

# Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

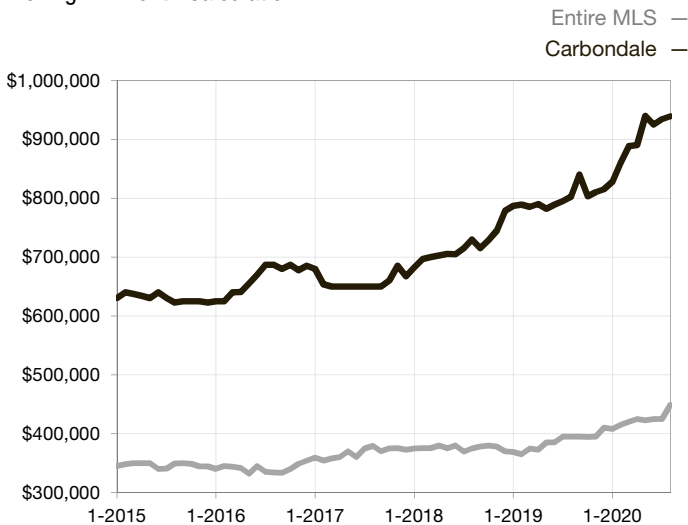
Single Family	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 8-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	23	21	- 8.7%	197	148	- 24.9%
Sold Listings	15	24	+ 60.0%	110	125	+ 13.6%
Median Sales Price*	\$1,275,000	<b>\$1,174,500</b>	- 7.9%	\$827,500	<b>\$975,000</b>	+ 17.8%
Average Sales Price*	\$1,337,482	<b>\$1,439,333</b>	+ 7.6%	\$982,836	<b>\$1,209,298</b>	+ 23.0%
Percent of List Price Received*	95.6%	<b>97.3%</b>	+ 1.8%	96.0%	<b>96.4%</b>	+ 0.4%
Days on Market Until Sale	132	91	- 31.1%	130	140	+ 7.7%
Inventory of Homes for Sale	142	41	- 71.1%	--	--	--
Months Supply of Inventory	10.9	2.7	- 75.2%	--	--	--

\* 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	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 8-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	15	15	0.0%	99	76	- 23.2%
Sold Listings	11	7	- 36.4%	57	52	- 8.8%
Median Sales Price*	\$453,000	<b>\$750,000</b>	+ 65.6%	\$495,000	<b>\$515,000</b>	+ 4.0%
Average Sales Price*	\$506,371	<b>\$743,000</b>	+ 46.7%	\$585,400	<b>\$610,943</b>	+ 4.4%
Percent of List Price Received*	98.1%	<b>98.6%</b>	+ 0.5%	98.6%	<b>98.7%</b>	+ 0.1%
Days on Market Until Sale	81	118	+ 45.7%	93	96	+ 3.2%
Inventory of Homes for Sale	41	22	- 46.3%	--	--	--
Months Supply of Inventory	6.6	3.5	- 47.0%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

