

Local Market Update for February 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

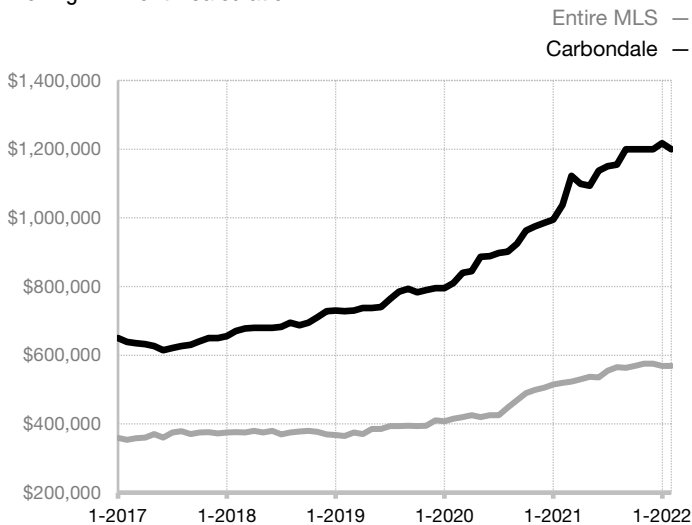
Single Family Key Metrics	February			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 02-2021	Thru 02-2022	Percent Change from Previous Year
New Listings	16	15	- 6.3%	33	24	- 27.3%
Sold Listings	11	5	- 54.5%	23	9	- 60.9%
Median Sales Price*	\$1,500,000	\$1,772,500	+ 18.2%	\$1,475,000	\$1,950,000	+ 32.2%
Average Sales Price*	\$1,742,273	\$1,802,100	+ 3.4%	\$1,492,255	\$2,204,500	+ 47.7%
Percent of List Price Received*	98.4%	98.1%	- 0.3%	96.8%	97.9%	+ 1.1%
Days on Market Until Sale	30	61	+ 103.3%	34	119	+ 250.0%
Inventory of Homes for Sale	57	32	- 43.9%	--	--	--
Months Supply of Inventory	2.9	1.9	- 34.5%	--	--	--

* 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 Key Metrics	February			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 02-2021	Thru 02-2022	Percent Change from Previous Year
New Listings	7	5	- 28.6%	12	7	- 41.7%
Sold Listings	8	1	- 87.5%	13	7	- 46.2%
Median Sales Price*	\$620,042	\$1,505,000	+ 142.7%	\$630,000	\$1,050,000	+ 66.7%
Average Sales Price*	\$590,853	\$1,505,000	+ 154.7%	\$660,525	\$1,155,621	+ 75.0%
Percent of List Price Received*	100.4%	100.0%	- 0.4%	99.7%	98.6%	- 1.1%
Days on Market Until Sale	144	41	- 71.5%	117	149	+ 27.4%
Inventory of Homes for Sale	19	5	- 73.7%	--	--	--
Months Supply of Inventory	2.5	0.6	- 76.0%	--	--	--

* 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

