

Local Market Update for November 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

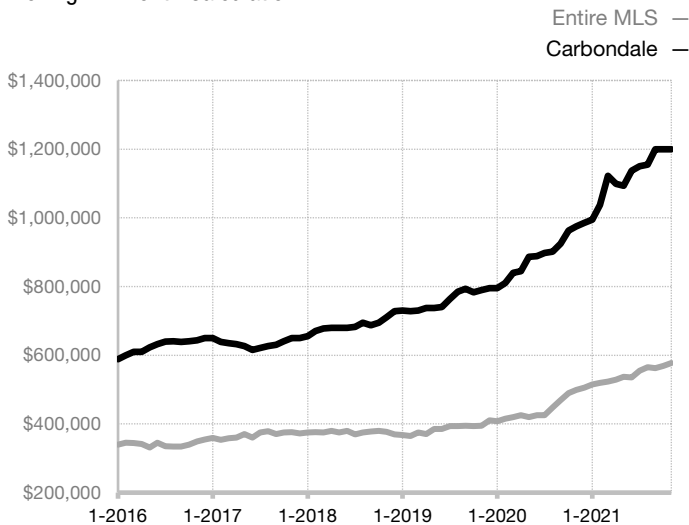
Single Family	November			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 11-2020	Thru 11-2021	Percent Change from Previous Year
Key Metrics						
New Listings	17	12	- 29.4%	240	223	- 7.1%
Sold Listings	23	20	- 13.0%	209	197	- 5.7%
Median Sales Price*	\$1,150,000	\$984,743	- 14.4%	\$975,000	\$1,200,000	+ 23.1%
Average Sales Price*	\$1,255,239	\$1,224,844	- 2.4%	\$1,216,103	\$1,416,531	+ 16.5%
Percent of List Price Received*	95.5%	97.5%	+ 2.1%	96.5%	97.7%	+ 1.2%
Days on Market Until Sale	85	37	- 56.5%	127	54	- 57.5%
Inventory of Homes for Sale	57	38	- 33.3%	--	--	--
Months Supply of Inventory	3.1	2.1	- 32.3%	--	--	--

* 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	November			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 11-2020	Thru 11-2021	Percent Change from Previous Year
Key Metrics						
New Listings	0	2	--	103	82	- 20.4%
Sold Listings	5	4	- 20.0%	84	97	+ 15.5%
Median Sales Price*	\$495,000	\$580,000	+ 17.2%	\$552,500	\$615,000	+ 11.3%
Average Sales Price*	\$552,000	\$572,500	+ 3.7%	\$636,131	\$694,353	+ 9.2%
Percent of List Price Received*	99.8%	99.9%	+ 0.1%	98.9%	100.0%	+ 1.1%
Days on Market Until Sale	26	106	+ 307.7%	97	55	- 43.3%
Inventory of Homes for Sale	24	4	- 83.3%	--	--	--
Months Supply of Inventory	3.2	0.5	- 84.4%	--	--	--

* 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

