

Local Market Update for November 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

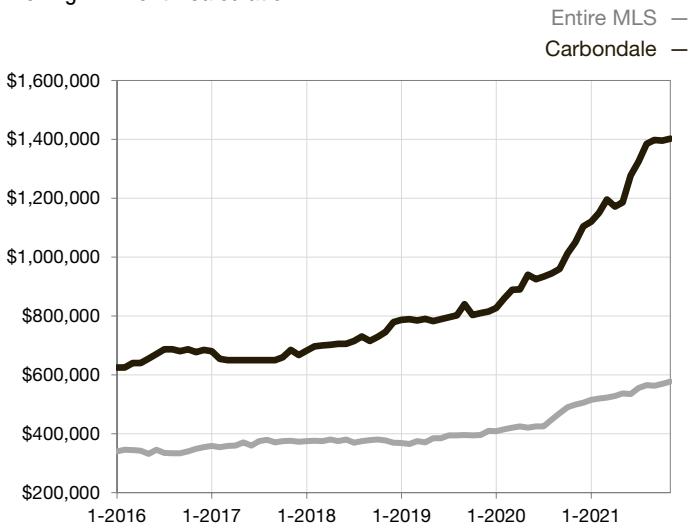
Single Family	November			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 11-2020	Thru 11-2021	Percent Change from Previous Year
Key Metrics						
New Listings	15	10	- 33.3%	212	193	- 9.0%
Sold Listings	21	18	- 14.3%	187	167	- 10.7%
Median Sales Price*	\$1,150,000	\$1,059,743	- 7.8%	\$1,093,500	\$1,422,500	+ 30.1%
Average Sales Price*	\$1,332,405	\$1,277,216	- 4.1%	\$1,278,479	\$1,517,545	+ 18.7%
Percent of List Price Received*	97.5%	97.0%	- 0.5%	96.7%	98.0%	+ 1.3%
Days on Market Until Sale	88	34	- 61.4%	124	55	- 55.6%
Inventory of Homes for Sale	48	34	- 29.2%	--	--	--
Months Supply of Inventory	2.9	2.2	- 24.1%	--	--	--

* 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	November			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 11-2020	Thru 11-2021	Percent Change from Previous Year
Key Metrics						
New Listings	0	2	--	102	80	- 21.6%
Sold Listings	5	4	- 20.0%	81	95	+ 17.3%
Median Sales Price*	\$495,000	\$580,000	+ 17.2%	\$555,000	\$625,000	+ 12.6%
Average Sales Price*	\$552,000	\$572,500	+ 3.7%	\$647,235	\$703,866	+ 8.7%
Percent of List Price Received*	99.8%	99.9%	+ 0.1%	99.0%	100.0%	+ 1.0%
Days on Market Until Sale	26	106	+ 307.7%	95	56	- 41.1%
Inventory of Homes for Sale	24	4	- 83.3%	--	--	--
Months Supply of Inventory	3.3	0.5	- 84.8%	--	--	--

* 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

