

Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

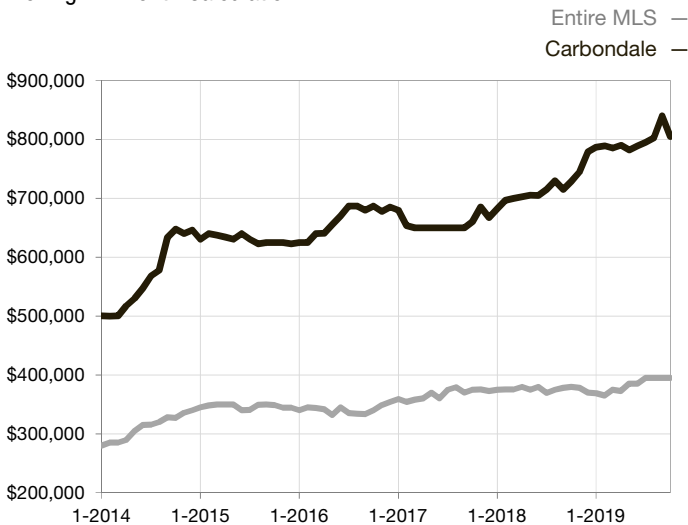
Single Family Key Metrics	October			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
New Listings	14	8	- 42.9%	222	215	- 3.2%
Sold Listings	18	18	0.0%	141	140	- 0.7%
Median Sales Price*	\$760,000	\$745,800	- 1.9%	\$769,500	\$800,500	+ 4.0%
Average Sales Price*	\$865,436	\$835,867	- 3.4%	\$852,586	\$971,168	+ 13.9%
Percent of List Price Received*	96.9%	96.4%	- 0.5%	96.6%	95.8%	- 0.8%
Days on Market Until Sale	137	80	- 41.6%	121	123	+ 1.7%
Inventory of Homes for Sale	124	93	- 25.0%	--	--	--
Months Supply of Inventory	8.7	7.2	- 17.2%	--	--	--

* 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	October			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
New Listings	0	8	--	75	108	+ 44.0%
Sold Listings	4	7	+ 75.0%	55	71	+ 29.1%
Median Sales Price*	\$447,500	\$525,000	+ 17.3%	\$475,000	\$495,000	+ 4.2%
Average Sales Price*	\$536,250	\$538,429	+ 0.4%	\$530,733	\$578,694	+ 9.0%
Percent of List Price Received*	96.8%	97.5%	+ 0.7%	97.3%	98.4%	+ 1.1%
Days on Market Until Sale	242	35	- 85.5%	107	89	- 16.8%
Inventory of Homes for Sale	30	29	- 3.3%	--	--	--
Months Supply of Inventory	5.5	4.2	- 23.6%	--	--	--

* 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

