

Local Market Update for September 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

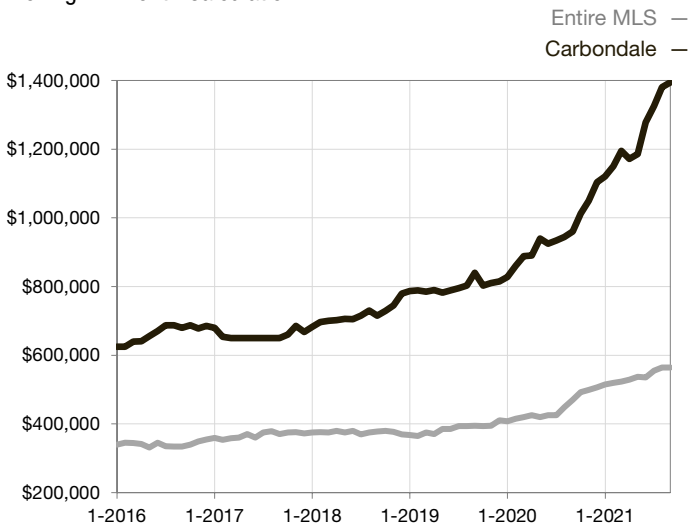
Single Family	September			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 09-2020	Thru 9-2021	Percent Change from Previous Year
Key Metrics						
New Listings	19	13	- 31.6%	174	170	- 2.3%
Sold Listings	19	16	- 15.8%	145	132	- 9.0%
Median Sales Price*	\$1,125,000	\$1,324,500	+ 17.7%	\$1,025,000	\$1,456,688	+ 42.1%
Average Sales Price*	\$1,415,901	\$1,456,444	+ 2.9%	\$1,238,375	\$1,553,497	+ 25.4%
Percent of List Price Received*	96.1%	99.2%	+ 3.2%	96.4%	98.3%	+ 2.0%
Days on Market Until Sale	109	38	- 65.1%	135	57	- 57.8%
Inventory of Homes for Sale	54	47	- 13.0%	--	--	--
Months Supply of Inventory	3.4	2.9	- 14.7%	--	--	--

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

Townhouse/Condo	September			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 09-2020	Thru 9-2021	Percent Change from Previous Year
Key Metrics						
New Listings	9	8	- 11.1%	90	70	- 22.2%
Sold Listings	10	9	- 10.0%	62	81	+ 30.6%
Median Sales Price*	\$601,000	\$731,000	+ 21.6%	\$547,500	\$630,000	+ 15.1%
Average Sales Price*	\$681,784	\$1,043,056	+ 53.0%	\$622,369	\$708,658	+ 13.9%
Percent of List Price Received*	99.9%	100.0%	+ 0.1%	98.9%	99.9%	+ 1.0%
Days on Market Until Sale	138	27	- 80.4%	103	58	- 43.7%
Inventory of Homes for Sale	30	5	- 83.3%	--	--	--
Months Supply of Inventory	4.6	0.6	- 87.0%	--	--	--

* 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

