

Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

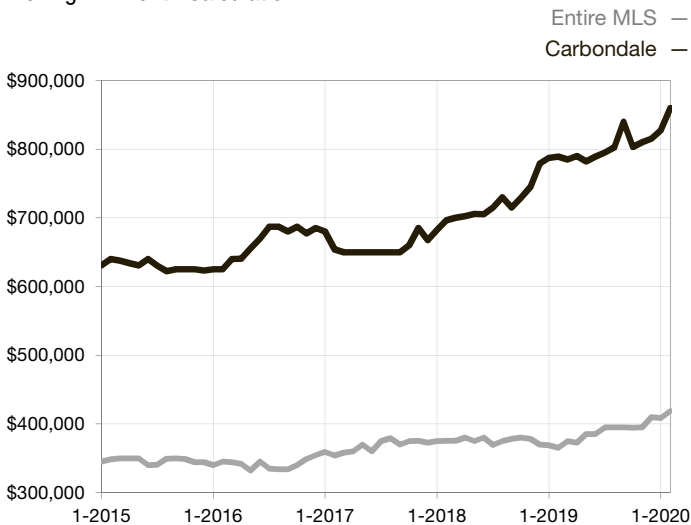
Single Family	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 2-2020	Percent Change from Previous Year
Key Metrics						
New Listings	9	10	+ 11.1%	21	27	+ 28.6%
Sold Listings	8	11	+ 37.5%	15	13	- 13.3%
Median Sales Price*	\$715,250	\$1,025,000	+ 43.3%	\$732,500	\$1,025,000	+ 39.9%
Average Sales Price*	\$800,878	\$1,097,542	+ 37.0%	\$879,001	\$1,079,728	+ 22.8%
Percent of List Price Received*	95.7%	97.5%	+ 1.9%	95.2%	97.0%	+ 1.9%
Days on Market Until Sale	165	77	- 53.3%	161	122	- 24.2%
Inventory of Homes for Sale	115	67	- 41.7%	--	--	--
Months Supply of Inventory	9.2	4.8	- 47.8%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 2-2020	Percent Change from Previous Year
Key Metrics						
New Listings	14	8	- 42.9%	22	13	- 40.9%
Sold Listings	2	6	+ 200.0%	6	11	+ 83.3%
Median Sales Price*	\$609,650	\$455,500	- 25.3%	\$570,000	\$466,000	- 18.2%
Average Sales Price*	\$609,650	\$474,167	- 22.2%	\$590,717	\$618,707	+ 4.7%
Percent of List Price Received*	97.7%	97.4%	- 0.3%	95.4%	99.3%	+ 4.1%
Days on Market Until Sale	19	161	+ 747.4%	126	106	- 15.9%
Inventory of Homes for Sale	37	32	- 13.5%	--	--	--
Months Supply of Inventory	6.7	4.5	- 32.8%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

