

QUICK GLANCE

MARKET REPORT

APRIL 2017

The Roaring Fork Valley real estate market is comprised of unique micro-niche areas. 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 insightful, and a wholesome snapshot of the active listings within our market.

ASPEN

There was a sharp up-tick in the average sales price in Aspen from March to April. Inventory and days on market before sales are relatively unchanged. 16% of properties had price decreases, which could indicate a slightly cooling market or market correction.

>Average Sales Price: \$10,961,111

SNOWMASS VILLAGE

The median list price for homes coming to the market in Snowmass is \$3,765,000. Homes sold exceeded new inventory, but with the influx of new homes to the market in March, this is not likely to affect prices or demand.

>Average Sales Price: : \$4,092,500

OLD SNOWMASS

No home sales were reported in Old Snowmass in April. A slower market in general with lower inventory in general, this is not atypical. The median price list for single-family homes in Old Snowmass for March was \$3,150,000.

>Average Sales Price: n/a

BASALT

The median list price for a single-family home in Basalt over the last 30 days is \$1,249,000. With two months of no sales, Basalt's market had a flurry of activity with this month's sales. Home sales have begun exceeding new inventory.

>Average Sales Price: \$742,000

CARBONDALE

New listings in Carbondale have increased in the past month, leaving demand unchanged. Over the last 30 days, the median list price for a single-family home in Carbondale is \$895,000.

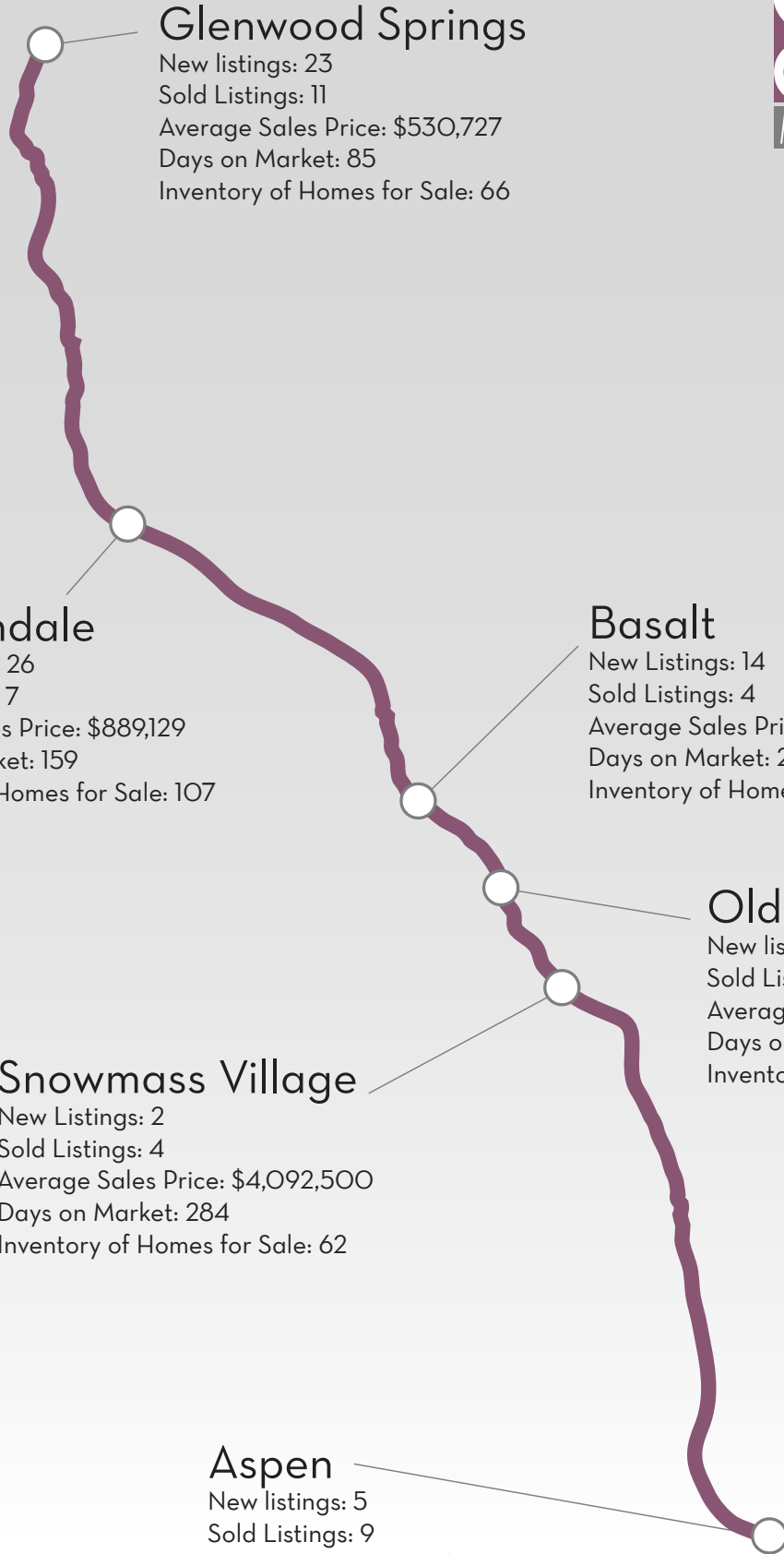
>Average Sales Price: \$889,129

GLENWOOD SPRINGS

Trends for new inventory, home sales, average sale price, and days on the market are stable between March and April in Glenwood Springs. Overall inventory has decreased slightly which may or may not affect demand.

>Average Sales Price: \$530,727

APRIL 2017



Glenwood Springs

New listings: 23
Sold Listings: 11
Average Sales Price: \$530,727
Days on Market: 85
Inventory of Homes for Sale: 66

Carbondale

New Listings: 26
Sold Listings: 7
Average Sales Price: \$889,129
Days on Market: 159
Inventory of Homes for Sale: 107

Basalt

New Listings: 14
Sold Listings: 4
Average Sales Price: \$742,000
Days on Market: 233
Inventory of Homes for Sale: 57

Old Snowmass

New listings: 2
Sold Listings: 0
Average Sales Price: n/a
Days on Market: n/a
Inventory of Homes for Sale: 35

Snowmass Village

New Listings: 2
Sold Listings: 4
Average Sales Price: \$4,092,500
Days on Market: 284
Inventory of Homes for Sale: 62

Aspen

New listings: 5
Sold Listings: 9
Average Sales Price: \$ 10,961,111
Days on Market: 351
Inventory of Homes for Sale: 134