

Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

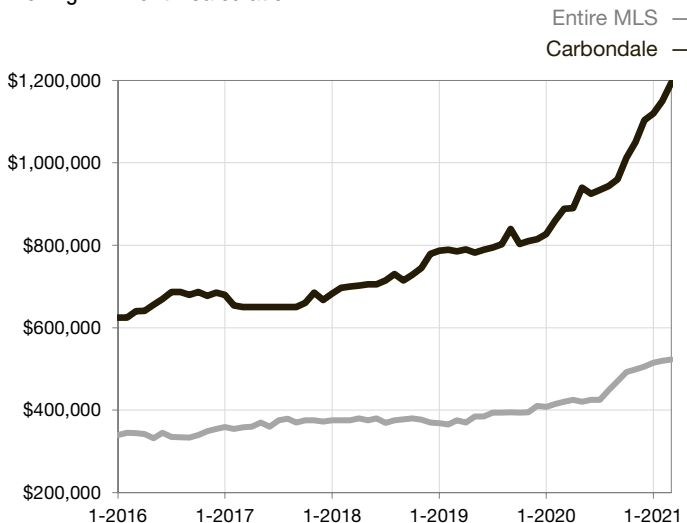
Single Family	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 3-2021	Percent Change from Previous Year
New Listings	13	15	+ 15.4%	41	44	+ 7.3%
Sold Listings	15	20	+ 33.3%	28	40	+ 42.9%
Median Sales Price*	\$975,000	\$1,617,500	+ 65.9%	\$1,000,000	\$1,500,000	+ 50.0%
Average Sales Price*	\$984,833	\$1,403,378	+ 42.5%	\$1,028,892	\$1,505,998	+ 46.4%
Percent of List Price Received*	94.5%	97.9%	+ 3.6%	95.6%	97.8%	+ 2.3%
Days on Market Until Sale	177	74	- 58.2%	151	55	- 63.6%
Inventory of Homes for Sale	88	29	- 67.0%	--	--	--
Months Supply of Inventory	6.2	1.6	- 74.2%	--	--	--

* 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	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 3-2021	Percent Change from Previous Year
New Listings	8	6	- 25.0%	23	13	- 43.5%
Sold Listings	6	11	+ 83.3%	18	23	+ 27.8%
Median Sales Price*	\$412,500	\$598,500	+ 45.1%	\$457,750	\$630,000	+ 37.6%
Average Sales Price*	\$439,333	\$639,103	+ 45.5%	\$565,377	\$666,172	+ 17.8%
Percent of List Price Received*	97.0%	101.0%	+ 4.1%	98.3%	100.3%	+ 2.0%
Days on Market Until Sale	157	96	- 38.9%	125	112	- 10.4%
Inventory of Homes for Sale	47	9	- 80.9%	--	--	--
Months Supply of Inventory	6.3	1.2	- 81.0%	--	--	--

* 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

