

Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

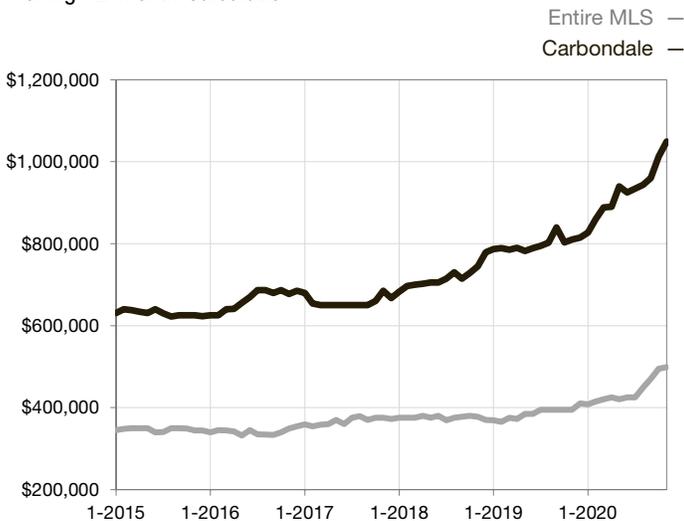
Single Family	November			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Key Metrics						
New Listings	6	13	+ 116.7%	224	206	- 8.0%
Sold Listings	14	19	+ 35.7%	155	185	+ 19.4%
Median Sales Price*	\$942,500	\$1,150,000	+ 22.0%	\$805,000	\$1,093,500	+ 35.8%
Average Sales Price*	\$1,442,857	\$1,350,289	- 6.4%	\$1,011,500	\$1,279,733	+ 26.5%
Percent of List Price Received*	94.0%	97.2%	+ 3.4%	95.6%	96.7%	+ 1.2%
Days on Market Until Sale	150	96	- 36.0%	127	125	- 1.6%
Inventory of Homes for Sale	101	39	- 61.4%	--	--	--
Months Supply of Inventory	7.6	2.4	- 68.4%	--	--	--

* 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	November			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Key Metrics						
New Listings	14	0	- 100.0%	124	98	- 21.0%
Sold Listings	5	5	0.0%	76	81	+ 6.6%
Median Sales Price*	\$527,500	\$495,000	- 6.2%	\$498,750	\$555,000	+ 11.3%
Average Sales Price*	\$539,900	\$552,000	+ 2.2%	\$576,142	\$647,235	+ 12.3%
Percent of List Price Received*	97.7%	99.8%	+ 2.1%	98.3%	99.0%	+ 0.7%
Days on Market Until Sale	271	26	- 90.4%	101	95	- 5.9%
Inventory of Homes for Sale	43	15	- 65.1%	--	--	--
Months Supply of Inventory	6.2	2.1	- 66.1%	--	--	--

* 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

