

Local Market Update for June 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

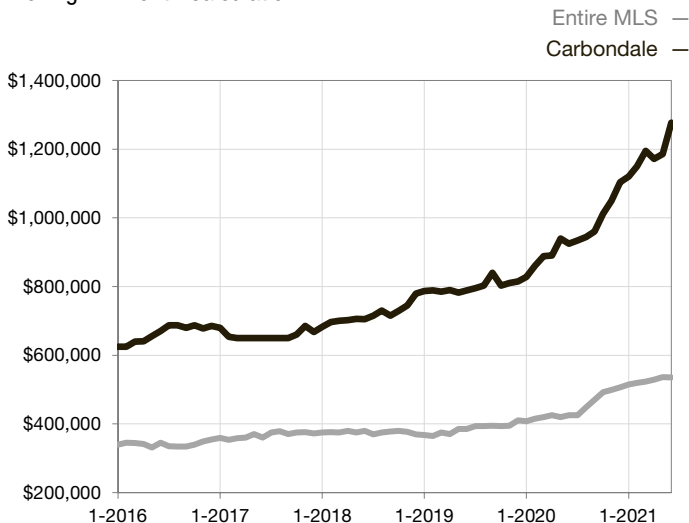
Single Family	June			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 06-2020	Thru 6-2021	Percent Change from Previous Year
New Listings	25	23	- 8.0%	102	107	+ 4.9%
Sold Listings	27	11	- 59.3%	75	85	+ 13.3%
Median Sales Price*	\$903,000	\$1,400,000	+ 55.0%	\$975,000	\$1,472,500	+ 51.0%
Average Sales Price*	\$1,038,695	\$1,761,273	+ 69.6%	\$1,081,225	\$1,551,059	+ 43.5%
Percent of List Price Received*	96.4%	98.5%	+ 2.2%	95.6%	97.7%	+ 2.2%
Days on Market Until Sale	124	63	- 49.2%	158	68	- 57.0%
Inventory of Homes for Sale	68	45	- 33.8%	--	--	--
Months Supply of Inventory	4.8	2.5	- 47.9%	--	--	--

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

Townhouse/Condo	June			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 06-2020	Thru 6-2021	Percent Change from Previous Year
New Listings	10	13	+ 30.0%	52	43	- 17.3%
Sold Listings	8	7	- 12.5%	31	46	+ 48.4%
Median Sales Price*	\$500,000	\$570,000	+ 14.0%	\$495,000	\$591,750	+ 19.5%
Average Sales Price*	\$573,594	\$563,285	- 1.8%	\$589,791	\$625,073	+ 6.0%
Percent of List Price Received*	95.4%	97.2%	+ 1.9%	98.3%	99.6%	+ 1.3%
Days on Market Until Sale	65	50	- 23.1%	96	85	- 11.5%
Inventory of Homes for Sale	37	14	- 62.2%	--	--	--
Months Supply of Inventory	5.5	1.6	- 70.9%	--	--	--

* 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

