

Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

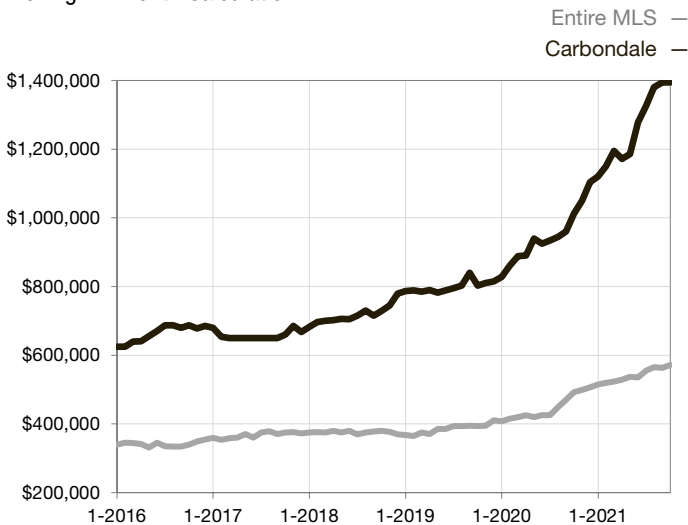
Single Family	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Key Metrics						
New Listings	23	10	- 56.5%	197	180	- 8.6%
Sold Listings	21	15	- 28.6%	166	147	- 11.4%
Median Sales Price*	\$1,200,000	\$1,140,000	- 5.0%	\$1,037,500	\$1,450,000	+ 39.8%
Average Sales Price*	\$1,501,460	\$1,535,383	+ 2.3%	\$1,271,657	\$1,551,649	+ 22.0%
Percent of List Price Received*	98.0%	97.5%	- 0.5%	96.6%	98.2%	+ 1.7%
Days on Market Until Sale	80	60	- 25.0%	128	57	- 55.5%
Inventory of Homes for Sale	47	32	- 31.9%	--	--	--
Months Supply of Inventory	2.9	2.0	- 31.0%	--	--	--

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

Townhouse/Condo	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Key Metrics						
New Listings	10	5	- 50.0%	100	77	- 23.0%
Sold Listings	14	10	- 28.6%	76	91	+ 19.7%
Median Sales Price*	\$672,070	\$622,500	- 7.4%	\$566,000	\$630,000	+ 11.3%
Average Sales Price*	\$791,367	\$717,600	- 9.3%	\$653,500	\$709,640	+ 8.6%
Percent of List Price Received*	99.3%	100.7%	+ 1.4%	99.0%	100.0%	+ 1.0%
Days on Market Until Sale	88	15	- 83.0%	100	53	- 47.0%
Inventory of Homes for Sale	25	3	- 88.0%	--	--	--
Months Supply of Inventory	3.5	0.4	- 88.6%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

