

# Local Market Update for September 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

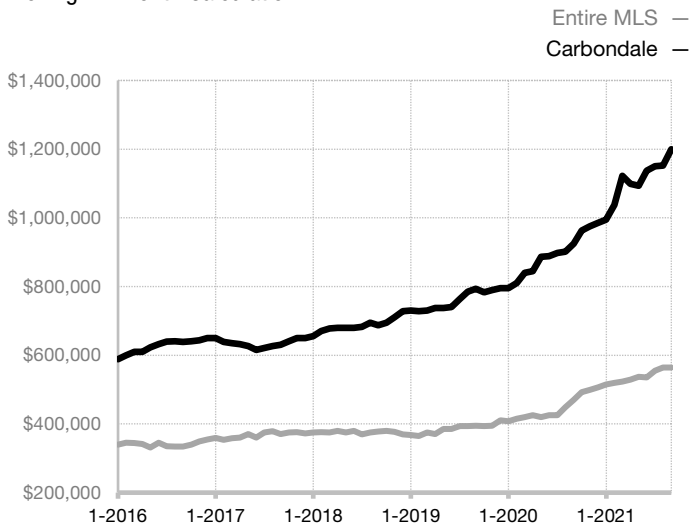
Single Family Key Metrics	September			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 09-2020	Thru 09-2021	Percent Change from Previous Year
New Listings	24	14	- 41.7%	196	197	+ 0.5%
Sold Listings	26	20	- 23.1%	163	159	- 2.5%
Median Sales Price*	\$980,000	\$1,142,500	+ 16.6%	\$970,000	\$1,250,000	+ 28.9%
Average Sales Price*	\$1,215,043	\$1,312,480	+ 8.0%	\$1,177,680	\$1,437,147	+ 22.0%
Percent of List Price Received*	96.3%	98.8%	+ 2.6%	96.4%	97.8%	+ 1.5%
Days on Market Until Sale	120	34	- 71.7%	139	56	- 59.7%
Inventory of Homes for Sale	63	54	- 14.3%	--	--	--
Months Supply of Inventory	3.5	2.8	- 20.0%	--	--	--

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

Townhouse/Condo Key Metrics	September			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 09-2020	Thru 09-2021	Percent Change from Previous Year
New Listings	9	8	- 11.1%	91	72	- 20.9%
Sold Listings	10	9	- 10.0%	65	83	+ 27.7%
Median Sales Price*	\$601,000	\$731,000	+ 21.6%	\$545,000	\$625,000	+ 14.7%
Average Sales Price*	\$681,784	\$1,043,056	+ 53.0%	\$609,167	\$697,425	+ 14.5%
Percent of List Price Received*	99.9%	100.0%	+ 0.1%	98.7%	100.0%	+ 1.3%
Days on Market Until Sale	138	27	- 80.4%	105	57	- 45.7%
Inventory of Homes for Sale	30	5	- 83.3%	--	--	--
Months Supply of Inventory	4.4	0.6	- 86.4%	--	--	--

\* 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

