

# QUICK GLANCE

## MARKET REPORT

DECEMBER 2016

Within the Roaring Fork Valley exist several micro-niches of real estate, each of which comprise special nuances. Thankfully, our friends at Title Company of the Rockies and the Aspen Board of Realtors keep us updated on trends within these micro-markets. We hope you find this at-a-glance interpretation to be interesting, insightful, and a wholesome snapshot of the active listings within our market as a whole.

### ASPEN

Prices and inventory are stable in recent weeks, with a median list price of approximately \$7.9 million. The Aspen market is still a strong buyer's market.

**>Average Sales Price: \$5,304,000**

### SNOWMASS VILLAGE

While home prices in Snowmass Village are not quite as high as in Aspen, they are still holding strong with median list prices for single-family homes of approximately \$3.8 million. Days on market are on a downward trend, but the market is still a strong buyer's market.

**>Average Sales Price: \$955,455**

### OLD SNOWMASS

Demand for homes in Snowmass is on the rise, with home sales exceeding new inventory. Despite this, it is still a buyer's market, although home prices may increase due to market trends.

**>Average Sales Price: \$2,280,000**

### BASALT

Even though inventory has been decreasing in Basalt, the days-on-market are increasing. The median list price for a single-family home in Basalt is \$1,232,500.

**>Average Sales Price: \$1,305,714**

### CARBONDALE

Average list price in Carbondale is \$898,000. As in Basalt, the days-on-market are increasing, even though the inventory is decreasing. These trends suggest a buyer's advantage in the mid valley.

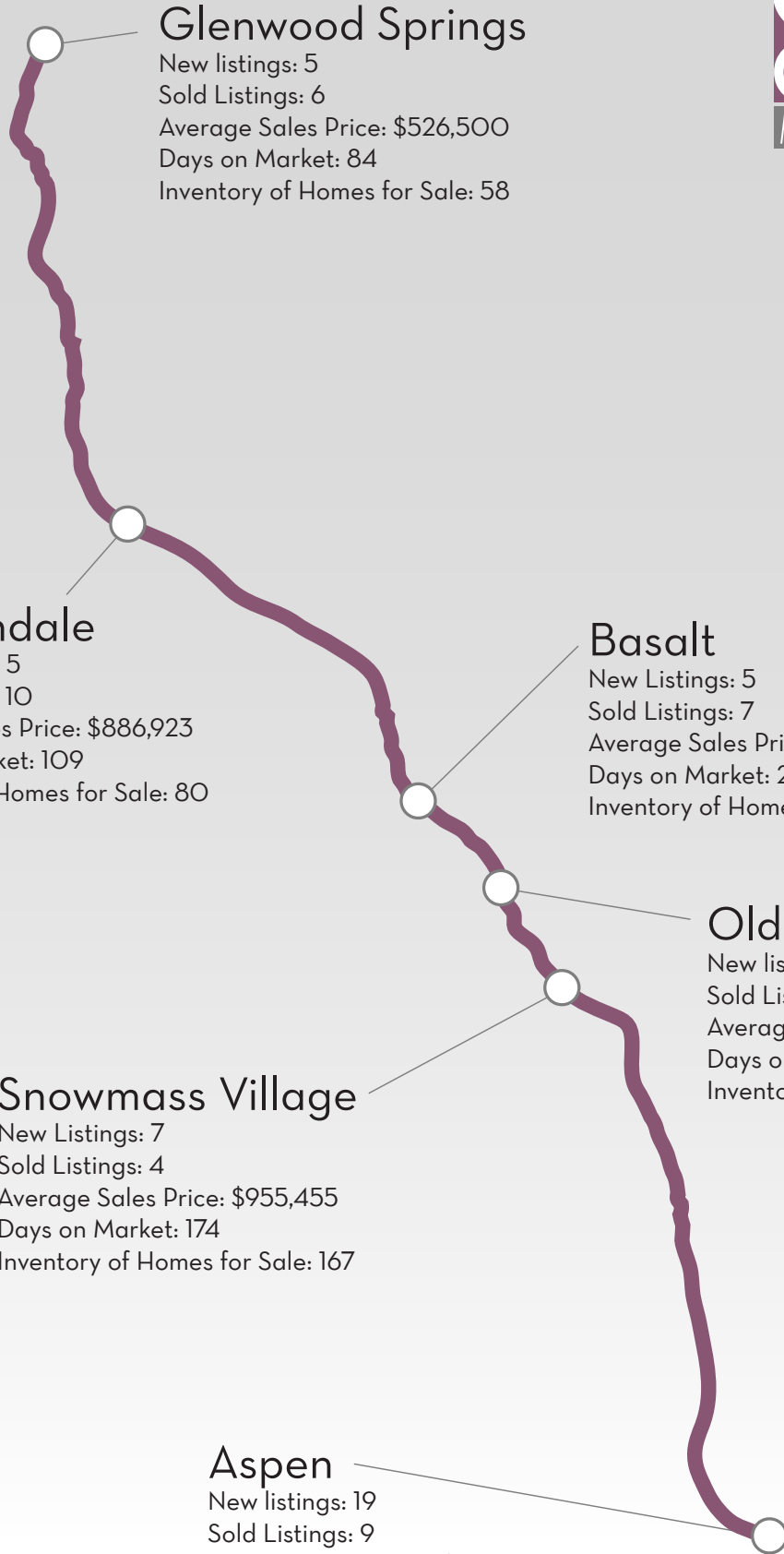
**>Average Sales Price: \$886,923**

### GLENWOOD SPRINGS

Things are heating up in Glenwood Springs! Average sales price for a single-family home this month is \$526,000. Demand for homes is surpassing new inventory, although homes are on the market slightly longer than previously.

**>Average Sales Price: \$526,500**

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### Glenwood Springs

New listings: 5  
Sold Listings: 6  
Average Sales Price: \$526,500  
Days on Market: 84  
Inventory of Homes for Sale: 58

### Carbondale

New Listings: 5  
Sold Listings: 10  
Average Sales Price: \$886,923  
Days on Market: 109  
Inventory of Homes for Sale: 80

### Basalt

New Listings: 5  
Sold Listings: 7  
Average Sales Price: \$1,305,714  
Days on Market: 200  
Inventory of Homes for Sale: 39

### Old Snowmass

New listings: 4  
Sold Listings: 0  
Average Sales Price: \$2,280,000  
Days on Market: 676  
Inventory of Homes for Sale: 33

### Snowmass Village

New Listings: 7  
Sold Listings: 4  
Average Sales Price: \$955,455  
Days on Market: 174  
Inventory of Homes for Sale: 167

### Aspen

New listings: 19  
Sold Listings: 9  
Average Sales Price: \$5,304,000  
Days on Market: 319  
Inventory of Homes for Sale: 174