

# Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

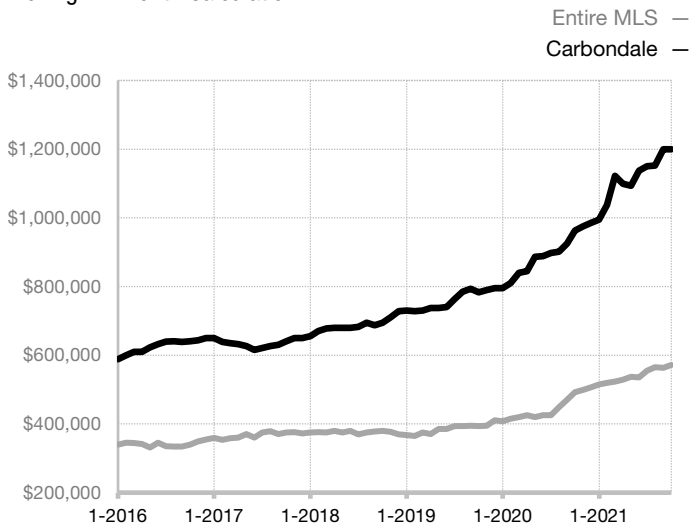
Single Family Key Metrics	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
New Listings	27	11	- 59.3%	223	208	- 6.7%
Sold Listings	23	16	- 30.4%	186	175	- 5.9%
Median Sales Price*	\$1,114,000	\$1,075,000	- 3.5%	\$975,000	\$1,217,737	+ 24.9%
Average Sales Price*	\$1,449,267	\$1,481,609	+ 2.2%	\$1,211,264	\$1,441,212	+ 19.0%
Percent of List Price Received*	98.0%	97.5%	- 0.5%	96.6%	97.8%	+ 1.2%
Days on Market Until Sale	89	60	- 32.6%	133	56	- 57.9%
Inventory of Homes for Sale	59	35	- 40.7%	--	--	--
Months Supply of Inventory	3.3	1.9	- 42.4%	--	--	--

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

Townhouse/Condo Key Metrics	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
New Listings	10	5	- 50.0%	101	79	- 21.8%
Sold Listings	14	10	- 28.6%	79	93	+ 17.7%
Median Sales Price*	\$672,070	\$622,500	- 7.4%	\$555,000	\$625,000	+ 12.6%
Average Sales Price*	\$791,367	\$717,600	- 9.3%	\$641,456	\$699,594	+ 9.1%
Percent of List Price Received*	99.3%	100.7%	+ 1.4%	98.8%	100.0%	+ 1.2%
Days on Market Until Sale	88	15	- 83.0%	102	52	- 49.0%
Inventory of Homes for Sale	25	3	- 88.0%	--	--	--
Months Supply of Inventory	3.4	0.3	- 91.2%	--	--	--

\* 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

