

# Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

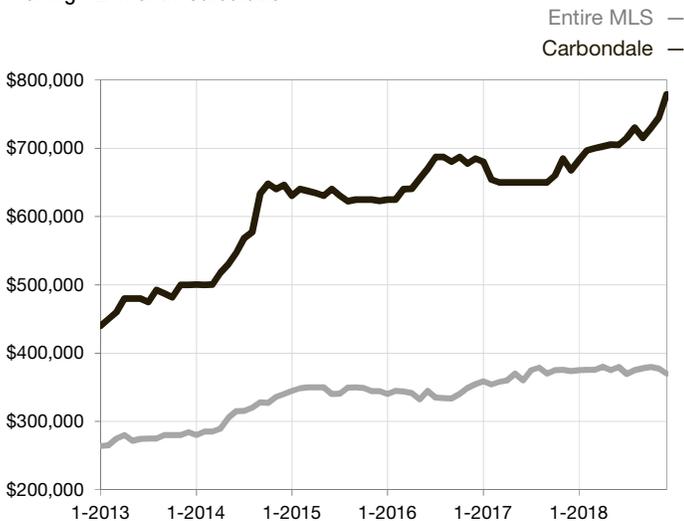
Single Family	December			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	5	- 37.5%	254	237	- 6.7%
Sold Listings	11	5	- 54.5%	166	156	- 6.0%
Median Sales Price*	\$655,000	<b>\$985,000</b>	+ 50.4%	\$667,500	<b>\$779,000</b>	+ 16.7%
Average Sales Price*	\$792,727	<b>\$1,024,753</b>	+ 29.3%	\$802,296	<b>\$873,222</b>	+ 8.8%
Percent of List Price Received*	96.3%	<b>94.0%</b>	- 2.4%	95.9%	<b>96.4%</b>	+ 0.5%
Days on Market Until Sale	97	<b>105</b>	+ 8.2%	119	<b>122</b>	+ 2.5%
Inventory of Homes for Sale	109	<b>98</b>	- 10.1%	--	--	--
Months Supply of Inventory	7.9	<b>7.5</b>	- 5.1%	--	--	--

\* 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		
	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	1	- 75.0%	83	80	- 3.6%
Sold Listings	6	7	+ 16.7%	81	66	- 18.5%
Median Sales Price*	\$657,100	<b>\$425,000</b>	- 35.3%	\$425,000	<b>\$475,000</b>	+ 11.8%
Average Sales Price*	\$600,783	<b>\$486,786</b>	- 19.0%	\$490,229	<b>\$526,096</b>	+ 7.3%
Percent of List Price Received*	99.7%	<b>94.6%</b>	- 5.1%	97.6%	<b>97.0%</b>	- 0.6%
Days on Market Until Sale	91	<b>163</b>	+ 79.1%	143	<b>113</b>	- 21.0%
Inventory of Homes for Sale	33	<b>18</b>	- 45.5%	--	--	--
Months Supply of Inventory	4.9	<b>3.3</b>	- 32.7%	--	--	--

\* 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

