

Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

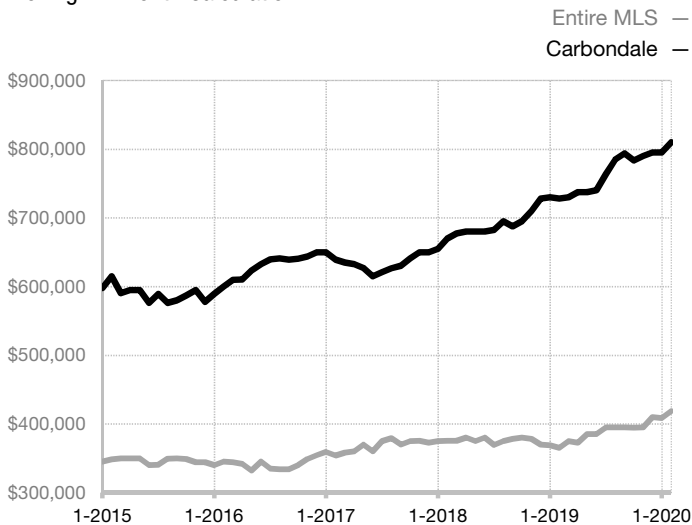
Single Family	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Key Metrics						
New Listings	9	11	+ 22.2%	23	30	+ 30.4%
Sold Listings	9	12	+ 33.3%	16	15	- 6.3%
Median Sales Price*	\$698,000	\$932,500	+ 33.6%	\$715,250	\$975,000	+ 36.3%
Average Sales Price*	\$759,113	\$1,043,580	+ 37.5%	\$850,626	\$1,030,764	+ 21.2%
Percent of List Price Received*	96.1%	97.3%	+ 1.2%	95.4%	96.1%	+ 0.7%
Days on Market Until Sale	156	98	- 37.2%	156	161	+ 3.2%
Inventory of Homes for Sale	134	82	- 38.8%	--	--	--
Months Supply of Inventory	9.1	5.3	- 41.8%	--	--	--

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

Townhouse/Condo	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Key Metrics						
New Listings	14	8	- 42.9%	22	13	- 40.9%
Sold Listings	2	6	+ 200.0%	7	11	+ 57.1%
Median Sales Price*	\$609,650	\$455,500	- 25.3%	\$685,000	\$466,000	- 32.0%
Average Sales Price*	\$609,650	\$474,167	- 22.2%	\$604,186	\$618,707	+ 2.4%
Percent of List Price Received*	97.7%	97.4%	- 0.3%	96.1%	99.3%	+ 3.3%
Days on Market Until Sale	19	161	+ 747.4%	135	106	- 21.5%
Inventory of Homes for Sale	37	33	- 10.8%	--	--	--
Months Supply of Inventory	6.5	4.6	- 29.2%	--	--	--

* 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

