

Local Market Update – August 2019

A Research Tool Provided by Aspen Glenwood MLS



Carbondale Proper

Garfield County

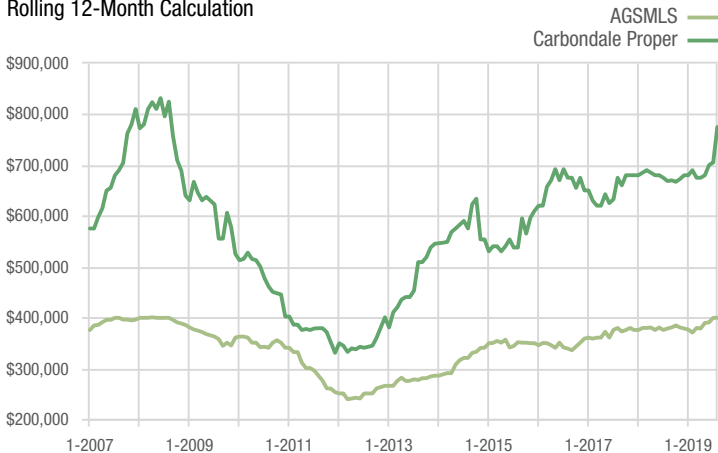
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	5	5	0.0%	54	59	+ 9.3%
Pending Sales	3	5	+ 66.7%	42	39	- 7.1%
Closed Sales	5	3	- 40.0%	41	34	- 17.1%
Days on Market Until Sale	78	171	+ 119.2%	129	136	+ 5.4%
Median Sales Price*	\$659,500	\$939,737	+ 42.5%	\$672,500	\$786,250	+ 16.9%
Average Sales Price*	\$702,875	\$996,579	+ 41.8%	\$804,432	\$857,036	+ 6.5%
Percent of List Price Received*	99.9%	96.5%	- 3.4%	97.6%	97.0%	- 0.6%
Inventory of Homes for Sale	26	25	- 3.8%	—	—	—
Months Supply of Inventory	5.0	5.8	+ 16.0%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	7	2	- 71.4%	38	59	+ 55.3%
Pending Sales	4	2	- 50.0%	27	34	+ 25.9%
Closed Sales	6	6	0.0%	25	33	+ 32.0%
Days on Market Until Sale	102	69	- 32.4%	84	119	+ 41.7%
Median Sales Price*	\$381,500	\$451,788	+ 18.4%	\$390,000	\$455,000	+ 16.7%
Average Sales Price*	\$431,417	\$499,263	+ 15.7%	\$449,460	\$555,645	+ 23.6%
Percent of List Price Received*	98.5%	97.5%	- 1.0%	98.5%	98.6%	+ 0.1%
Inventory of Homes for Sale	16	20	+ 25.0%	—	—	—
Months Supply of Inventory	5.3	4.5	- 15.1%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

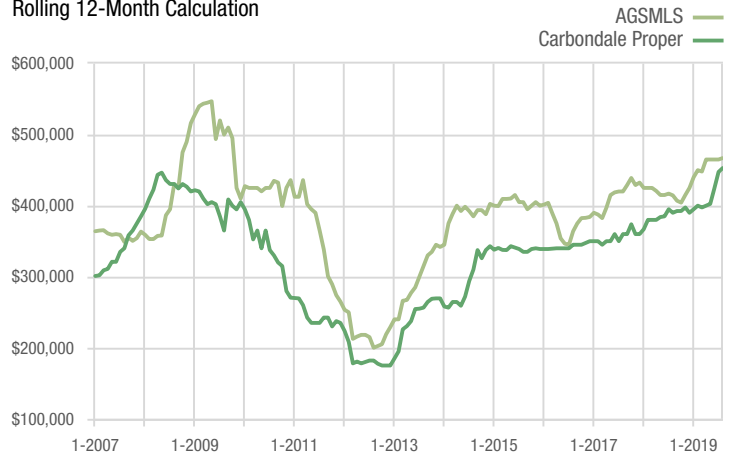
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of September 5, 2019. All data from Aspen Glenwood Multiple Listing Service. Report © 2019 ShowingTime.