

# Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

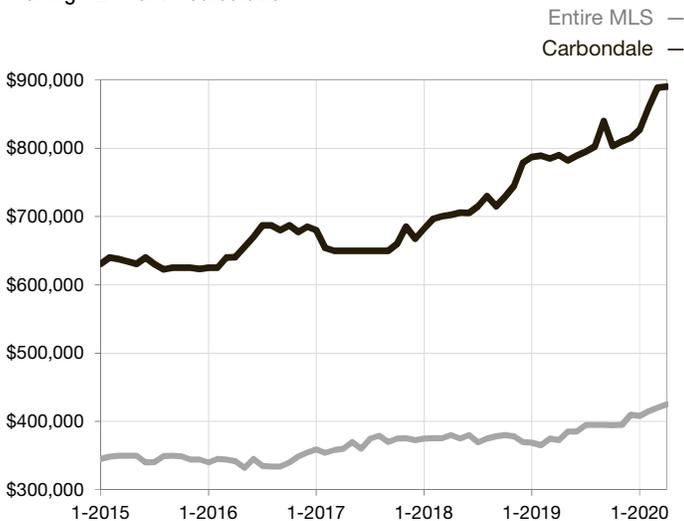
Single Family Key Metrics	April			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 4-2020	Percent Change from Previous Year
New Listings	34	7	- 79.4%	71	46	- 35.2%
Sold Listings	10	9	- 10.0%	37	37	0.0%
Median Sales Price*	\$928,125	<b>\$1,251,625</b>	+ 34.9%	\$797,500	<b>\$1,050,000</b>	+ 31.7%
Average Sales Price*	\$918,750	<b>\$1,397,958</b>	+ 52.2%	\$865,717	<b>\$1,118,665</b>	+ 29.2%
Percent of List Price Received*	95.9%	<b>92.0%</b>	- 4.1%	95.7%	<b>94.8%</b>	- 0.9%
Days on Market Until Sale	151	<b>230</b>	+ 52.3%	137	<b>170</b>	+ 24.1%
Inventory of Homes for Sale	116	<b>62</b>	- 46.6%	--	--	--
Months Supply of Inventory	9.4	<b>4.4</b>	- 53.2%	--	--	--

\* 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 Key Metrics	April			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 4-2020	Percent Change from Previous Year
New Listings	7	6	- 14.3%	33	27	- 18.2%
Sold Listings	6	1	- 83.3%	16	19	+ 18.8%
Median Sales Price*	\$465,500	<b>\$323,000</b>	- 30.6%	\$465,500	<b>\$449,500</b>	- 3.4%
Average Sales Price*	\$480,750	<b>\$323,000</b>	- 32.8%	\$568,550	<b>\$552,620</b>	- 2.8%
Percent of List Price Received*	101.4%	<b>100.0%</b>	- 1.4%	98.8%	<b>98.4%</b>	- 0.4%
Days on Market Until Sale	37	<b>0</b>	- 100.0%	82	<b>118</b>	+ 43.9%
Inventory of Homes for Sale	33	<b>37</b>	+ 12.1%	--	--	--
Months Supply of Inventory	6.2	<b>5.3</b>	- 14.5%	--	--	--

\* 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

