

QUICK GLANCE

MARKET REPORT

JANUARY 2017

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.

ASPEN

Inventory has been decreasing slightly, with a median list price just shy of \$8 million. The Aspen market is still a strong buyer's market.

>Average Sales Price: \$4,752,000

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 \$3.75 million. As inventory is increasing, it is not surprising that the average days on market before sale are increasing slightly as well.

>Average Sales Price: \$1,350,000

OLD SNOWMASS

As anticipated in our last report, the median list price is up from last month, currently \$3.9 million. It is possible that this trend may be the result of higher-quality (newer, larger) homes being listing.

>Average Sales Price: \$575,000

BASALT

Prices have remained relatively stable, with the median list price hovering at \$1.25 million. Days on market prior to sale are up, but new inventory is extremely limited.

>Average Sales Price: \$1,100,000

CARBONDALE

Median list price is nearly the same as a month ago at \$935,000. Carbondale is significantly below the top of the market, so the rate of sale compared to inventory will need to significantly increase before we see a significant up-shift in prices.

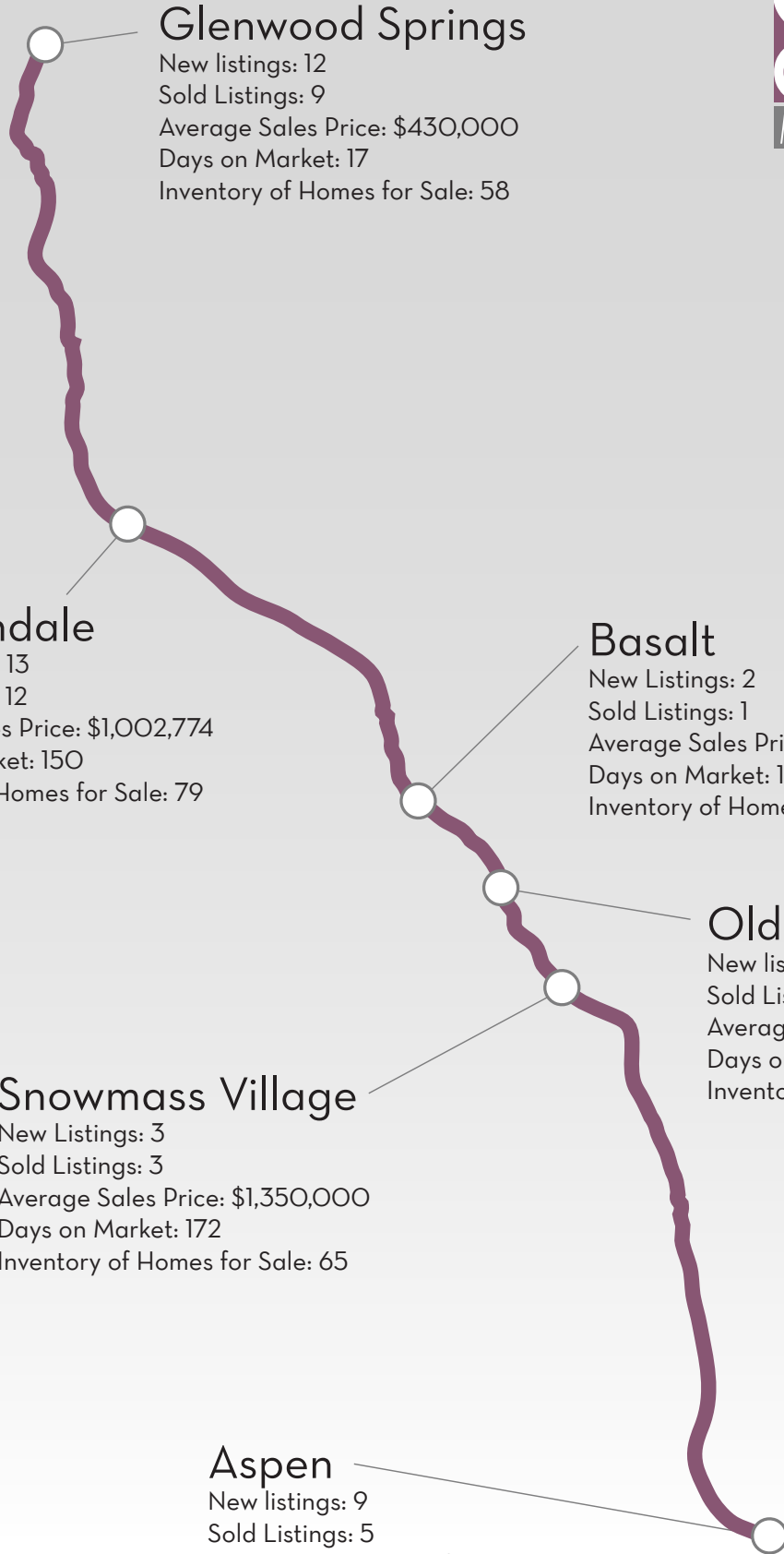
>Average Sales Price: \$1,002,774

GLENWOOD SPRINGS

The market is very active right now! Average sales price for a single-family home this month is \$430,000. Inventory is down roughly 14 percent from this time last year, and the average days a home is on the market before sale is only 17 days.

>Average Sales Price: \$430,000

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Glenwood Springs

New listings: 12
Sold Listings: 9
Average Sales Price: \$430,000
Days on Market: 17
Inventory of Homes for Sale: 58

Carbondale

New Listings: 13
Sold Listings: 12
Average Sales Price: \$1,002,774
Days on Market: 150
Inventory of Homes for Sale: 79

Basalt

New Listings: 2
Sold Listings: 1
Average Sales Price: \$1,100,000
Days on Market: 196
Inventory of Homes for Sale: 38

Old Snowmass

New listings: 5
Sold Listings: 3
Average Sales Price: \$575,000
Days on Market: 320
Inventory of Homes for Sale: 34

Snowmass Village

New Listings: 3
Sold Listings: 3
Average Sales Price: \$1,350,000
Days on Market: 172
Inventory of Homes for Sale: 65

Aspen

New listings: 9
Sold Listings: 5
Average Sales Price: \$4,752,000
Days on Market: 230
Inventory of Homes for Sale: 170