

Local Market Update for January 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

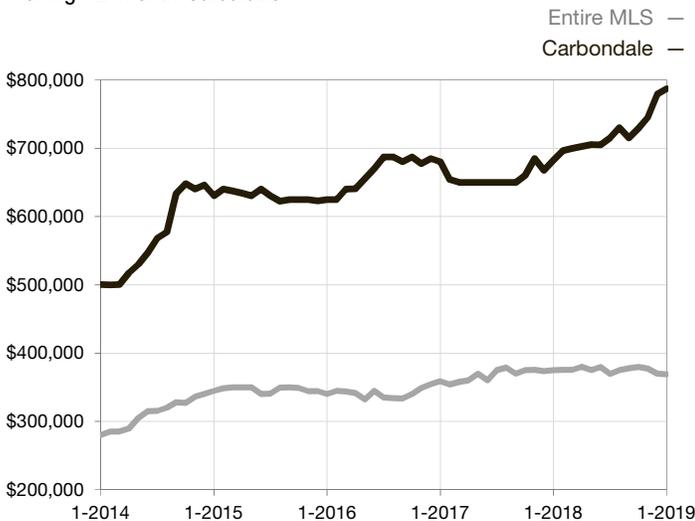
Single Family Key Metrics	January			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 1-2019	Percent Change from Previous Year
New Listings	9	10	+ 11.1%	9	10	+ 11.1%
Sold Listings	10	7	- 30.0%	10	7	- 30.0%
Median Sales Price*	\$730,000	\$797,500	+ 9.2%	\$730,000	\$797,500	+ 9.2%
Average Sales Price*	\$929,225	\$968,286	+ 4.2%	\$929,225	\$968,286	+ 4.2%
Percent of List Price Received*	96.4%	94.6%	- 1.9%	96.4%	94.6%	- 1.9%
Days on Market Until Sale	97	158	+ 62.9%	97	158	+ 62.9%
Inventory of Homes for Sale	91	93	+ 2.2%	--	--	--
Months Supply of Inventory	6.7	7.3	+ 9.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo Key Metrics	January			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 1-2019	Percent Change from Previous Year
New Listings	7	6	- 14.3%	7	6	- 14.3%
Sold Listings	3	4	+ 33.3%	3	4	+ 33.3%
Median Sales Price*	\$689,000	\$570,000	- 17.3%	\$689,000	\$570,000	- 17.3%
Average Sales Price*	\$610,167	\$581,250	- 4.7%	\$610,167	\$581,250	- 4.7%
Percent of List Price Received*	97.4%	94.3%	- 3.2%	97.4%	94.3%	- 3.2%
Days on Market Until Sale	112	180	+ 60.7%	112	180	+ 60.7%
Inventory of Homes for Sale	27	24	- 11.1%	--	--	--
Months Supply of Inventory	4.2	4.3	+ 2.4%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

