

# Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

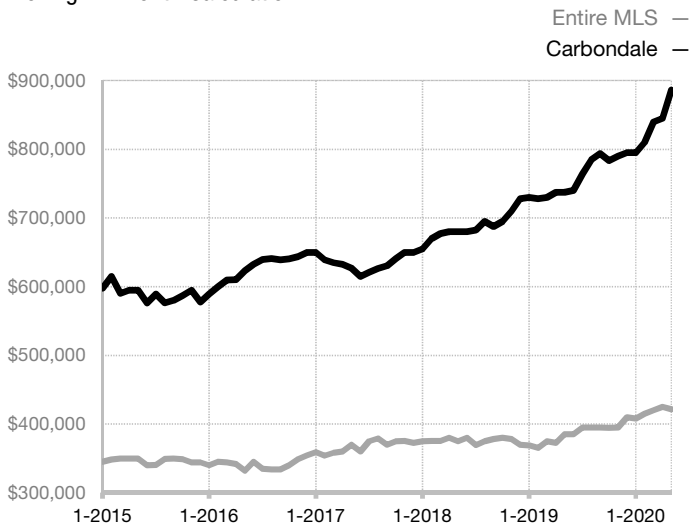
Single Family	May			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	34	27	- 20.6%	112	81	- 27.7%
Sold Listings	23	11	- 52.2%	61	52	- 14.8%
Median Sales Price*	\$730,000	<b>\$1,150,000</b>	+ 57.5%	\$768,000	<b>\$1,037,500</b>	+ 35.1%
Average Sales Price*	\$1,019,760	<b>\$1,059,682</b>	+ 3.9%	\$916,574	<b>\$1,087,733</b>	+ 18.7%
Percent of List Price Received*	96.1%	<b>96.6%</b>	+ 0.5%	95.9%	<b>94.9%</b>	- 1.0%
Days on Market Until Sale	108	<b>199</b>	+ 84.3%	125	<b>188</b>	+ 50.4%
Inventory of Homes for Sale	142	<b>73</b>	- 48.6%	--	--	--
Months Supply of Inventory	9.6	<b>5.0</b>	- 47.9%	--	--	--

\* 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		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	14	11	- 21.4%	47	39	- 17.0%
Sold Listings	6	4	- 33.3%	23	25	+ 8.7%
Median Sales Price*	\$457,500	<b>\$815,000</b>	+ 78.1%	\$465,000	<b>\$466,000</b>	+ 0.2%
Average Sales Price*	\$464,917	<b>\$798,750</b>	+ 71.8%	\$546,578	<b>\$581,471</b>	+ 6.4%
Percent of List Price Received*	98.0%	<b>103.5%</b>	+ 5.6%	98.7%	<b>98.8%</b>	+ 0.1%
Days on Market Until Sale	156	<b>54</b>	- 65.4%	106	<b>115</b>	+ 8.5%
Inventory of Homes for Sale	35	<b>37</b>	+ 5.7%	--	--	--
Months Supply of Inventory	6.4	<b>5.3</b>	- 17.2%	--	--	--

\* 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

