

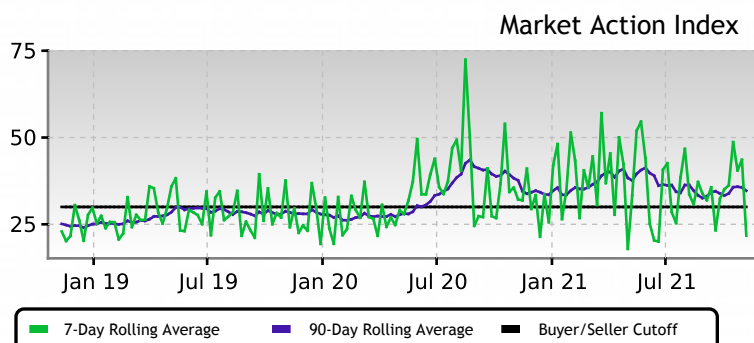
This Week

The median list price in CARBONDALE, CO 81623 this week is \$2,147,500.

Inventory has been decreasing lately but the Market Action Index is falling also. With days-on-market climbing, these are relatively negative implications for the market.

Supply and Demand

- While the Market Action Index shows some strengthening in the last few weeks, prices have settled in a bit of a plateau. We are currently in a Seller's market so prices will likely resume their climb should this trend persist.



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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 10,900,000	5330	2.5 - 5.0 acres	5.0	6.0	24	11	0	0	150	Most expensive 25% of properties
Upper/Second	\$ 2,495,000	4200	0.50 - 1.0 acre	5.0	5.0	15	11	0	1	140	Upper-middle 25% of properties
Lower/Third	\$ 1,762,500	3470	2.5 - 5.0 acres	4.0	4.0	24	12	3	0	100	Lower-middle 25% of properties
Bottom/Fourth	\$ 943,000	1879	0.25 - 0.50 acre	3.0	2.0	44	12	1	0	75	Least expensive 25% of properties

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

Real-Time Market Profile

		Trend
Median List Price	\$ 2,147,500	↔
Asking Price Per Square Foot	\$ 668	↑↑
Average Days on Market (DOM)	115	↑↑
Percent of Properties with Price Decrease	46 %	
Percent Relisted (reset DOM)	2 %	
Percent Flip (price increased)	9 %	
Median House Size (sq ft)	3750	
Median Lot Size	0.50 - 1.0 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	4.0	
Market Action Index	Seller's Advantage 34.7	↑

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

Price

- In the last few weeks we've seen prices in this zip code bouncing around this plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

