

Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

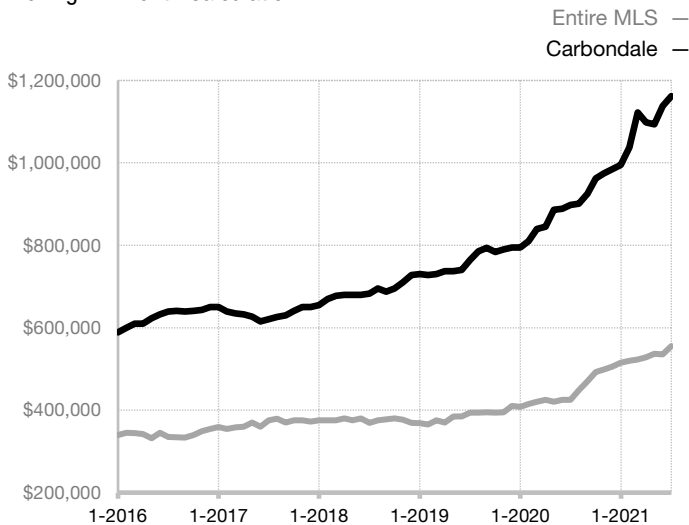
Single Family Key Metrics	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
New Listings	32	27	- 15.6%	146	156	+ 6.8%
Sold Listings	30	18	- 40.0%	111	117	+ 5.4%
Median Sales Price*	\$860,713	\$1,220,000	+ 41.7%	\$944,000	\$1,400,000	+ 48.3%
Average Sales Price*	\$1,268,331	\$1,307,000	+ 3.0%	\$1,115,106	\$1,445,959	+ 29.7%
Percent of List Price Received*	98.1%	99.7%	+ 1.6%	96.1%	97.5%	+ 1.5%
Days on Market Until Sale	126	32	- 74.6%	156	60	- 61.5%
Inventory of Homes for Sale	71	60	- 15.5%	--	--	--
Months Supply of Inventory	4.4	3.0	- 31.8%	--	--	--

* 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	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
New Listings	12	8	- 33.3%	64	52	- 18.8%
Sold Listings	14	12	- 14.3%	47	59	+ 25.5%
Median Sales Price*	\$512,500	\$587,000	+ 14.5%	\$500,000	\$585,000	+ 17.0%
Average Sales Price*	\$591,750	\$749,817	+ 26.7%	\$583,192	\$644,850	+ 10.6%
Percent of List Price Received*	99.7%	101.2%	+ 1.5%	98.5%	99.9%	+ 1.4%
Days on Market Until Sale	84	28	- 66.7%	97	72	- 25.8%
Inventory of Homes for Sale	34	7	- 79.4%	--	--	--
Months Supply of Inventory	5.0	0.8	- 84.0%	--	--	--

* 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

