

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

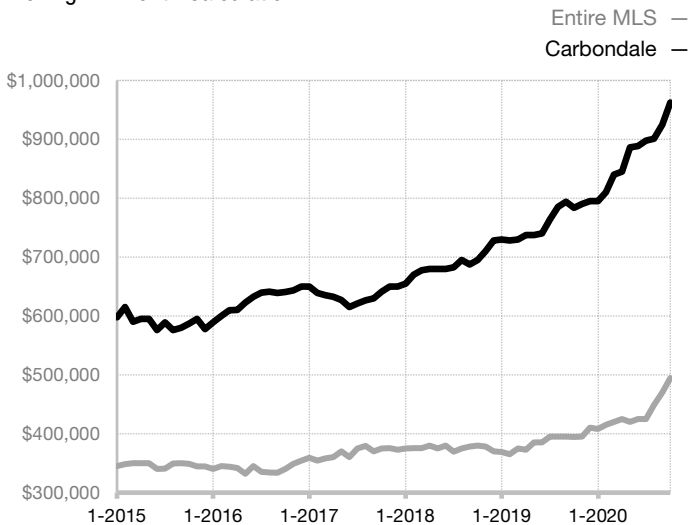
Single Family Key Metrics	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	13	26	+ 100.0%	245	220	- 10.2%
Sold Listings	22	23	+ 4.5%	155	186	+ 20.0%
Median Sales Price*	\$727,500	\$1,114,000	+ 53.1%	\$777,000	\$975,000	+ 25.5%
Average Sales Price*	\$790,095	\$1,449,267	+ 83.4%	\$941,523	\$1,211,264	+ 28.6%
Percent of List Price Received*	95.9%	98.0%	+ 2.2%	95.8%	96.6%	+ 0.8%
Days on Market Until Sale	93	89	- 4.3%	124	133	+ 7.3%
Inventory of Homes for Sale	129	49	- 62.0%	--	--	--
Months Supply of Inventory	9.0	2.7	- 70.0%	--	--	--

* 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	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	9	10	+ 11.1%	112	97	- 13.4%
Sold Listings	7	13	+ 85.7%	72	77	+ 6.9%
Median Sales Price*	\$525,000	\$695,000	+ 32.4%	\$498,750	\$555,000	+ 11.3%
Average Sales Price*	\$538,429	\$803,395	+ 49.2%	\$580,171	\$647,701	+ 11.6%
Percent of List Price Received*	97.5%	99.3%	+ 1.8%	98.4%	98.8%	+ 0.4%
Days on Market Until Sale	35	95	+ 171.4%	90	104	+ 15.6%
Inventory of Homes for Sale	36	18	- 50.0%	--	--	--
Months Supply of Inventory	5.2	2.5	- 51.9%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

