

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

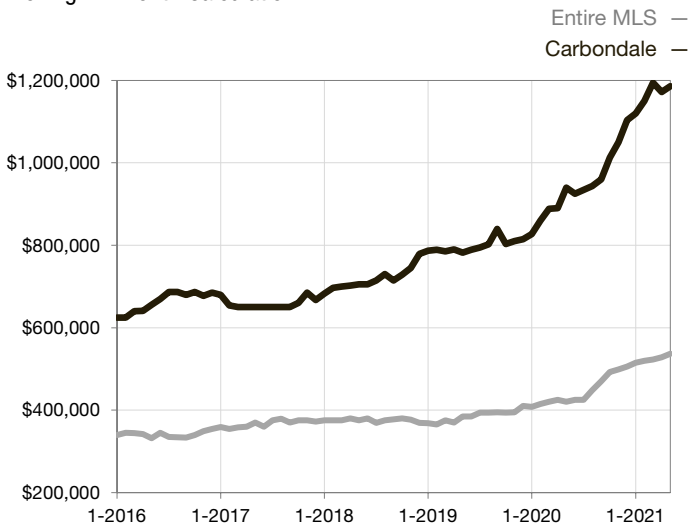
Single Family Key Metrics	May			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 5-2021	Percent Change from Previous Year
New Listings	28	19	- 32.1%	77	79	+ 2.6%
Sold Listings	11	16	+ 45.5%	48	74	+ 54.2%
Median Sales Price*	\$1,150,000	\$992,500	- 13.7%	\$1,052,500	\$1,473,750	+ 40.0%
Average Sales Price*	\$1,059,682	\$1,465,661	+ 38.3%	\$1,105,148	\$1,519,811	+ 37.5%
Percent of List Price Received*	96.6%	98.5%	+ 2.0%	95.2%	97.6%	+ 2.5%
Days on Market Until Sale	199	61	- 69.3%	177	68	- 61.6%
Inventory of Homes for Sale	75	33	- 56.0%	--	--	--
Months Supply of Inventory	5.7	1.7	- 70.2%	--	--	--

* 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 Key Metrics	May			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 5-2021	Percent Change from Previous Year
New Listings	11	6	- 45.5%	42	28	- 33.3%
Sold Listings	4	7	+ 75.0%	23	38	+ 65.2%
Median Sales Price*	\$815,000	\$495,000	- 39.3%	\$466,000	\$599,200	+ 28.6%
Average Sales Price*	\$798,750	\$517,143	- 35.3%	\$595,425	\$641,220	+ 7.7%
Percent of List Price Received*	103.5%	99.0%	- 4.3%	99.3%	100.0%	+ 0.7%
Days on Market Until Sale	54	75	+ 38.9%	107	93	- 13.1%
Inventory of Homes for Sale	45	10	- 77.8%	--	--	--
Months Supply of Inventory	6.6	1.2	- 81.8%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

