

Local Market Update – September 2019

A Research Tool Provided by Aspen Glenwood MLS



Carbondale Proper

Garfield County

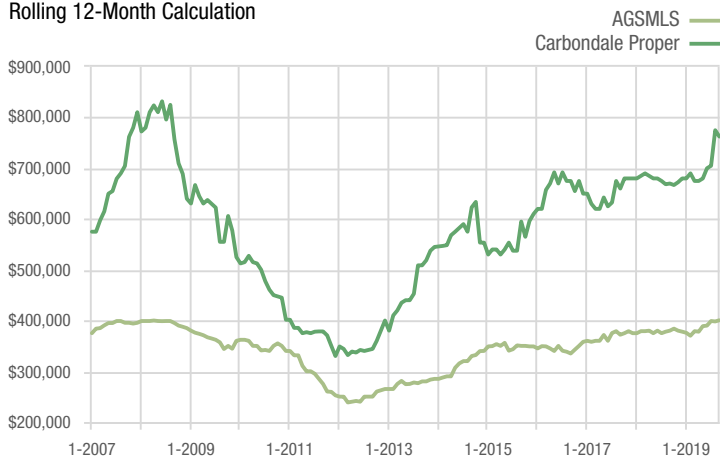
Single Family	September			Year to Date		
	2018	2019	% Change	Thru 9-2018	Thru 9-2019	% Change
Key Metrics						
New Listings	6	0	- 100.0%	61	59	- 3.3%
Pending Sales	3	2	- 33.3%	45	40	- 11.1%
Closed Sales	4	5	+ 25.0%	45	39	- 13.3%
Days on Market Until Sale	110	204	+ 85.5%	127	145	+ 14.2%
Median Sales Price*	\$792,500	\$750,000	- 5.4%	\$677,500	\$775,000	+ 14.4%
Average Sales Price*	\$816,000	\$1,117,000	+ 36.9%	\$805,484	\$890,365	+ 10.5%
Percent of List Price Received*	97.4%	92.3%	- 5.2%	97.6%	96.4%	- 1.2%
Inventory of Homes for Sale	30	19	- 36.7%	—	—	—
Months Supply of Inventory	5.8	4.6	- 20.7%	—	—	—

Townhouse/Condo/Duplex	September			Year to Date		
	2018	2019	% Change	Thru 9-2018	Thru 9-2019	% Change
Key Metrics						
New Listings	3	2	- 33.3%	41	62	+ 51.2%
Pending Sales	0	4	—	27	38	+ 40.7%
Closed Sales	2	4	+ 100.0%	27	37	+ 37.0%
Days on Market Until Sale	67	59	- 11.9%	82	113	+ 37.8%
Median Sales Price*	\$517,500	\$494,500	- 4.4%	\$395,000	\$460,000	+ 16.5%
Average Sales Price*	\$517,500	\$484,000	- 6.5%	\$454,500	\$547,899	+ 20.5%
Percent of List Price Received*	97.2%	99.3%	+ 2.2%	98.4%	98.7%	+ 0.3%
Inventory of Homes for Sale	16	17	+ 6.3%	—	—	—
Months Supply of Inventory	5.7	3.9	- 31.6%	—	—	—

* 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.

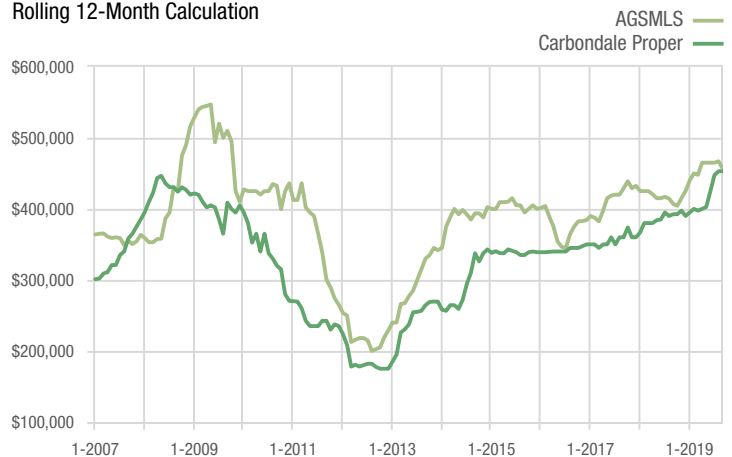
Median Sales Price - Single Family

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.