

Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

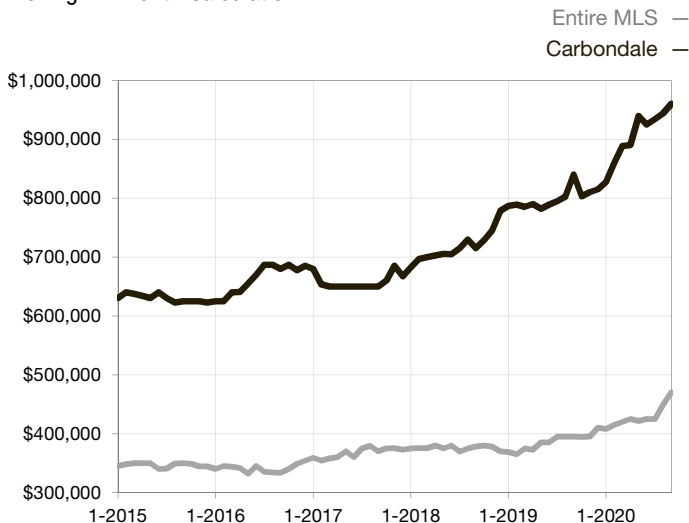
Single Family	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 9-2020	Percent Change from Previous Year
New Listings	11	15	+ 36.4%	208	166	- 20.2%
Sold Listings	12	19	+ 58.3%	122	145	+ 18.9%
Median Sales Price*	\$808,500	\$1,125,000	+ 39.1%	\$822,500	\$1,025,000	+ 24.6%
Average Sales Price*	\$1,067,167	\$1,415,901	+ 32.7%	\$991,131	\$1,238,375	+ 24.9%
Percent of List Price Received*	92.9%	96.1%	+ 3.4%	95.7%	96.4%	+ 0.7%
Days on Market Until Sale	130	109	- 16.2%	130	135	+ 3.8%
Inventory of Homes for Sale	123	44	- 64.2%	--	--	--
Months Supply of Inventory	9.5	2.8	- 70.5%	--	--	--

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

Townhouse/Condo	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 9-2020	Percent Change from Previous Year
New Listings	3	7	+ 133.3%	102	85	- 16.7%
Sold Listings	7	9	+ 28.6%	64	61	- 4.7%
Median Sales Price*	\$460,000	\$625,000	+ 35.9%	\$490,000	\$550,000	+ 12.2%
Average Sales Price*	\$564,357	\$704,760	+ 24.9%	\$583,098	\$624,785	+ 7.1%
Percent of List Price Received*	97.5%	99.8%	+ 2.4%	98.5%	98.9%	+ 0.4%
Days on Market Until Sale	110	106	- 3.6%	95	97	+ 2.1%
Inventory of Homes for Sale	38	21	- 44.7%	--	--	--
Months Supply of Inventory	5.8	3.2	- 44.8%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

