

Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

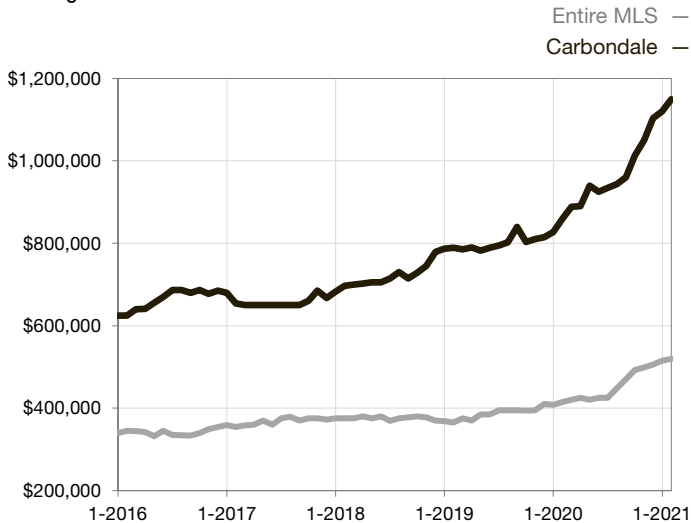
Single Family	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 2-2021	Percent Change from Previous Year
New Listings	10	10	0.0%	28	23	- 17.9%
Sold Listings	11	11	0.0%	13	20	+ 53.8%
Median Sales Price*	\$1,025,000	\$1,500,000	+ 46.3%	\$1,025,000	\$1,497,500	+ 46.1%
Average Sales Price*	\$1,097,542	\$1,742,273	+ 58.7%	\$1,079,728	\$1,608,619	+ 49.0%
Percent of List Price Received*	97.5%	98.4%	+ 0.9%	97.0%	97.7%	+ 0.7%
Days on Market Until Sale	77	30	- 61.0%	122	37	- 69.7%
Inventory of Homes for Sale	92	32	- 65.2%	--	--	--
Months Supply of Inventory	6.6	1.8	- 72.7%	--	--	--

* 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	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 2-2021	Percent Change from Previous Year
New Listings	9	2	- 77.8%	15	6	- 60.0%
Sold Listings	7	7	0.0%	12	12	0.0%
Median Sales Price*	\$466,000	\$675,083	+ 44.9%	\$505,500	\$652,542	+ 29.1%
Average Sales Price*	\$511,429	\$633,118	+ 23.8%	\$628,398	\$690,985	+ 10.0%
Percent of List Price Received*	97.2%	100.2%	+ 3.1%	99.0%	99.5%	+ 0.5%
Days on Market Until Sale	158	164	+ 3.8%	109	127	+ 16.5%
Inventory of Homes for Sale	40	8	- 80.0%	--	--	--
Months Supply of Inventory	5.5	1.1	- 80.0%	--	--	--

* 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

