

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

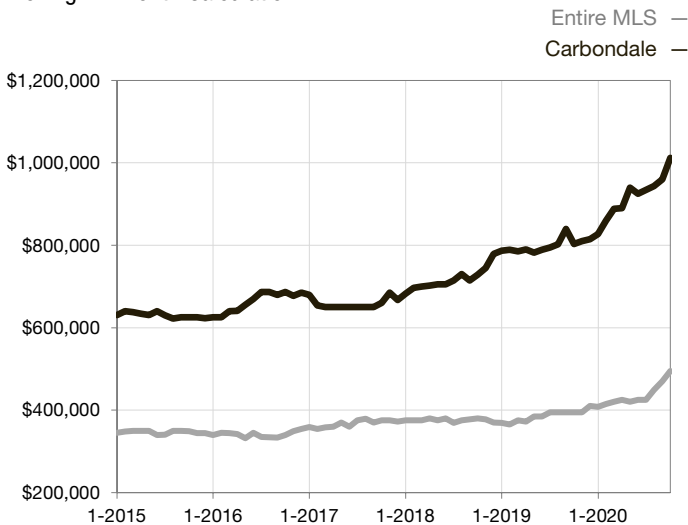
Single Family	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Key Metrics						
New Listings	10	22	+ 120.0%	218	193	- 11.5%
Sold Listings	19	21	+ 10.5%	141	166	+ 17.7%
Median Sales Price*	\$741,000	\$1,200,000	+ 61.9%	\$800,000	\$1,037,500	+ 29.7%
Average Sales Price*	\$824,453	\$1,501,460	+ 82.1%	\$968,670	\$1,271,657	+ 31.3%
Percent of List Price Received*	96.6%	98.0%	+ 1.4%	95.8%	96.6%	+ 0.8%
Days on Market Until Sale	94	80	- 14.9%	125	128	+ 2.4%
Inventory of Homes for Sale	110	39	- 64.5%	--	--	--
Months Supply of Inventory	8.5	2.4	- 71.8%	--	--	--

* 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	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Key Metrics						
New Listings	8	10	+ 25.0%	110	97	- 11.8%
Sold Listings	7	13	+ 85.7%	71	75	+ 5.6%
Median Sales Price*	\$525,000	\$695,000	+ 32.4%	\$495,000	\$555,000	+ 12.1%
Average Sales Price*	\$538,429	\$803,395	+ 49.2%	\$578,694	\$653,747	+ 13.0%
Percent of List Price Received*	97.5%	99.3%	+ 1.8%	98.4%	99.0%	+ 0.6%
Days on Market Until Sale	35	95	+ 171.4%	89	101	+ 13.5%
Inventory of Homes for Sale	34	18	- 47.1%	--	--	--
Months Supply of Inventory	5.0	2.5	- 50.0%	--	--	--

* 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

