

QUICK GLANCE

MARKET REPORT

MARCH 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

Prices and inventory are relatively unchanged. Inventory has decreased slightly and the rate of sales is picking up compared to the rate the new listings are coming to market. Both of these trends are considered mildly positive indications.

>Average Sales Price: \$5,018,889

SNOWMASS VILLAGE

It is a buyer's market in Snowmass Village presently, and prices are not yet moving up while the excess inventory is consumed. If the supply continues to decrease and the demand increases, there likely will be upward pressure on pricing.

>Average Sales Price: : \$3,212,500

OLD SNOWMASS

The median list price for single-family homes in Old Snowmass for March was \$3,547,500. Prices have increased a bit, which may be due to improved quality or newer, larger homes coming on the market. If inventory continues to grow ahead of demand, pricing may decrease.

>Average Sales Price: \$375,000

BASALT

While there are some new listings that came to market in March, no sales were recorded for March, so there is no data available for average sales price or days on market.

>Average Sales Price: n/a

CARBONDALE

The market in Carbondale is heating up as spring approaches and sales of single-family homes are exceeding new inventory. If the market continues to tighten up in Carbondale, it could lead to a trend of increased home prices.

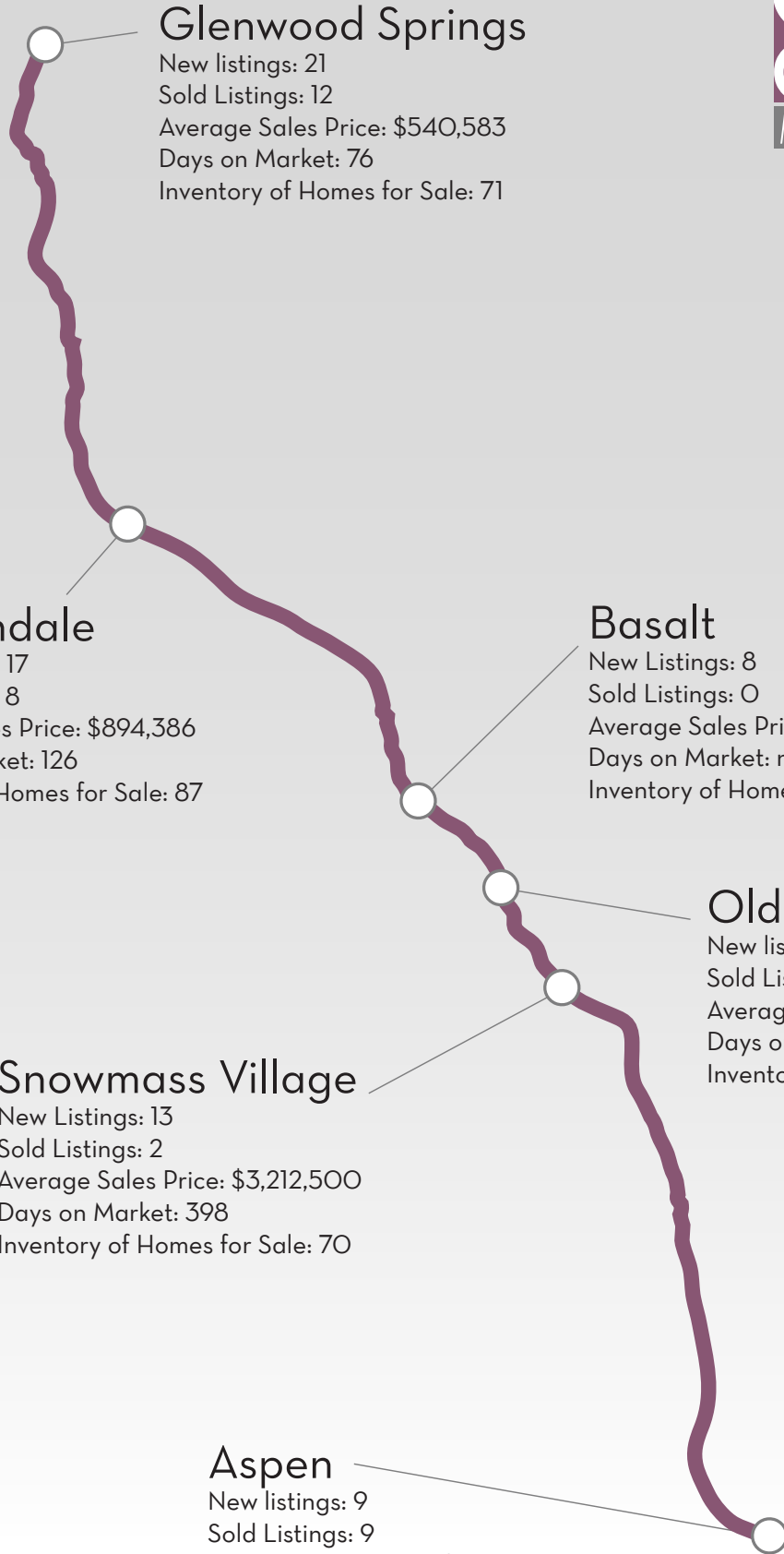
>Average Sales Price: \$894,386

GLENWOOD SPRINGS

Compared to one year ago, both the average sales and the median sales prices for Glenwood Springs have increased by about 4%, which could indicate an increase in buyer interest in the Glenwood Springs market.

>Average Sales Price: \$540,583

MARCH 2017



Glenwood Springs

New listings: 21
Sold Listings: 12
Average Sales Price: \$540,583
Days on Market: 76
Inventory of Homes for Sale: 71

Carbondale

New Listings: 17
Sold Listings: 8
Average Sales Price: \$894,386
Days on Market: 126
Inventory of Homes for Sale: 87

Basalt

New Listings: 8
Sold Listings: 0
Average Sales Price: n/a
Days on Market: n/a
Inventory of Homes for Sale: 45

Old Snowmass

New listings: 1
Sold Listings: 1
Average Sales Price: \$375,000
Days on Market: 27
Inventory of Homes for Sale: 33

Snowmass Village

New Listings: 13
Sold Listings: 2
Average Sales Price: \$3,212,500
Days on Market: 398
Inventory of Homes for Sale: 70

Aspen

New listings: 9
Sold Listings: 9
Average Sales Price: \$5,018,889
Days on Market: 264
Inventory of Homes for Sale: 146