

Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

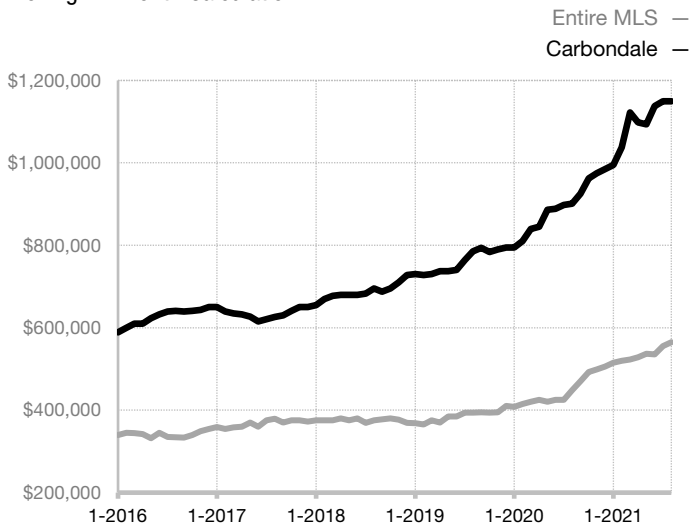
Single Family	August			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Key Metrics						
New Listings	26	20	- 23.1%	172	181	+ 5.2%
Sold Listings	26	20	- 23.1%	137	138	+ 0.7%
Median Sales Price*	\$1,174,500	\$1,127,500	- 4.0%	\$970,000	\$1,233,869	+ 27.2%
Average Sales Price*	\$1,407,462	\$1,526,975	+ 8.5%	\$1,170,590	\$1,454,216	+ 24.2%
Percent of List Price Received*	97.5%	98.4%	+ 0.9%	96.4%	97.6%	+ 1.2%
Days on Market Until Sale	85	55	- 35.3%	142	59	- 58.5%
Inventory of Homes for Sale	64	56	- 12.5%	--	--	--
Months Supply of Inventory	3.8	2.9	- 23.7%	--	--	--

* 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	August			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Key Metrics						
New Listings	17	9	- 47.1%	82	63	- 23.2%
Sold Listings	8	12	+ 50.0%	55	73	+ 32.7%
Median Sales Price*	\$737,500	\$714,000	- 3.2%	\$505,000	\$599,900	+ 18.8%
Average Sales Price*	\$671,000	\$686,551	+ 2.3%	\$595,964	\$650,326	+ 9.1%
Percent of List Price Received*	98.7%	100.0%	+ 1.3%	98.5%	99.9%	+ 1.4%
Days on Market Until Sale	108	20	- 81.5%	99	61	- 38.4%
Inventory of Homes for Sale	31	7	- 77.4%	--	--	--
Months Supply of Inventory	4.7	0.8	- 83.0%	--	--	--

* 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

