

# Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

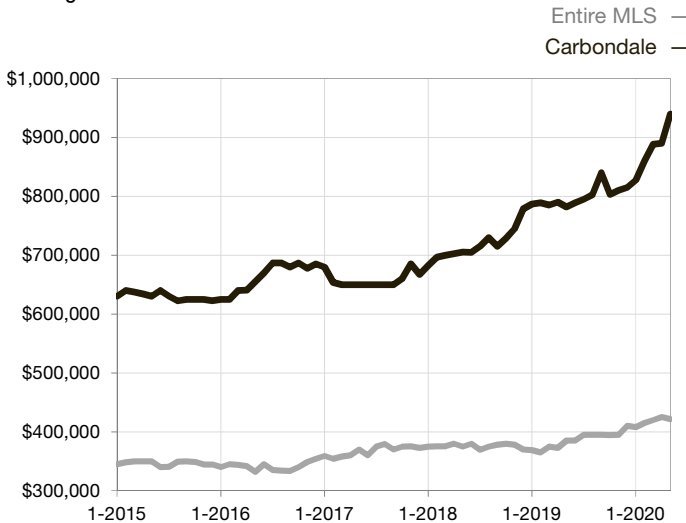
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 5-2020	Percent Change from Previous Year
New Listings	28	23	- 17.9%	99	71	- 28.3%
Sold Listings	23	11	- 52.2%	60	48	- 20.0%
Median Sales Price*	\$730,000	\$1,150,000	+ 57.5%	\$771,500	\$1,052,500	+ 36.4%
Average Sales Price*	\$1,019,760	\$1,059,682	+ 3.9%	\$924,766	\$1,105,148	+ 19.5%
Percent of List Price Received*	96.1%	96.6%	+ 0.5%	95.8%	95.2%	- 0.6%
Days on Market Until Sale	108	199	+ 84.3%	126	177	+ 40.5%
Inventory of Homes for Sale	120	59	- 50.8%	--	--	--
Months Supply of Inventory	8.9	4.5	- 49.4%	--	--	--

\* 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 5-2020	Percent Change from Previous Year
New Listings	14	11	- 21.4%	47	39	- 17.0%
Sold Listings	6	4	- 33.3%	22	23	+ 4.5%
Median Sales Price*	\$457,500	\$815,000	+ 78.1%	\$460,000	\$466,000	+ 1.3%
Average Sales Price*	\$464,917	\$798,750	+ 71.8%	\$540,286	\$595,425	+ 10.2%
Percent of List Price Received*	98.0%	103.5%	+ 5.6%	98.6%	99.3%	+ 0.7%
Days on Market Until Sale	156	54	- 65.4%	102	107	+ 4.9%
Inventory of Homes for Sale	35	37	+ 5.7%	--	--	--
Months Supply of Inventory	6.5	5.4	- 16.9%	--	--	--

\* 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

