

Local Market Update for December 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

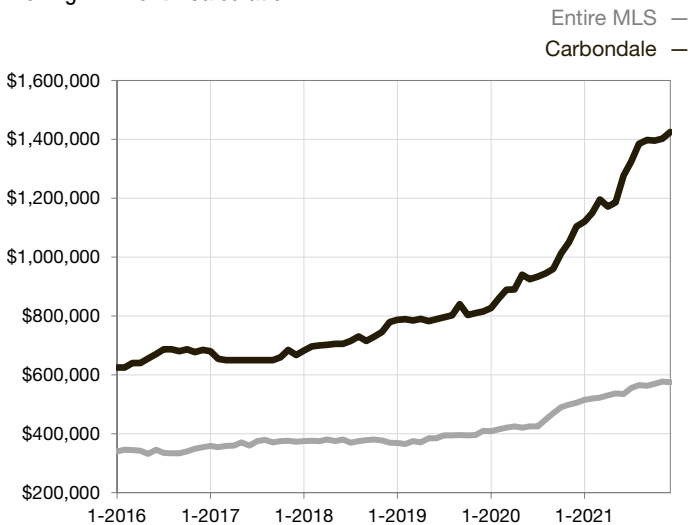
Single Family	December			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 12-2020	Thru 12-2021	Percent Change from Previous Year
Key Metrics						
New Listings	13	6	- 53.8%	226	199	- 11.9%
Sold Listings	21	14	- 33.3%	208	181	- 13.0%
Median Sales Price*	\$1,260,000	\$1,573,750	+ 24.9%	\$1,103,750	\$1,425,000	+ 29.1%
Average Sales Price*	\$1,512,462	\$1,889,148	+ 24.9%	\$1,302,102	\$1,546,287	+ 18.8%
Percent of List Price Received*	97.4%	97.6%	+ 0.2%	96.8%	98.0%	+ 1.2%
Days on Market Until Sale	56	87	+ 55.4%	117	57	- 51.3%
Inventory of Homes for Sale	47	26	- 44.7%	--	--	--
Months Supply of Inventory	2.7	1.7	- 37.0%	--	--	--

* 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	December			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 12-2020	Thru 12-2021	Percent Change from Previous Year
Key Metrics						
New Listings	6	0	- 100.0%	108	83	- 23.1%
Sold Listings	6	9	+ 50.0%	87	105	+ 20.7%
Median Sales Price*	\$975,000	\$1,086,818	+ 11.5%	\$555,000	\$650,000	+ 17.1%
Average Sales Price*	\$1,028,286	\$1,119,499	+ 8.9%	\$673,514	\$742,550	+ 10.3%
Percent of List Price Received*	99.6%	99.6%	0.0%	99.1%	100.0%	+ 0.9%
Days on Market Until Sale	127	15	- 88.2%	97	52	- 46.4%
Inventory of Homes for Sale	23	2	- 91.3%	--	--	--
Months Supply of Inventory	3.2	0.2	- 93.8%	--	--	--

* 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

