

Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

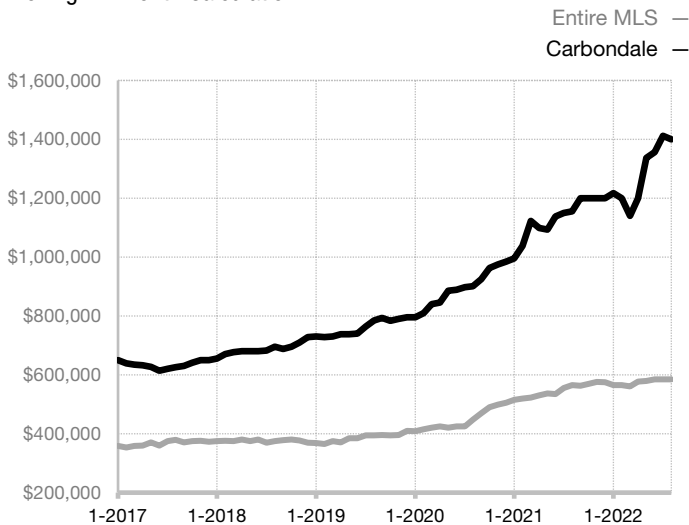
Single Family Key Metrics	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
New Listings	21	16	- 23.8%	185	167	- 9.7%
Sold Listings	22	18	- 18.2%	140	81	- 42.1%
Median Sales Price*	\$1,224,000	\$1,043,000	- 14.8%	\$1,271,500	\$1,630,000	+ 28.2%
Average Sales Price*	\$1,527,827	\$1,335,625	- 12.6%	\$1,455,389	\$1,978,998	+ 36.0%
Percent of List Price Received*	98.5%	96.3%	- 2.2%	97.7%	98.4%	+ 0.7%
Days on Market Until Sale	54	75	+ 38.9%	58	82	+ 41.4%
Inventory of Homes for Sale	73	73	0.0%	--	--	--
Months Supply of Inventory	3.7	5.7	+ 54.1%	--	--	--

* 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	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
New Listings	12	10	- 16.7%	69	63	- 8.7%
Sold Listings	13	5	- 61.5%	74	47	- 36.5%
Median Sales Price*	\$740,000	\$795,000	+ 7.4%	\$604,950	\$900,000	+ 48.8%
Average Sales Price*	\$712,586	\$816,200	+ 14.5%	\$655,389	\$999,938	+ 52.6%
Percent of List Price Received*	100.0%	100.4%	+ 0.4%	99.9%	99.6%	- 0.3%
Days on Market Until Sale	19	6	- 68.4%	61	40	- 34.4%
Inventory of Homes for Sale	11	21	+ 90.9%	--	--	--
Months Supply of Inventory	1.2	3.2	+ 166.7%	--	--	--

* 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

