

# Local Market Update for November 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

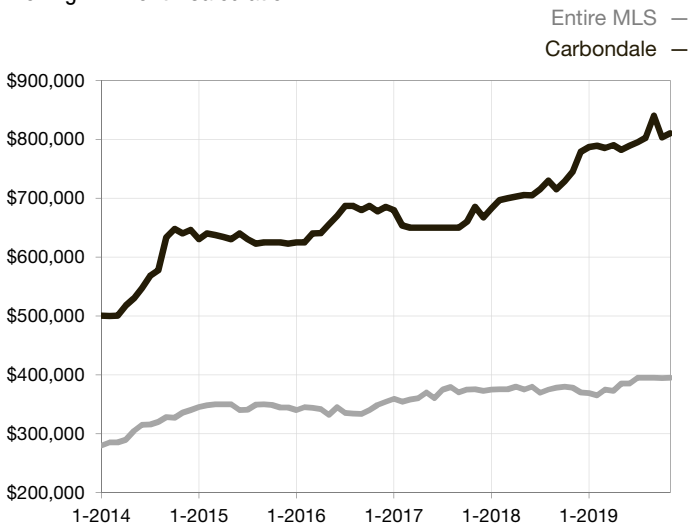
Single Family	November			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 11-2018	Thru 11-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	15	5	- 66.7%	237	220	- 7.2%
Sold Listings	10	14	+ 40.0%	151	155	+ 2.6%
Median Sales Price*	\$962,500	<b>\$942,500</b>	- 2.1%	\$779,000	<b>\$805,000</b>	+ 3.3%
Average Sales Price*	\$1,086,350	<b>\$1,442,857</b>	+ 32.8%	\$868,171	<b>\$1,011,500</b>	+ 16.5%
Percent of List Price Received*	95.1%	<b>94.0%</b>	- 1.2%	96.5%	<b>95.6%</b>	- 0.9%
Days on Market Until Sale	145	<b>150</b>	+ 3.4%	122	<b>127</b>	+ 4.1%
Inventory of Homes for Sale	126	<b>83</b>	- 34.1%	--	--	--
Months Supply of Inventory	9.3	<b>6.2</b>	- 33.3%	--	--	--

\* 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	November			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 11-2018	Thru 11-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	6	12	+ 100.0%	81	120	+ 48.1%
Sold Listings	4	5	+ 25.0%	59	76	+ 28.8%
Median Sales Price*	\$490,000	<b>\$527,500</b>	+ 7.7%	\$475,000	<b>\$498,750</b>	+ 5.0%
Average Sales Price*	\$531,125	<b>\$539,900</b>	+ 1.7%	\$530,759	<b>\$576,142</b>	+ 8.6%
Percent of List Price Received*	97.7%	<b>97.7%</b>	0.0%	97.3%	<b>98.3%</b>	+ 1.0%
Days on Market Until Sale	108	<b>271</b>	+ 150.9%	107	<b>101</b>	- 5.6%
Inventory of Homes for Sale	28	<b>35</b>	+ 25.0%	--	--	--
Months Supply of Inventory	5.2	<b>5.1</b>	- 1.9%	--	--	--

\* 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

