

Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

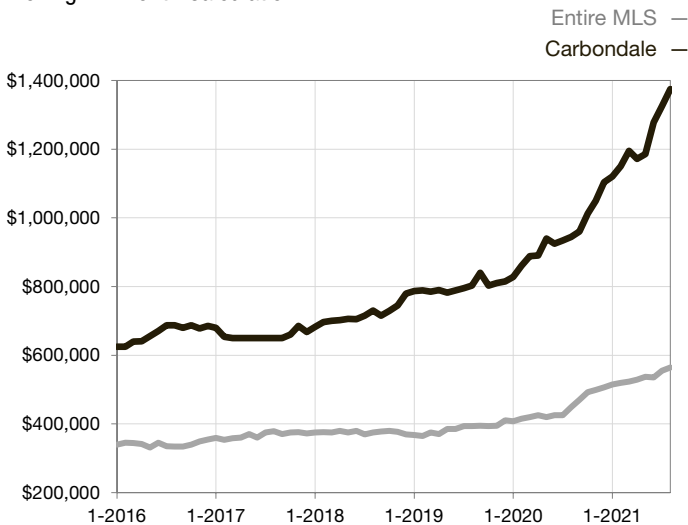
Single Family	August			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 8-2021	Percent Change from Previous Year
Key Metrics						
New Listings	25	17	- 32.0%	155	155	0.0%
Sold Listings	25	16	- 36.0%	126	115	- 8.7%
Median Sales Price*	\$1,299,000	\$1,496,000	+ 15.2%	\$1,000,000	\$1,465,500	+ 46.6%
Average Sales Price*	\$1,441,760	\$1,705,906	+ 18.3%	\$1,211,605	\$1,566,813	+ 29.3%
Percent of List Price Received*	97.4%	98.1%	+ 0.7%	96.5%	98.2%	+ 1.8%
Days on Market Until Sale	87	44	- 49.4%	139	59	- 57.6%
Inventory of Homes for Sale	57	48	- 15.8%	--	--	--
Months Supply of Inventory	3.7	2.9	- 21.6%	--	--	--

* 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	August			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 8-2021	Percent Change from Previous Year
Key Metrics						
New Listings	17	9	- 47.1%	81	61	- 24.7%
Sold Listings	7	12	+ 71.4%	52	71	+ 36.5%
Median Sales Price*	\$750,000	\$714,000	- 4.8%	\$515,000	\$610,000	+ 18.4%
Average Sales Price*	\$743,000	\$686,551	- 7.6%	\$610,943	\$661,814	+ 8.3%
Percent of List Price Received*	98.6%	100.0%	+ 1.4%	98.7%	99.9%	+ 1.2%
Days on Market Until Sale	118	20	- 83.1%	96	63	- 34.4%
Inventory of Homes for Sale	31	7	- 77.4%	--	--	--
Months Supply of Inventory	4.9	0.8	- 83.7%	--	--	--

* 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

