

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

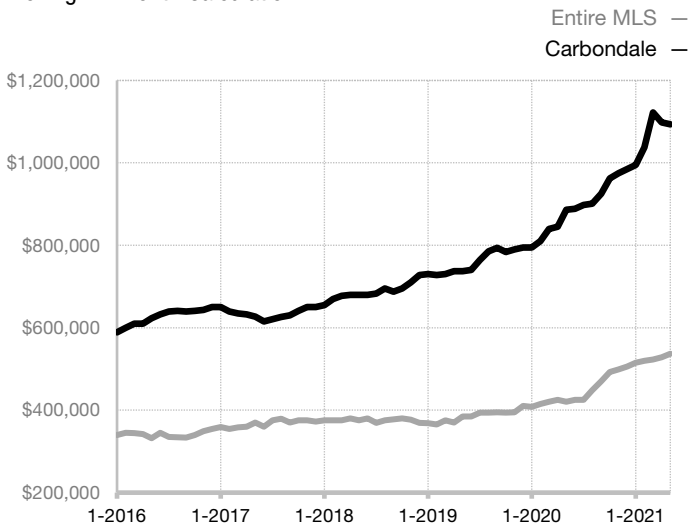
Single Family Key Metrics	May			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
New Listings	32	24	- 25.0%	87	95	+ 9.2%
Sold Listings	11	19	+ 72.7%	52	85	+ 63.5%
Median Sales Price*	\$1,150,000	\$785,000	- 31.7%	\$1,037,500	\$1,425,000	+ 37.3%
Average Sales Price*	\$1,059,682	\$1,394,820	+ 31.6%	\$1,087,733	\$1,440,215	+ 32.4%
Percent of List Price Received*	96.6%	98.5%	+ 2.0%	94.9%	97.0%	+ 2.2%
Days on Market Until Sale	199	52	- 73.9%	188	65	- 65.4%
Inventory of Homes for Sale	90	39	- 56.7%	--	--	--
Months Supply of Inventory	6.1	1.8	- 70.5%	--	--	--

* 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	May			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
New Listings	11	6	- 45.5%	42	29	- 31.0%
Sold Listings	4	7	+ 75.0%	25	39	+ 56.0%
Median Sales Price*	\$815,000	\$495,000	- 39.3%	\$466,000	\$598,500	+ 28.4%
Average Sales Price*	\$798,750	\$517,143	- 35.3%	\$581,471	\$632,343	+ 8.7%
Percent of List Price Received*	103.5%	99.0%	- 4.3%	98.8%	100.1%	+ 1.3%
Days on Market Until Sale	54	75	+ 38.9%	115	91	- 20.9%
Inventory of Homes for Sale	45	10	- 77.8%	--	--	--
Months Supply of Inventory	6.4	1.2	- 81.3%	--	--	--

* 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

