

Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

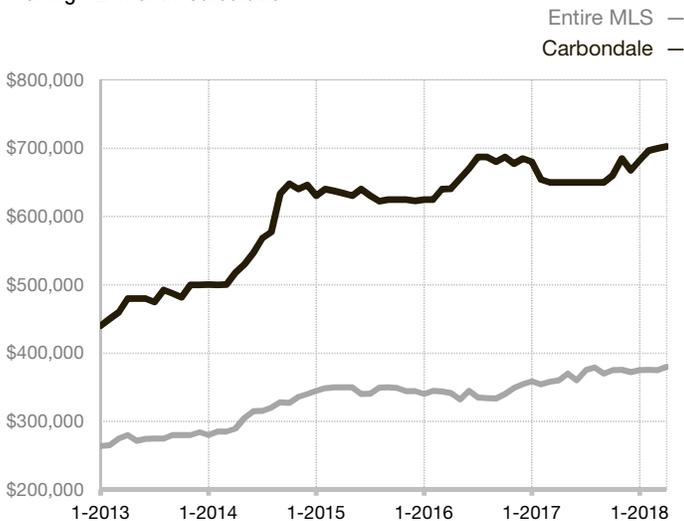
Single Family Key Metrics	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 4-2018	Percent Change from Previous Year
New Listings	34	26	- 23.5%	90	64	- 28.9%
Sold Listings	7	12	+ 71.4%	37	45	+ 21.6%
Median Sales Price*	\$700,000	\$794,500	+ 13.5%	\$599,900	\$750,000	+ 25.0%
Average Sales Price*	\$889,129	\$888,940	- 0.0%	\$847,019	\$881,345	+ 4.1%
Percent of List Price Received*	95.7%	96.0%	+ 0.3%	95.3%	95.9%	+ 0.6%
Days on Market Until Sale	159	140	- 11.9%	145	151	+ 4.1%
Inventory of Homes for Sale	123	86	- 30.1%	--	--	--
Months Supply of Inventory	9.3	5.9	- 36.6%	--	--	--

* 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	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 4-2018	Percent Change from Previous Year
New Listings	10	12	+ 20.0%	29	34	+ 17.2%
Sold Listings	7	6	- 14.3%	20	18	- 10.0%
Median Sales Price*	\$415,000	\$460,000	+ 10.8%	\$417,500	\$460,000	+ 10.2%
Average Sales Price*	\$538,838	\$462,500	- 14.2%	\$475,768	\$506,583	+ 6.5%
Percent of List Price Received*	94.8%	97.5%	+ 2.8%	96.8%	97.4%	+ 0.6%
Days on Market Until Sale	162	98	- 39.5%	170	89	- 47.6%
Inventory of Homes for Sale	48	29	- 39.6%	--	--	--
Months Supply of Inventory	7.6	4.4	- 42.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

