

Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

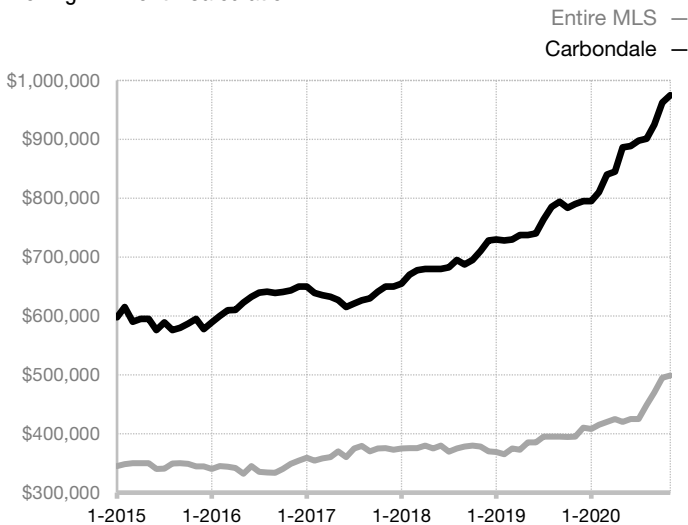
Single Family Key Metrics	November			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
New Listings	7	15	+ 114.3%	252	235	- 6.7%
Sold Listings	16	21	+ 31.3%	171	207	+ 21.1%
Median Sales Price*	\$870,000	\$1,150,000	+ 32.2%	\$790,000	\$975,000	+ 23.4%
Average Sales Price*	\$1,337,063	\$1,264,071	- 5.5%	\$978,533	\$1,216,621	+ 24.3%
Percent of List Price Received*	95.5%	95.1%	- 0.4%	95.7%	96.4%	+ 0.7%
Days on Market Until Sale	157	93	- 40.8%	127	128	+ 0.8%
Inventory of Homes for Sale	120	46	- 61.7%	--	--	--
Months Supply of Inventory	8.1	2.5	- 69.1%	--	--	--

* 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	November			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
New Listings	14	0	- 100.0%	126	98	- 22.2%
Sold Listings	5	5	0.0%	77	83	+ 7.8%
Median Sales Price*	\$527,500	\$495,000	- 6.2%	\$502,500	\$555,000	+ 10.4%
Average Sales Price*	\$539,900	\$552,000	+ 2.2%	\$577,556	\$641,783	+ 11.1%
Percent of List Price Received*	97.7%	99.8%	+ 2.1%	98.3%	98.9%	+ 0.6%
Days on Market Until Sale	271	26	- 90.4%	102	98	- 3.9%
Inventory of Homes for Sale	45	15	- 66.7%	--	--	--
Months Supply of Inventory	6.4	2.0	- 68.8%	--	--	--

* 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

