

# Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

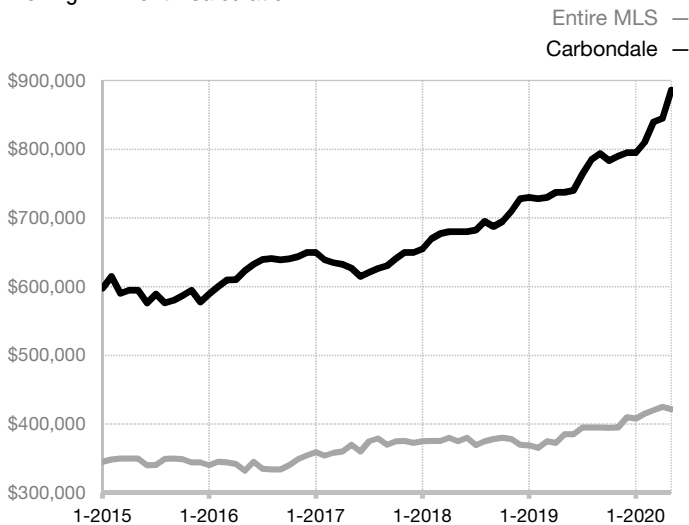
Single Family Key Metrics	May			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
New Listings	34	27	- 20.6%	112	81	- 27.7%
Sold Listings	23	11	- 52.2%	61	52	- 14.8%
Median Sales Price*	\$730,000	\$1,150,000	+ 57.5%	\$768,000	\$1,037,500	+ 35.1%
Average Sales Price*	\$1,019,760	\$1,059,682	+ 3.9%	\$916,574	\$1,087,733	+ 18.7%
Percent of List Price Received*	96.1%	96.6%	+ 0.5%	95.9%	94.9%	- 1.0%
Days on Market Until Sale	108	199	+ 84.3%	125	188	+ 50.4%
Inventory of Homes for Sale	142	73	- 48.6%	--	--	--
Months Supply of Inventory	9.6	5.0	- 47.9%	--	--	--

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

Townhouse/Condo Key Metrics	May			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
New Listings	14	11	- 21.4%	47	39	- 17.0%
Sold Listings	6	4	- 33.3%	23	25	+ 8.7%
Median Sales Price*	\$457,500	\$815,000	+ 78.1%	\$465,000	\$466,000	+ 0.2%
Average Sales Price*	\$464,917	\$798,750	+ 71.8%	\$546,578	\$581,471	+ 6.4%
Percent of List Price Received*	98.0%	103.5%	+ 5.6%	98.7%	98.8%	+ 0.1%
Days on Market Until Sale	156	54	- 65.4%	106	115	+ 8.5%
Inventory of Homes for Sale	35	37	+ 5.7%	--	--	--
Months Supply of Inventory	6.4	5.3	- 17.2%	--	--	--

\* 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

