

Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

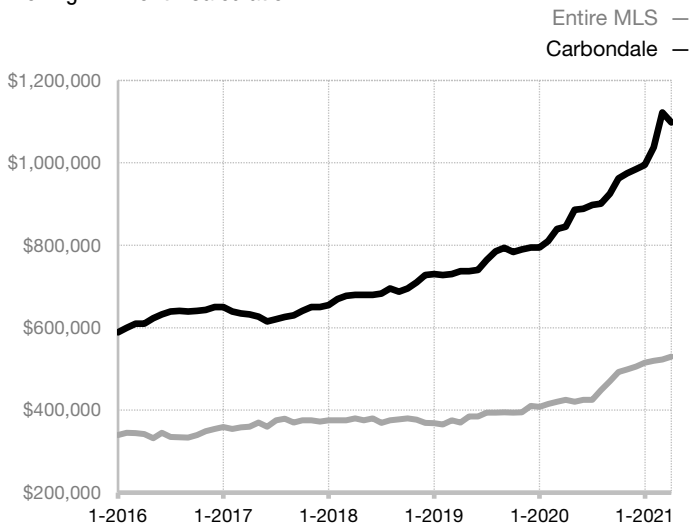
| Single Family | April | | | Year to Date | | |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2020 | 2021 | Percent Change from Previous Year | Thru 04-2020 | Thru 04-2021 | Percent Change from Previous Year |
| New Listings | 9 | 17 | + 88.9% | 55 | 67 | + 21.8% |
| Sold Listings | 10 | 19 | + 90.0% | 41 | 66 | + 61.0% |
| Median Sales Price* | \$1,265,813 | \$1,425,000 | + 12.6% | \$1,025,000 | \$1,464,438 | + 42.9% |
| Average Sales Price* | \$1,398,163 | \$1,541,605 | + 10.3% | \$1,095,258 | \$1,453,283 | + 32.7% |
| Percent of List Price Received* | 92.2% | 96.3% | + 4.4% | 94.5% | 96.6% | + 2.2% |
| Days on Market Until Sale | 239 | 99 | - 58.6% | 185 | 69 | - 62.7% |
| Inventory of Homes for Sale | 97 | 36 | - 62.9% | -- | -- | -- |
| Months Supply of Inventory | 6.2 | 1.7 | - 72.6% | -- | -- | -- |

* 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 | April | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2020 | 2021 | Percent Change from Previous Year | Thru 04-2020 | Thru 04-2021 | Percent Change from Previous Year |
| New Listings | 7 | 7 | 0.0% | 31 | 23 | - 25.8% |
| Sold Listings | 2 | 8 | + 300.0% | 21 | 32 | + 52.4% |
| Median Sales Price* | \$242,500 | \$625,950 | + 158.1% | \$449,500 | \$614,950 | + 36.8% |
| Average Sales Price* | \$242,500 | \$678,050 | + 179.6% | \$540,085 | \$657,543 | + 21.7% |
| Percent of List Price Received* | 93.9% | 100.3% | + 6.8% | 97.9% | 100.3% | + 2.5% |
| Days on Market Until Sale | 140 | 54 | - 61.4% | 126 | 94 | - 25.4% |
| Inventory of Homes for Sale | 46 | 7 | - 84.8% | -- | -- | -- |
| Months Supply of Inventory | 6.4 | 0.8 | - 87.5% | -- | -- | -- |

* 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

