

Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

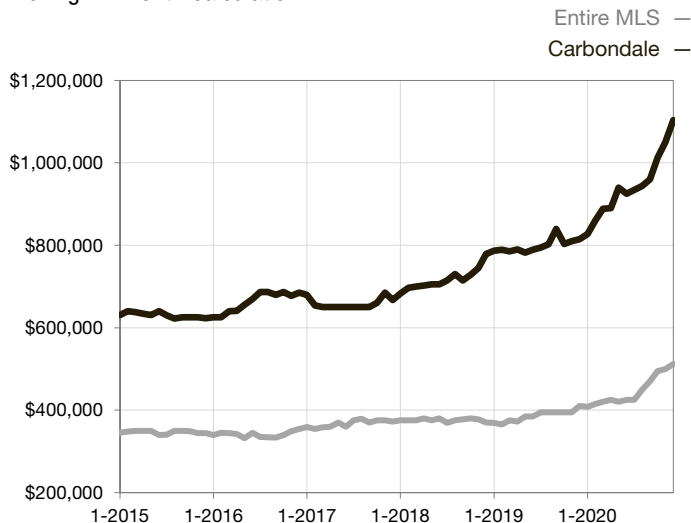
Single Family	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
New Listings	7	13	+ 85.7%	231	223	- 3.5%
Sold Listings	14	21	+ 50.0%	169	208	+ 23.1%
Median Sales Price*	\$903,750	\$1,260,000	+ 39.4%	\$815,000	\$1,103,750	+ 35.4%
Average Sales Price*	\$1,095,987	\$1,512,462	+ 38.0%	\$1,018,499	\$1,302,102	+ 27.8%
Percent of List Price Received*	95.3%	97.4%	+ 2.2%	95.6%	96.8%	+ 1.3%
Days on Market Until Sale	111	56	- 49.5%	126	117	- 7.1%
Inventory of Homes for Sale	90	36	- 60.0%	--	--	--
Months Supply of Inventory	6.4	2.1	- 67.2%	--	--	--

* 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	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
New Listings	3	6	+ 100.0%	127	104	- 18.1%
Sold Listings	5	6	+ 20.0%	81	87	+ 7.4%
Median Sales Price*	\$489,000	\$975,000	+ 99.4%	\$495,000	\$555,000	+ 12.1%
Average Sales Price*	\$686,200	\$1,028,286	+ 49.9%	\$582,936	\$673,514	+ 15.5%
Percent of List Price Received*	99.4%	99.6%	+ 0.2%	98.4%	99.1%	+ 0.7%
Days on Market Until Sale	26	127	+ 388.5%	96	97	+ 1.0%
Inventory of Homes for Sale	40	14	- 65.0%	--	--	--
Months Supply of Inventory	5.9	1.9	- 67.8%	--	--	--

* 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

