

Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

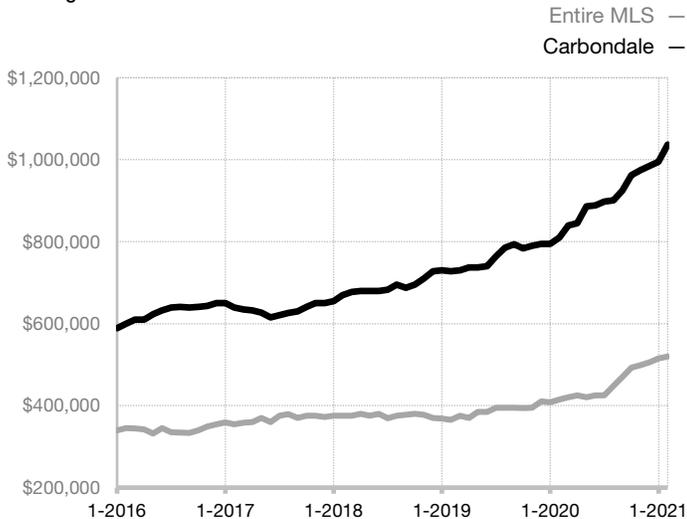
Single Family Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	11	13	+ 18.2%	31	26	- 16.1%
Sold Listings	12	11	- 8.3%	15	23	+ 53.3%
Median Sales Price*	\$932,500	\$1,500,000	+ 60.9%	\$975,000	\$1,475,000	+ 51.3%
Average Sales Price*	\$1,043,580	\$1,742,273	+ 67.0%	\$1,030,764	\$1,492,255	+ 44.8%
Percent of List Price Received*	97.3%	98.4%	+ 1.1%	96.1%	96.8%	+ 0.7%
Days on Market Until Sale	98	30	- 69.4%	161	34	- 78.9%
Inventory of Homes for Sale	109	39	- 64.2%	--	--	--
Months Supply of Inventory	7.1	2.0	- 71.8%	--	--	--

* 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 Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	9	3	- 66.7%	15	7	- 53.3%
Sold Listings	7	8	+ 14.3%	12	13	+ 8.3%
Median Sales Price*	\$466,000	\$620,042	+ 33.1%	\$505,500	\$630,000	+ 24.6%
Average Sales Price*	\$511,429	\$590,853	+ 15.5%	\$628,398	\$660,525	+ 5.1%
Percent of List Price Received*	97.2%	100.4%	+ 3.3%	99.0%	99.7%	+ 0.7%
Days on Market Until Sale	158	144	- 8.9%	109	117	+ 7.3%
Inventory of Homes for Sale	41	8	- 80.5%	--	--	--
Months Supply of Inventory	5.7	1.1	- 80.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

