

# Local Market Update for December 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

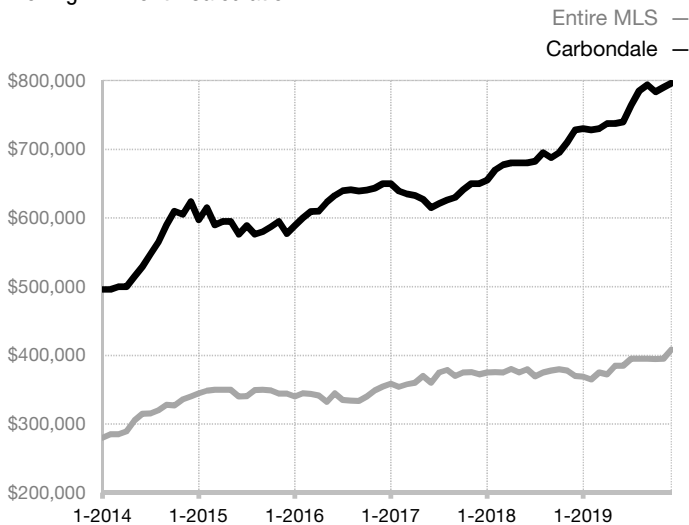
Single Family	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	8	0.0%	283	257	- 9.2%
Sold Listings	6	13	+ 116.7%	182	184	+ 1.1%
Median Sales Price*	\$857,500	<b>\$920,000</b>	+ 7.3%	\$728,000	<b>\$796,250</b>	+ 9.4%
Average Sales Price*	\$918,794	<b>\$1,126,447</b>	+ 22.6%	\$825,607	<b>\$988,983</b>	+ 19.8%
Percent of List Price Received*	94.6%	<b>95.0%</b>	+ 0.4%	96.6%	<b>95.7%</b>	- 0.9%
Days on Market Until Sale	89	117	+ 31.5%	120	127	+ 5.8%
Inventory of Homes for Sale	138	87	- 37.0%	--	--	--
Months Supply of Inventory	9.1	5.7	- 37.4%	--	--	--

\* 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	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	3	+ 200.0%	84	126	+ 50.0%
Sold Listings	7	4	- 42.9%	67	81	+ 20.9%
Median Sales Price*	\$425,000	<b>\$647,000</b>	+ 52.2%	\$475,000	<b>\$502,500</b>	+ 5.8%
Average Sales Price*	\$486,786	<b>\$752,250</b>	+ 54.5%	\$527,497	<b>\$586,182</b>	+ 11.1%
Percent of List Price Received*	94.6%	<b>99.2%</b>	+ 4.9%	97.0%	<b>98.4%</b>	+ 1.4%
Days on Market Until Sale	163	33	- 79.8%	114	99	- 13.2%
Inventory of Homes for Sale	25	33	+ 32.0%	--	--	--
Months Supply of Inventory	4.5	4.9	+ 8.9%	--	--	--

\* 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

