

Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

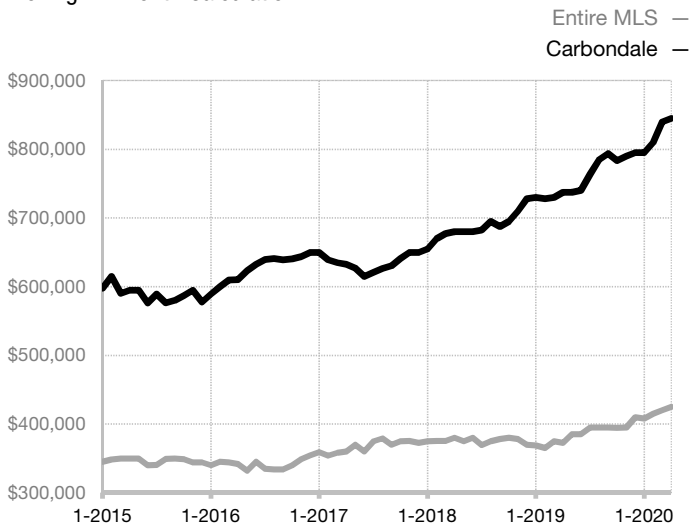
Single Family	April			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Key Metrics						
New Listings	39	8	- 79.5%	78	52	- 33.3%
Sold Listings	10	10	0.0%	38	41	+ 7.9%
Median Sales Price*	\$928,125	\$1,265,813	+ 36.4%	\$793,750	\$1,025,000	+ 29.1%
Average Sales Price*	\$918,750	\$1,398,163	+ 52.2%	\$854,119	\$1,095,258	+ 28.2%
Percent of List Price Received*	95.9%	92.2%	- 3.9%	95.8%	94.5%	- 1.4%
Days on Market Until Sale	151	239	+ 58.3%	135	185	+ 37.0%
Inventory of Homes for Sale	136	75	- 44.9%	--	--	--
Months Supply of Inventory	9.8	4.8	- 51.0%	--	--	--

* 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	April			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Key Metrics						
New Listings	7	6	- 14.3%	33	27	- 18.2%
Sold Listings	6	2	- 66.7%	17	21	+ 23.5%
Median Sales Price*	\$465,500	\$242,500	- 47.9%	\$476,000	\$449,500	- 5.6%
Average Sales Price*	\$480,750	\$242,500	- 49.6%	\$575,400	\$540,085	- 6.1%
Percent of List Price Received*	101.4%	93.9%	- 7.4%	98.9%	97.9%	- 1.0%
Days on Market Until Sale	37	140	+ 278.4%	88	126	+ 43.2%
Inventory of Homes for Sale	33	37	+ 12.1%	--	--	--
Months Supply of Inventory	6.0	5.2	- 13.3%	--	--	--

* 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

