

# Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

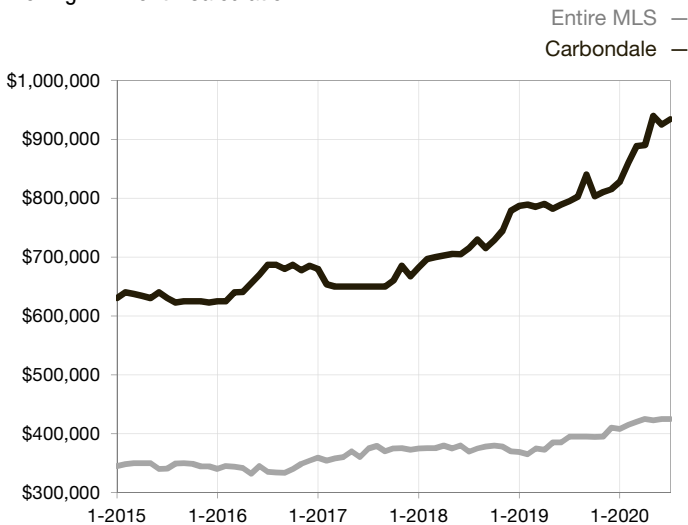
Single Family Key Metrics	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 7-2020	Percent Change from Previous Year
New Listings	31	23	- 25.8%	174	125	- 28.2%
Sold Listings	20	26	+ 30.0%	95	101	+ 6.3%
Median Sales Price*	\$870,000	<b>\$902,713</b>	+ 3.8%	\$797,500	<b>\$975,000</b>	+ 22.3%
Average Sales Price*	\$923,250	<b>\$1,366,401</b>	+ 48.0%	\$926,839	<b>\$1,154,636</b>	+ 24.6%
Percent of List Price Received*	95.4%	<b>98.0%</b>	+ 2.7%	96.0%	<b>96.2%</b>	+ 0.2%
Days on Market Until Sale	126	135	+ 7.1%	130	152	+ 16.9%
Inventory of Homes for Sale	139	46	- 66.9%	--	--	--
Months Supply of Inventory	10.4	3.2	- 69.2%	--	--	--

\* 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 Key Metrics	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 7-2020	Percent Change from Previous Year
New Listings	13	10	- 23.1%	84	58	- 31.0%
Sold Listings	15	14	- 6.7%	46	45	- 2.2%
Median Sales Price*	\$572,000	<b>\$512,500</b>	- 10.4%	\$498,750	<b>\$500,000</b>	+ 0.3%
Average Sales Price*	\$689,260	<b>\$591,750</b>	- 14.1%	\$604,298	<b>\$590,401</b>	- 2.3%
Percent of List Price Received*	99.0%	<b>99.7%</b>	+ 0.7%	98.7%	<b>98.7%</b>	0.0%
Days on Market Until Sale	72	84	+ 16.7%	96	92	- 4.2%
Inventory of Homes for Sale	36	22	- 38.9%	--	--	--
Months Supply of Inventory	5.9	3.3	- 44.1%	--	--	--

\* 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

