

Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

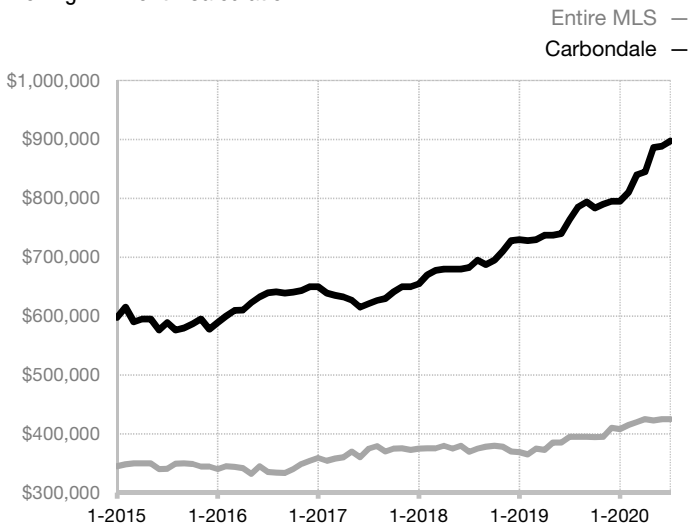
Single Family Key Metrics	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
New Listings	34	26	- 23.5%	194	140	- 27.8%
Sold Listings	23	30	+ 30.4%	101	111	+ 9.9%
Median Sales Price*	\$770,000	\$860,713	+ 11.8%	\$770,000	\$944,000	+ 22.6%
Average Sales Price*	\$883,457	\$1,268,331	+ 43.6%	\$906,081	\$1,115,106	+ 23.1%
Percent of List Price Received*	95.6%	98.1%	+ 2.6%	96.1%	96.1%	0.0%
Days on Market Until Sale	125	126	+ 0.8%	127	156	+ 22.8%
Inventory of Homes for Sale	162	55	- 66.0%	--	--	--
Months Supply of Inventory	11.0	3.4	- 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	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
New Listings	13	10	- 23.1%	85	59	- 30.6%
Sold Listings	15	14	- 6.7%	47	47	0.0%
Median Sales Price*	\$572,000	\$512,500	- 10.4%	\$502,500	\$500,000	- 0.5%
Average Sales Price*	\$689,260	\$591,750	- 14.1%	\$606,015	\$583,192	- 3.8%
Percent of List Price Received*	99.0%	99.7%	+ 0.7%	98.7%	98.5%	- 0.2%
Days on Market Until Sale	72	84	+ 16.7%	98	97	- 1.0%
Inventory of Homes for Sale	37	23	- 37.8%	--	--	--
Months Supply of Inventory	6.0	3.4	- 43.3%	--	--	--

* 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

