

# Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

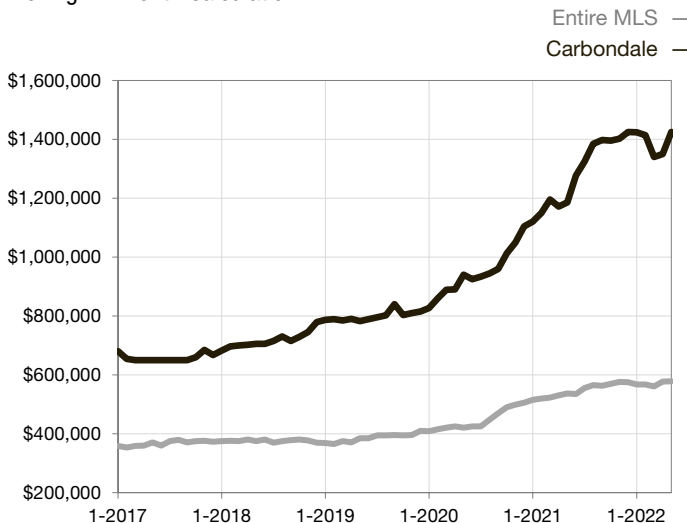
Single Family	May			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 5-2022	Percent Change from Previous Year
New Listings	24	30	+ 25.0%	87	93	+ 6.9%
Sold Listings	16	17	+ 6.3%	74	48	- 35.1%
Median Sales Price*	\$992,500	\$1,800,000	+ 81.4%	\$1,473,750	\$1,736,250	+ 17.8%
Average Sales Price*	\$1,465,661	\$1,831,765	+ 25.0%	\$1,519,811	\$1,906,893	+ 25.5%
Percent of List Price Received*	98.5%	99.1%	+ 0.6%	97.6%	98.7%	+ 1.1%
Days on Market Until Sale	61	84	+ 37.7%	68	81	+ 19.1%
Inventory of Homes for Sale	55	59	+ 7.3%	--	--	--
Months Supply of Inventory	2.8	4.6	+ 64.3%	--	--	--

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

Townhouse/Condo	May			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 5-2022	Percent Change from Previous Year
New Listings	9	10	+ 11.1%	33	28	- 15.2%
Sold Listings	8	6	- 25.0%	39	25	- 35.9%
Median Sales Price*	\$495,000	\$1,214,159	+ 145.3%	\$598,500	\$933,673	+ 56.0%
Average Sales Price*	\$508,000	\$1,230,720	+ 142.3%	\$636,163	\$963,344	+ 51.4%
Percent of List Price Received*	99.0%	102.3%	+ 3.3%	100.0%	98.7%	- 1.3%
Days on Market Until Sale	66	32	- 51.5%	91	57	- 37.4%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--

\* 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

