

Local Market Update for April 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

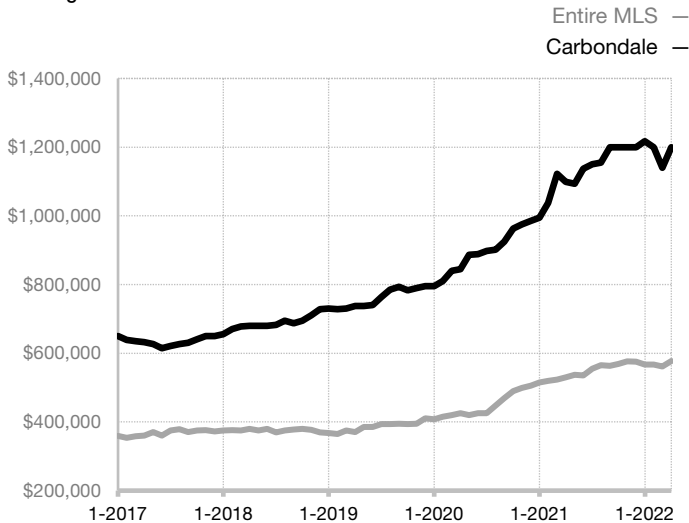
Single Family	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
New Listings	20	22	+ 10.0%	74	63	- 14.9%
Sold Listings	19	9	- 52.6%	66	32	- 51.5%
Median Sales Price*	\$1,425,000	\$2,325,000	+ 63.2%	\$1,464,438	\$1,698,750	+ 16.0%
Average Sales Price*	\$1,541,605	\$3,145,889	+ 104.1%	\$1,453,283	\$2,261,433	+ 55.6%
Percent of List Price Received*	96.3%	97.9%	+ 1.7%	96.6%	98.5%	+ 2.0%
Days on Market Until Sale	99	104	+ 5.1%	69	90	+ 30.4%
Inventory of Homes for Sale	59	41	- 30.5%	--	--	--
Months Supply of Inventory	2.8	2.7	- 3.6%	--	--	--

* 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	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
New Listings	7	4	- 42.9%	26	18	- 30.8%
Sold Listings	9	10	+ 11.1%	33	19	- 42.4%
Median Sales Price*	\$599,900	\$845,694	+ 41.0%	\$599,900	\$853,673	+ 42.3%
Average Sales Price*	\$623,822	\$726,794	+ 16.5%	\$643,375	\$878,910	+ 36.6%
Percent of List Price Received*	100.1%	101.7%	+ 1.6%	100.3%	100.2%	- 0.1%
Days on Market Until Sale	49	11	- 77.6%	92	65	- 29.3%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--

* 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

