

Local Market Update for January 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

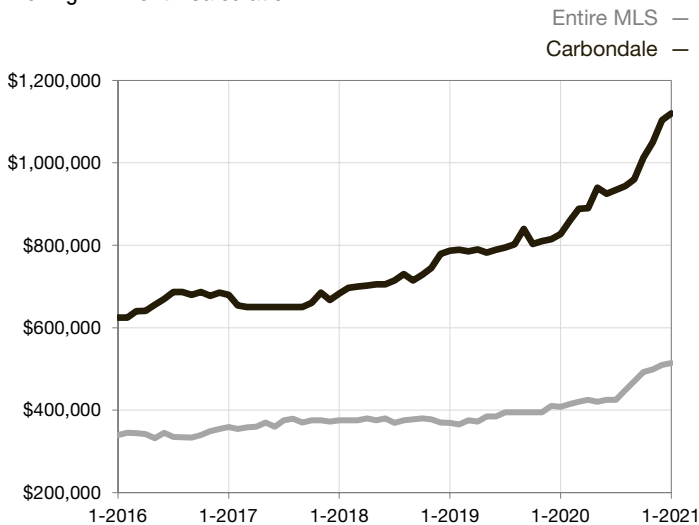
Single Family	January			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 1-2021	Percent Change from Previous Year
Key Metrics						
New Listings	18	13	- 27.8%	18	13	- 27.8%
Sold Listings	2	9	+ 350.0%	2	9	+ 350.0%
Median Sales Price*	\$981,750	\$1,475,000	+ 50.2%	\$981,750	\$1,475,000	+ 50.2%
Average Sales Price*	\$981,750	\$1,445,264	+ 47.2%	\$981,750	\$1,445,264	+ 47.2%
Percent of List Price Received*	94.3%	96.8%	+ 2.7%	94.3%	96.8%	+ 2.7%
Days on Market Until Sale	371	45	- 87.9%	371	45	- 87.9%
Inventory of Homes for Sale	92	30	- 67.4%	--	--	--
Months Supply of Inventory	6.7	1.7	- 74.6%	--	--	--

* 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	January			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 1-2021	Percent Change from Previous Year
Key Metrics						
New Listings	6	4	- 33.3%	6	4	- 33.3%
Sold Listings	5	5	0.0%	5	5	0.0%
Median Sales Price*	\$963,641	\$630,000	- 34.6%	\$963,641	\$630,000	- 34.6%
Average Sales Price*	\$792,155	\$772,000	- 2.5%	\$792,155	\$772,000	- 2.5%
Percent of List Price Received*	101.6%	98.7%	- 2.9%	101.6%	98.7%	- 2.9%
Days on Market Until Sale	39	75	+ 92.3%	39	75	+ 92.3%
Inventory of Homes for Sale	38	10	- 73.7%	--	--	--
Months Supply of Inventory	5.6	1.4	- 75.0%	--	--	--

* 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

