

Local Market Update for July 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

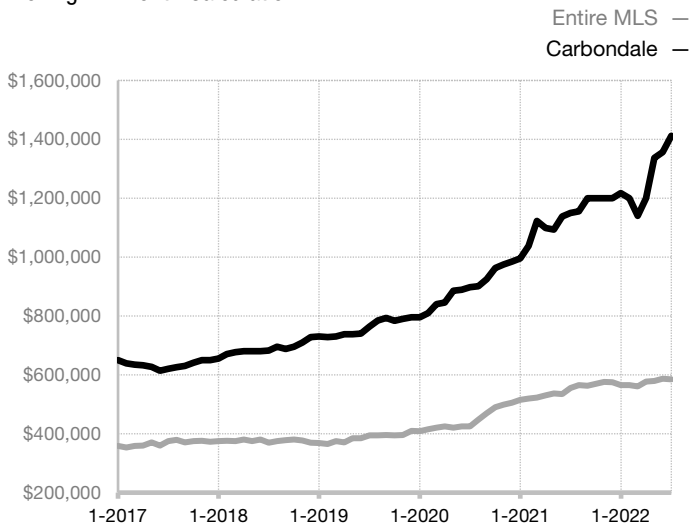
Single Family	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
New Listings	32	21	- 34.4%	164	150	- 8.5%
Sold Listings	19	5	- 73.7%	118	63	- 46.6%
Median Sales Price*	\$1,035,000	\$1,852,500	+ 79.0%	\$1,325,000	\$1,800,000	+ 35.8%
Average Sales Price*	\$1,289,000	\$3,040,500	+ 135.9%	\$1,441,883	\$2,162,818	+ 50.0%
Percent of List Price Received*	99.7%	98.9%	- 0.8%	97.5%	99.0%	+ 1.5%
Days on Market Until Sale	30	16	- 46.7%	59	84	+ 42.4%
Inventory of Homes for Sale	79	80	+ 1.3%	--	--	--
Months Supply of Inventory	4.0	6.1	+ 52.5%	--	--	--

* 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		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
New Listings	8	13	+ 62.5%	57	53	- 7.0%
Sold Listings	13	12	- 7.7%	61	42	- 31.1%
Median Sales Price*	\$599,000	\$852,500	+ 42.3%	\$585,000	\$933,837	+ 59.6%
Average Sales Price*	\$768,985	\$1,076,083	+ 39.9%	\$643,199	\$1,021,812	+ 58.9%
Percent of List Price Received*	101.1%	100.2%	- 0.9%	99.9%	99.5%	- 0.4%
Days on Market Until Sale	26	16	- 38.5%	69	44	- 36.2%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--

* 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

