

Local Market Update for March 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

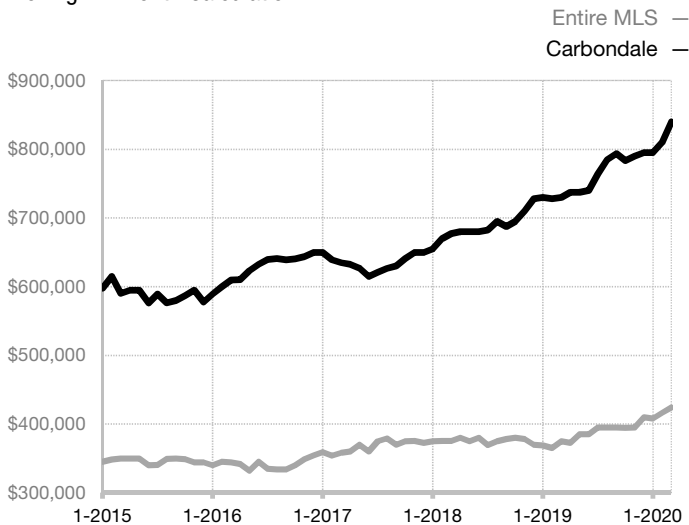
Single Family	March			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Key Metrics						
New Listings	16	13	- 18.8%	39	43	+ 10.3%
Sold Listings	12	16	+ 33.3%	28	31	+ 10.7%
Median Sales Price*	\$784,000	\$972,500	+ 24.0%	\$754,000	\$975,000	+ 29.3%
Average Sales Price*	\$804,917	\$966,406	+ 20.1%	\$831,036	\$997,547	+ 20.0%
Percent of List Price Received*	96.1%	94.4%	- 1.8%	95.7%	95.2%	- 0.5%
Days on Market Until Sale	94	174	+ 85.1%	129	167	+ 29.5%
Inventory of Homes for Sale	130	85	- 34.6%	--	--	--
Months Supply of Inventory	9.0	5.4	- 40.0%	--	--	--

* 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	March			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Key Metrics						
New Listings	4	8	+ 100.0%	26	21	- 19.2%
Sold Listings	4	5	+ 25.0%	11	17	+ 54.5%
Median Sales Price*	\$617,500	\$440,000	- 28.7%	\$685,000	\$466,000	- 32.0%
Average Sales Price*	\$667,000	\$456,200	- 31.6%	\$627,027	\$577,752	- 7.9%
Percent of List Price Received*	100.1%	99.0%	- 1.1%	97.6%	99.0%	+ 1.4%
Days on Market Until Sale	82	68	- 17.1%	116	97	- 16.4%
Inventory of Homes for Sale	32	38	+ 18.8%	--	--	--
Months Supply of Inventory	5.8	5.2	- 10.3%	--	--	--

* 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

