

Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

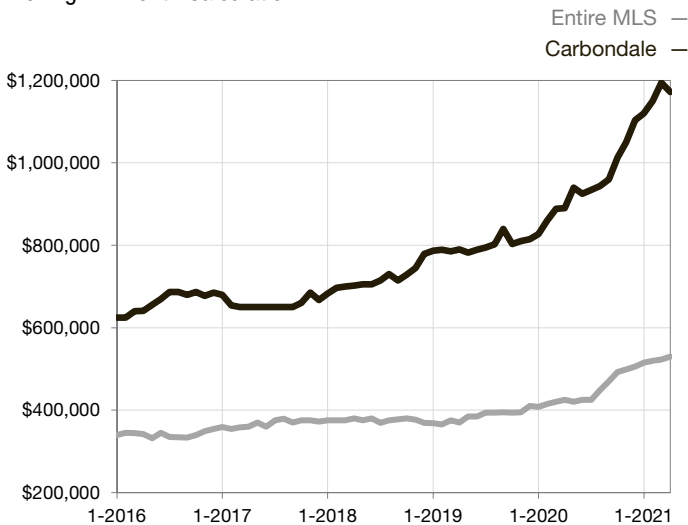
Single Family Key Metrics	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 4-2021	Percent Change from Previous Year
New Listings	8	12	+ 50.0%	49	56	+ 14.3%
Sold Listings	9	18	+ 100.0%	37	58	+ 56.8%
Median Sales Price*	\$1,251,625	\$1,445,250	+ 15.5%	\$1,050,000	\$1,497,500	+ 42.6%
Average Sales Price*	\$1,397,958	\$1,598,639	+ 14.4%	\$1,118,665	\$1,534,749	+ 37.2%
Percent of List Price Received*	92.0%	96.2%	+ 4.6%	94.8%	97.3%	+ 2.6%
Days on Market Until Sale	230	103	- 55.2%	170	70	- 58.8%
Inventory of Homes for Sale	81	29	- 64.2%	--	--	--
Months Supply of Inventory	5.8	1.5	- 74.1%	--	--	--

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

Townhouse/Condo Key Metrics	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 4-2021	Percent Change from Previous Year
New Listings	7	7	0.0%	31	22	- 29.0%
Sold Listings	1	8	+ 700.0%	19	31	+ 63.2%
Median Sales Price*	\$323,000	\$625,950	+ 93.8%	\$449,500	\$630,000	+ 40.2%
Average Sales Price*	\$323,000	\$678,050	+ 109.9%	\$552,620	\$669,237	+ 21.1%
Percent of List Price Received*	100.0%	100.3%	+ 0.3%	98.4%	100.3%	+ 1.9%
Days on Market Until Sale	0	54	--	118	97	- 17.8%
Inventory of Homes for Sale	46	7	- 84.8%	--	--	--
Months Supply of Inventory	6.6	0.8	- 87.9%	--	--	--

* 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

