

This Week

The median list price in CARBONDALE, CO 81623 this week is \$1,750,000.

Inventory has been lightening lately and the Market Action Index has been trending up. These are mildly positive indications for the market.

Supply and Demand

- The market continues to get hotter. More sales demand and fewer homes listed have contributed to a relatively long run of increasing prices. Current supply and demand levels show no sign of prices changing from their current trend.

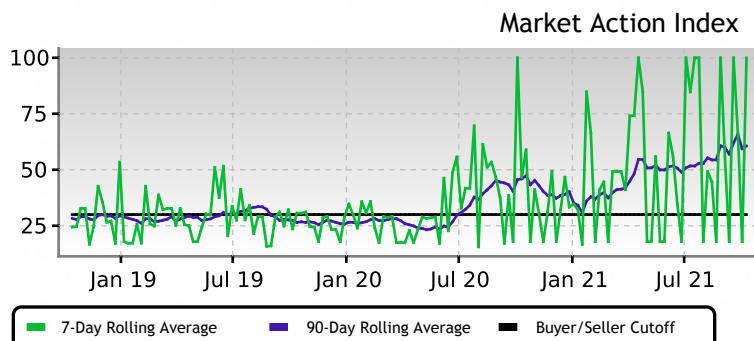
Real-Time Market Profile

		Trend
Median List Price	\$ 1,750,000	↑↑
Asking Price Per Square Foot	\$ 662	↑↑
Average Days on Market (DOM)	53	↔
Percent of Properties with Price Decrease	0 %	
Percent Relisted (reset DOM)	0 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	2489	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	4.0	
Market Action Index	Strong Seller's 60.6	↑↑

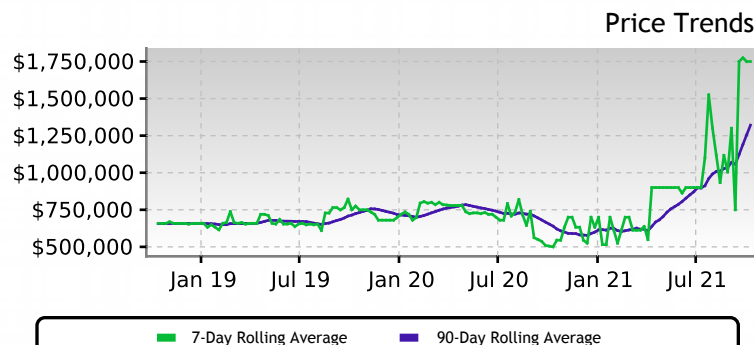
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
↑ Slight upward trend ↓ Slight downward trend

Price

- Price trends in this zip code continued their recent uptrend this week. While still below the market's high point, we've seen a nice run recently.



The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



Quartiles

Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Quartile	Median Price	Square Feet	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,900,000	2489	3.0	4.0	1	1	0	0	28	Most expensive 25% of properties
Upper/Second	\$ 1,800,000	2703	3.0	4.0	0	1	0	0	119	Upper-middle 25% of properties
Lower/Third	\$ 1,750,000	2641	3.0	4.0	0	1	0	0	119	Lower-middle 25% of properties
Bottom/Fourth	\$ 872,500	1881	4.0	3.0	20	2	2	2	0	Least expensive 25% of properties