

Local Market Update for January 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

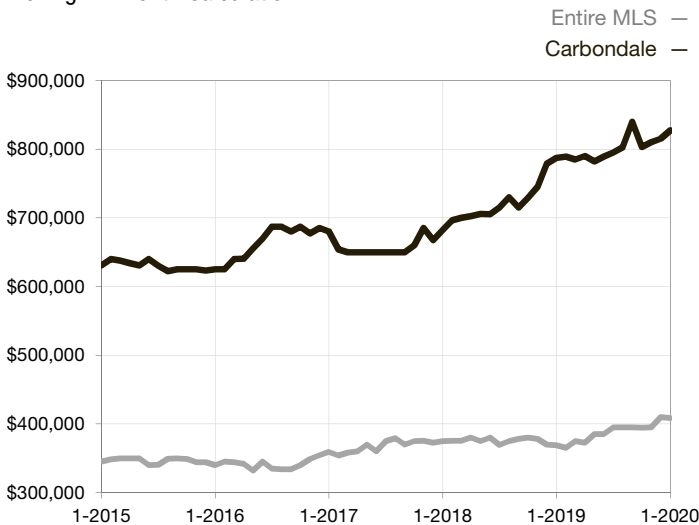
Single Family	January			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 01-2019	Thru 1-2020	Percent Change from Previous Year
Key Metrics						
New Listings	12	12	0.0%	12	12	0.0%
Sold Listings	7	2	- 71.4%	7	2	- 71.4%
Median Sales Price*	\$797,500	\$981,750	+ 23.1%	\$797,500	\$981,750	+ 23.1%
Average Sales Price*	\$968,286	\$981,750	+ 1.4%	\$968,286	\$981,750	+ 1.4%
Percent of List Price Received*	94.6%	94.3%	- 0.3%	94.6%	94.3%	- 0.3%
Days on Market Until Sale	158	371	+ 134.8%	158	371	+ 134.8%
Inventory of Homes for Sale	117	70	- 40.2%	--	--	--
Months Supply of Inventory	9.2	5.1	- 44.6%	--	--	--

* 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	January			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 01-2019	Thru 1-2020	Percent Change from Previous Year
Key Metrics						
New Listings	8	4	- 50.0%	8	4	- 50.0%
Sold Listings	4	3	- 25.0%	4	3	- 25.0%
Median Sales Price*	\$570,000	\$449,500	- 21.1%	\$570,000	\$449,500	- 21.1%
Average Sales Price*	\$581,250	\$671,837	+ 15.6%	\$581,250	\$671,837	+ 15.6%
Percent of List Price Received*	94.3%	97.3%	+ 3.2%	94.3%	97.3%	+ 3.2%
Days on Market Until Sale	180	55	- 69.4%	180	55	- 69.4%
Inventory of Homes for Sale	33	28	- 15.2%	--	--	--
Months Supply of Inventory	5.9	4.3	- 27.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

