

Local Market Update for June 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

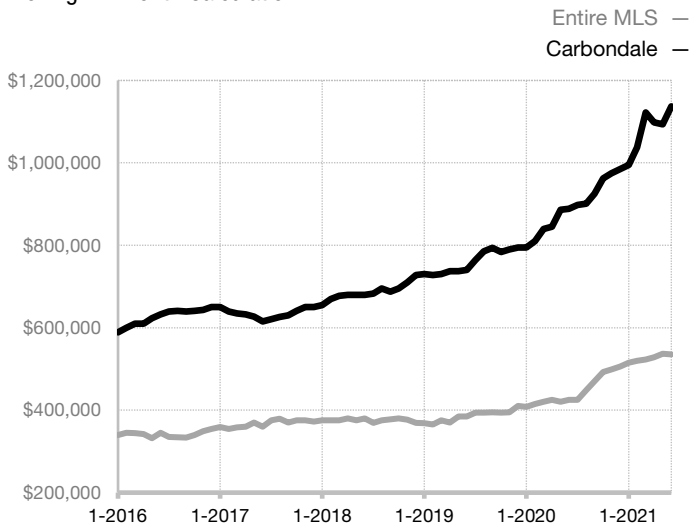
Single Family Key Metrics	June			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 06-2020	Thru 06-2021	Percent Change from Previous Year
New Listings	27	25	- 7.4%	114	126	+ 10.5%
Sold Listings	29	14	- 51.7%	81	99	+ 22.2%
Median Sales Price*	\$879,000	\$1,325,000	+ 50.7%	\$975,000	\$1,400,000	+ 43.6%
Average Sales Price*	\$1,005,681	\$1,659,500	+ 65.0%	\$1,058,356	\$1,471,225	+ 39.0%
Percent of List Price Received*	96.2%	97.6%	+ 1.5%	95.4%	97.1%	+ 1.8%
Days on Market Until Sale	129	62	- 51.9%	167	65	- 61.1%
Inventory of Homes for Sale	81	51	- 37.0%	--	--	--
Months Supply of Inventory	5.2	2.4	- 53.8%	--	--	--

* 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	June			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 06-2020	Thru 06-2021	Percent Change from Previous Year
New Listings	10	13	+ 30.0%	52	44	- 15.4%
Sold Listings	8	7	- 12.5%	33	47	+ 42.4%
Median Sales Price*	\$500,000	\$570,000	+ 14.0%	\$495,000	\$585,000	+ 18.2%
Average Sales Price*	\$573,594	\$563,285	- 1.8%	\$579,561	\$618,050	+ 6.6%
Percent of List Price Received*	95.4%	97.2%	+ 1.9%	98.0%	99.6%	+ 1.6%
Days on Market Until Sale	65	50	- 23.1%	102	83	- 18.6%
Inventory of Homes for Sale	37	14	- 62.2%	--	--	--
Months Supply of Inventory	5.3	1.6	- 69.8%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

