

Local Market Update for February 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

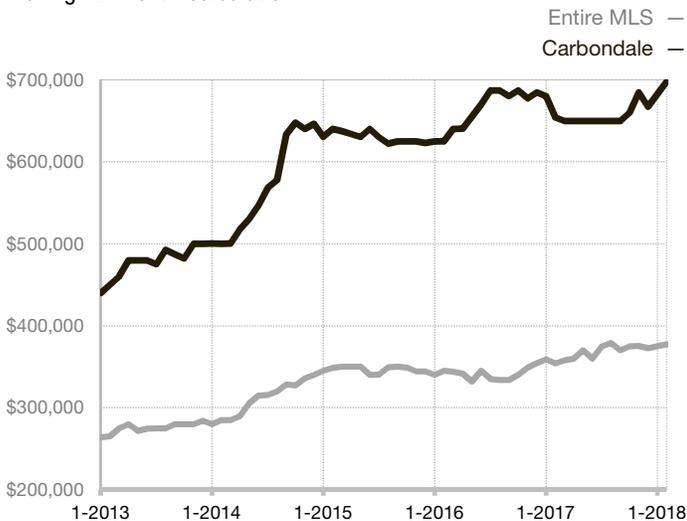
Single Family Key Metrics	February			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 2-2018	Percent Change from Previous Year
New Listings	19	13	- 31.6%	35	20	- 42.9%
Sold Listings	9	10	+ 11.1%	21	20	- 4.8%
Median Sales Price*	\$540,000	\$745,000	+ 38.0%	\$540,000	\$742,500	+ 37.5%
Average Sales Price*	\$545,556	\$810,800	+ 48.6%	\$806,823	\$870,013	+ 7.8%
Percent of List Price Received*	95.2%	95.3%	+ 0.1%	95.0%	95.9%	+ 0.9%
Days on Market Until Sale	122	206	+ 68.9%	138	152	+ 10.1%
Inventory of Homes for Sale	110	79	- 28.2%	--	--	--
Months Supply of Inventory	8.3	5.7	- 31.3%	--	--	--

* 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	February			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 2-2018	Percent Change from Previous Year
New Listings	9	6	- 33.3%	16	13	- 18.8%
Sold Listings	3	3	0.0%	10	6	- 40.0%
Median Sales Price*	\$275,000	\$380,000	+ 38.2%	\$385,000	\$565,500	+ 46.9%
Average Sales Price*	\$317,000	\$608,333	+ 91.9%	\$438,850	\$609,250	+ 38.8%
Percent of List Price Received*	97.5%	93.5%	- 4.1%	97.9%	95.5%	- 2.5%
Days on Market Until Sale	155	100	- 35.5%	163	106	- 35.0%
Inventory of Homes for Sale	55	23	- 58.2%	--	--	--
Months Supply of Inventory	8.7	3.6	- 58.6%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

