

Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

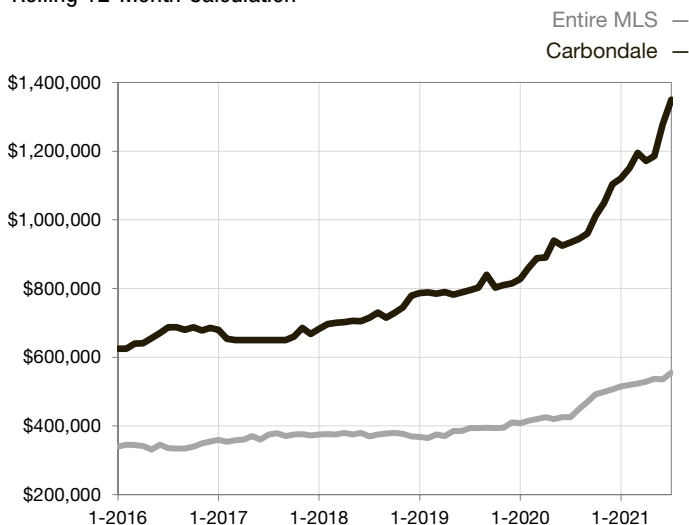
Single Family	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 7-2021	Percent Change from Previous Year
New Listings	28	24	- 14.3%	130	134	+ 3.1%
Sold Listings	26	13	- 50.0%	101	98	- 3.0%
Median Sales Price*	\$902,713	\$1,450,000	+ 60.6%	\$975,000	\$1,469,000	+ 50.7%
Average Sales Price*	\$1,366,401	\$1,544,923	+ 13.1%	\$1,154,636	\$1,550,245	+ 34.3%
Percent of List Price Received*	98.0%	101.4%	+ 3.5%	96.2%	98.2%	+ 2.1%
Days on Market Until Sale	135	28	- 79.3%	152	62	- 59.2%
Inventory of Homes for Sale	59	53	- 10.2%	--	--	--
Months Supply of Inventory	4.0	3.1	- 22.5%	--	--	--

* 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 7-2021	Percent Change from Previous Year
New Listings	12	8	- 33.3%	64	51	- 20.3%
Sold Listings	14	12	- 14.3%	45	58	+ 28.9%
Median Sales Price*	\$512,500	\$587,000	+ 14.5%	\$500,000	\$591,750	+ 18.4%
Average Sales Price*	\$591,750	\$749,817	+ 26.7%	\$590,401	\$650,882	+ 10.2%
Percent of List Price Received*	99.7%	101.2%	+ 1.5%	98.7%	99.9%	+ 1.2%
Days on Market Until Sale	84	28	- 66.7%	92	73	- 20.7%
Inventory of Homes for Sale	34	7	- 79.4%	--	--	--
Months Supply of Inventory	5.1	0.8	- 84.3%	--	--	--

* 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

