

QUICK GLANCE

MARKET REPORT

FEBRUARY 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 as a whole.

ASPEN

Inventory and days-on-market have not changed much since last month in Aspen. January's statistics suggested a buyer's market in Aspen and given that prices and inventory are relatively unchanged, the trend continued through February.

>Average Sales Price: \$7,169,000

SNOWMASS VILLAGE

The median list price in Snowmass Village is currently \$3,525,000. If there is a significant increase in buyer demand, pricing may increase although for now, pricing looks to remain stable.

>Average Sales Price: \$4,106,250

OLD SNOWMASS

The median price for new listings in February was \$3,922,500. Buyer demand has been decreasing in relation to inventory and if the trend continues, pricing may be driven down slightly.

>Average Sales Price: \$760,000

BASALT

Why so many zeros in Basalt's data this month?? Simply put, there just was no new inventory added and no existing inventory sold in February, so while the numbers (or lack of) look strange, the data accurately reflects what happened in Basalt last month.

>Average Sales Price: n/a

CARBONDALE

Over the last 30 days, the median list price for a single-family home in Carbondale is \$899,000. There will need to be a persistent up-shift in buyer demand before pricing changes.

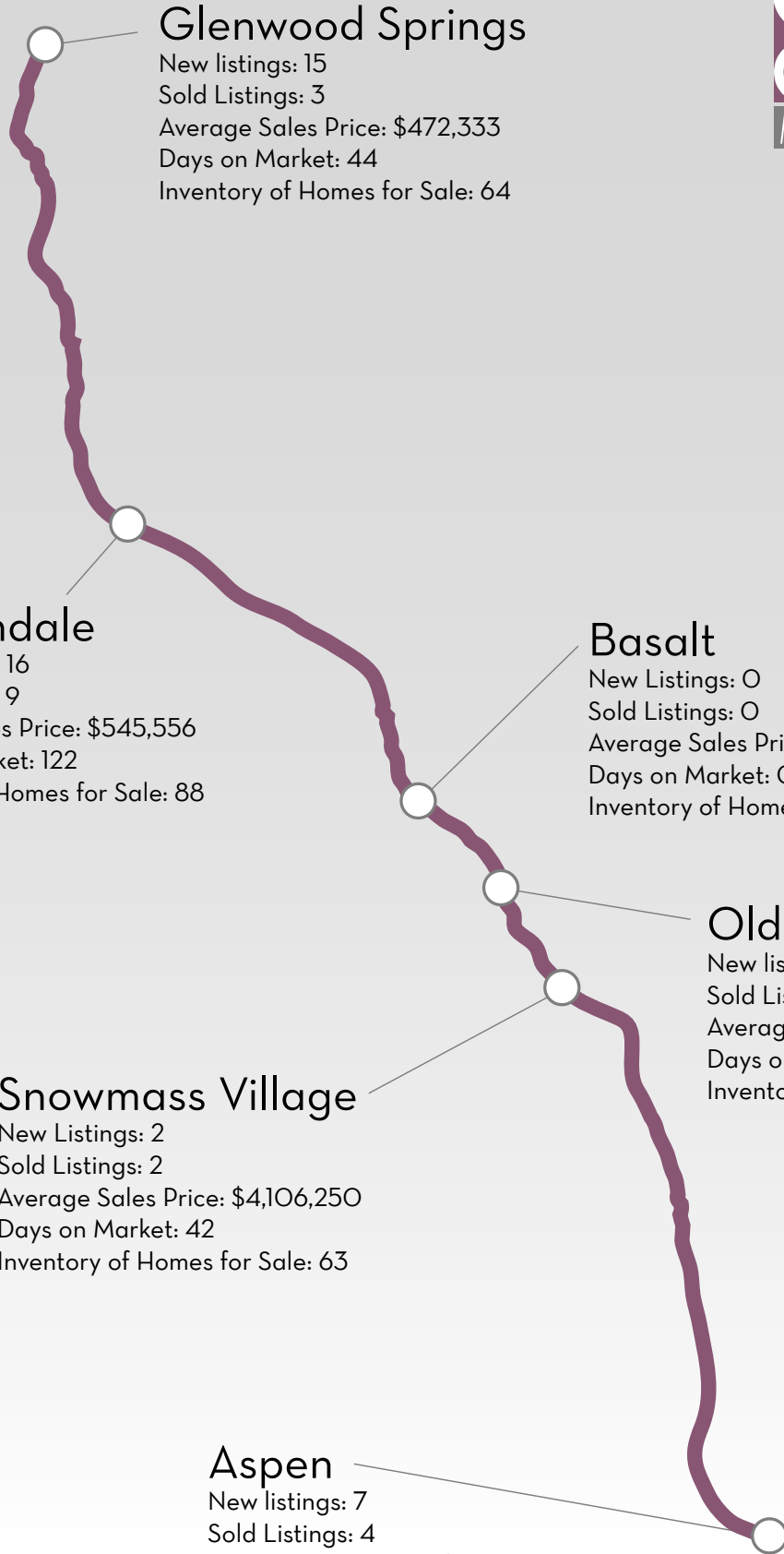
>Average Sales Price: \$545,556

GLENWOOD SPRINGS

More listings are coming on the market compared with January, although not as many sales occurred in February as in January. Average sale price has increased slightly in February.

>Average Sales Price: \$472,333

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Glenwood Springs

New listings: 15
Sold Listings: 3
Average Sales Price: \$472,333
Days on Market: 44
Inventory of Homes for Sale: 64

Carbondale

New Listings: 16
Sold Listings: 9
Average Sales Price: \$545,556
Days on Market: 122
Inventory of Homes for Sale: 88

Basalt

New Listings: 0
Sold Listings: 0
Average Sales Price: n/a
Days on Market: 0
Inventory of Homes for Sale: 42

Old Snowmass

New listings: 1
Sold Listings: 1
Average Sales Price: \$760,000
Days on Market: 238
Inventory of Homes for Sale: 35

Snowmass Village

New Listings: 2
Sold Listings: 2
Average Sales Price: \$4,106,250
Days on Market: 42
Inventory of Homes for Sale: 63

Aspen

New listings: 7
Sold Listings: 4
Average Sales Price: \$7,169,000
Days on Market: 161
Inventory of Homes for Sale: 165