

# Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

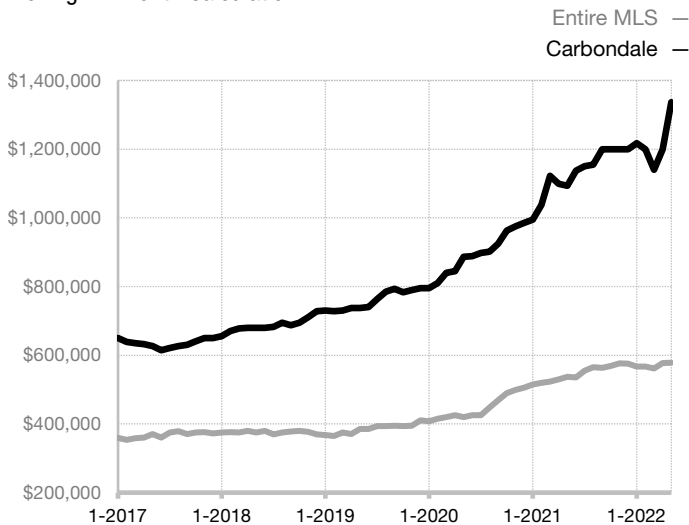
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	30	35	+ 16.7%	104	100	- 3.8%
Sold Listings	19	17	- 10.5%	85	49	- 42.4%
Median Sales Price*	\$785,000	\$1,800,000	+ 129.3%	\$1,425,000	\$1,772,500	+ 24.4%
Average Sales Price*	\$1,394,820	\$1,831,765	+ 31.3%	\$1,440,215	\$2,112,364	+ 46.7%
Percent of List Price Received*	98.5%	99.1%	+ 0.6%	97.0%	98.7%	+ 1.8%
Days on Market Until Sale	52	84	+ 61.5%	65	88	+ 35.4%
Inventory of Homes for Sale	64	64	0.0%	--	--	--
Months Supply of Inventory	2.9	4.3	+ 48.3%	--	--	--

\* 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	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	9	10	+ 11.1%	35	28	- 20.0%
Sold Listings	8	6	- 25.0%	41	25	- 39.0%
Median Sales Price*	\$495,000	\$1,214,159	+ 145.3%	\$585,000	\$933,673	+ 59.6%
Average Sales Price*	\$508,000	\$1,230,720	+ 142.3%	\$616,960	\$963,344	+ 56.1%
Percent of List Price Received*	99.0%	102.3%	+ 3.3%	100.0%	98.7%	- 1.3%
Days on Market Until Sale	66	32	- 51.5%	87	57	- 34.5%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

