

# Local Market Update for December 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

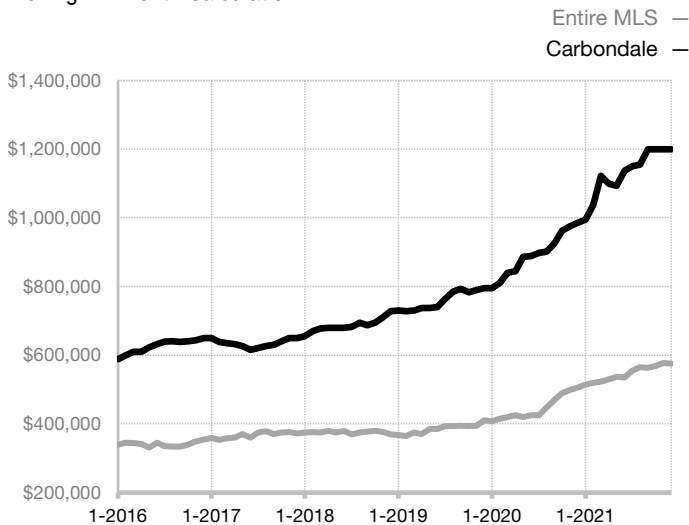
Single Family Key Metrics	December			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 12-2020	Thru 12-2021	Percent Change from Previous Year
New Listings	14	6	- 57.1%	255	229	- 10.2%
Sold Listings	23	16	- 30.4%	232	213	- 8.2%
Median Sales Price*	\$995,000	<b>\$1,537,500</b>	+ 54.5%	\$985,000	<b>\$1,200,000</b>	+ 21.8%
Average Sales Price*	\$1,450,509	<b>\$1,810,880</b>	+ 24.8%	\$1,239,342	<b>\$1,446,154</b>	+ 16.7%
Percent of List Price Received*	97.1%	<b>97.3%</b>	+ 0.2%	96.5%	<b>97.7%</b>	+ 1.2%
Days on Market Until Sale	55	91	+ 65.5%	120	57	- 52.5%
Inventory of Homes for Sale	54	30	- 44.4%	--	--	--
Months Supply of Inventory	2.8	1.7	- 39.3%	--	--	--

\* 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 Key Metrics	December			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 12-2020	Thru 12-2021	Percent Change from Previous Year
New Listings	6	0	- 100.0%	109	85	- 22.0%
Sold Listings	6	9	+ 50.0%	90	107	+ 18.9%
Median Sales Price*	\$975,000	<b>\$1,086,818</b>	+ 11.5%	\$555,000	<b>\$640,000</b>	+ 15.3%
Average Sales Price*	\$1,028,286	<b>\$1,119,499</b>	+ 8.9%	\$662,275	<b>\$733,203</b>	+ 10.7%
Percent of List Price Received*	99.6%	<b>99.6%</b>	0.0%	98.9%	<b>100.0%</b>	+ 1.1%
Days on Market Until Sale	127	15	- 88.2%	99	51	- 48.5%
Inventory of Homes for Sale	23	2	- 91.3%	--	--	--
Months Supply of Inventory	3.1	0.2	- 93.5%	--	--	--

\* 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

