

Local Market Update for March 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

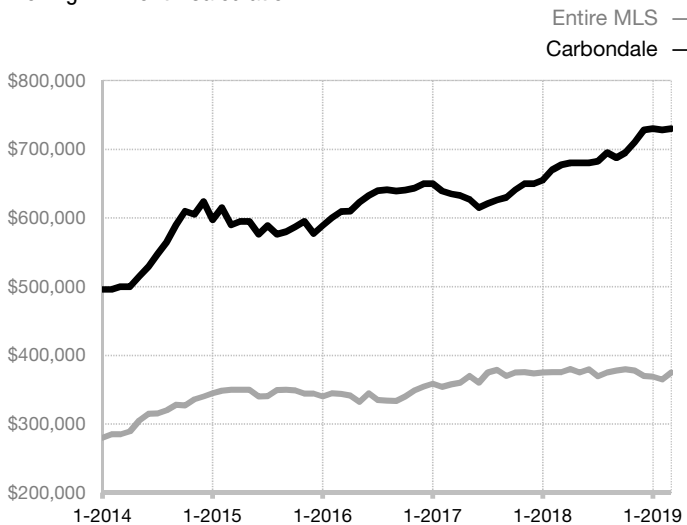
Single Family	March			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 03-2018	Thru 03-2019	Percent Change from Previous Year
Key Metrics						
New Listings	21	13	- 38.1%	49	34	- 30.6%
Sold Listings	14	12	- 14.3%	36	28	- 22.2%
Median Sales Price*	\$763,500	\$784,000	+ 2.7%	\$738,500	\$754,000	+ 2.1%
Average Sales Price*	\$860,464	\$804,917	- 6.5%	\$845,993	\$831,036	- 1.8%
Percent of List Price Received*	96.0%	96.1%	+ 0.1%	96.1%	95.7%	- 0.4%
Days on Market Until Sale	155	94	- 39.4%	158	129	- 18.4%
Inventory of Homes for Sale	113	100	- 11.5%	--	--	--
Months Supply of Inventory	6.9	6.9	0.0%	--	--	--

* 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	March			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 03-2018	Thru 03-2019	Percent Change from Previous Year
Key Metrics						
New Listings	10	4	- 60.0%	24	25	+ 4.2%
Sold Listings	6	3	- 50.0%	12	10	- 16.7%
Median Sales Price*	\$462,500	\$410,000	- 11.4%	\$462,500	\$547,500	+ 18.4%
Average Sales Price*	\$448,000	\$614,333	+ 37.1%	\$528,625	\$607,230	+ 14.9%
Percent of List Price Received*	99.1%	100.2%	+ 1.1%	97.3%	97.3%	0.0%
Days on Market Until Sale	63	31	- 50.8%	84	104	+ 23.8%
Inventory of Homes for Sale	29	26	- 10.3%	--	--	--
Months Supply of Inventory	4.4	4.8	+ 9.1%	--	--	--

* 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

