

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

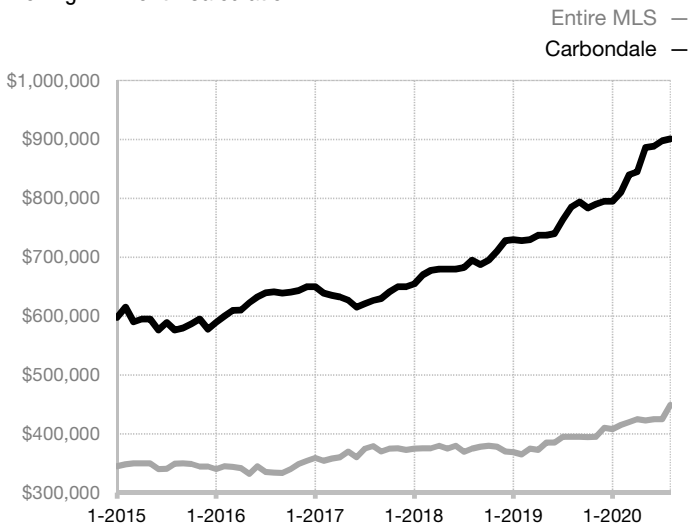
Single Family Key Metrics	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
New Listings	27	22	- 18.5%	221	165	- 25.3%
Sold Listings	17	24	+ 41.2%	118	135	+ 14.4%
Median Sales Price*	\$1,275,000	\$1,174,500	- 7.9%	\$798,250	\$970,000	+ 21.5%
Average Sales Price*	\$1,284,249	\$1,439,333	+ 12.1%	\$960,563	\$1,172,746	+ 22.1%
Percent of List Price Received*	95.8%	97.3%	+ 1.6%	96.1%	96.3%	+ 0.2%
Days on Market Until Sale	140	91	- 35.0%	129	144	+ 11.6%
Inventory of Homes for Sale	165	47	- 71.5%	--	--	--
Months Supply of Inventory	11.6	2.8	- 75.9%	--	--	--

* 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 Key Metrics	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
New Listings	15	15	0.0%	100	76	- 24.0%
Sold Listings	11	7	- 36.4%	58	54	- 6.9%
Median Sales Price*	\$453,000	\$750,000	+ 65.6%	\$498,750	\$515,000	+ 3.3%
Average Sales Price*	\$506,371	\$743,000	+ 46.7%	\$587,117	\$603,908	+ 2.9%
Percent of List Price Received*	98.1%	98.6%	+ 0.5%	98.6%	98.5%	- 0.1%
Days on Market Until Sale	81	118	+ 45.7%	95	100	+ 5.3%
Inventory of Homes for Sale	42	22	- 47.6%	--	--	--
Months Supply of Inventory	6.6	3.4	- 48.5%	--	--	--

* 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

