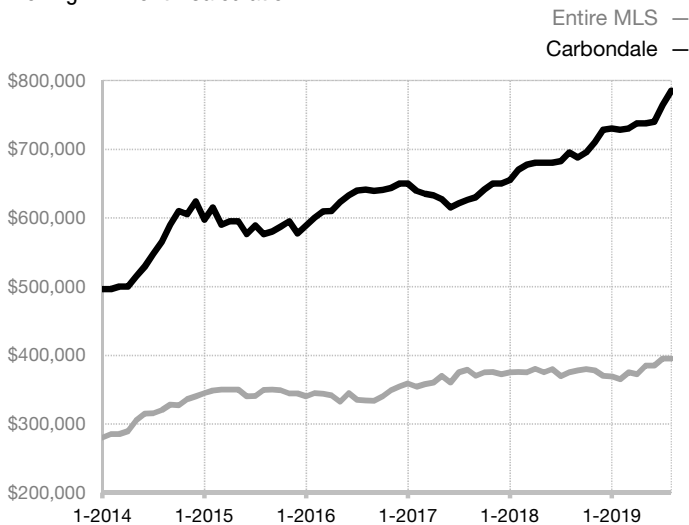
Single Family Key Metrics	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
New Listings	27	27	0.0%	216	219	+ 1.4%
Sold Listings	23	17	- 26.1%	129	118	- 8.5%
Median Sales Price*	\$784,000	\$1,275,000	+ 62.6%	\$721,500	\$798,250	+ 10.6%
Average Sales Price*	\$813,430	\$1,284,249	+ 57.9%	\$801,221	\$960,563	+ 19.9%
Percent of List Price Received*	97.5%	95.8%	- 1.7%	96.8%	96.1%	- 0.7%
Days on Market Until Sale	84	140	+ 66.7%	119	129	+ 8.4%
Inventory of Homes for Sale	138	145	+ 5.1%	--	--	--
Months Supply of Inventory	8.4	10.2	+ 21.4%	--	--	--

* 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	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
New Listings	11	12	+ 9.1%	70	93	+ 32.9%
Sold Listings	9	11	+ 22.2%	49	58	+ 18.4%
Median Sales Price*	\$405,000	\$453,000	+ 11.9%	\$475,000	\$498,750	+ 5.0%
Average Sales Price*	\$498,167	\$506,371	+ 1.6%	\$532,557	\$587,117	+ 10.2%
Percent of List Price Received*	97.3%	98.1%	+ 0.8%	97.3%	98.6%	+ 1.3%
Days on Market Until Sale	73	81	+ 11.0%	103	95	- 7.8%
Inventory of Homes for Sale	39	32	- 17.9%	--	--	--
Months Supply of Inventory	6.3	5.1	- 19.0%	--	--	--

* 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

