

# Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

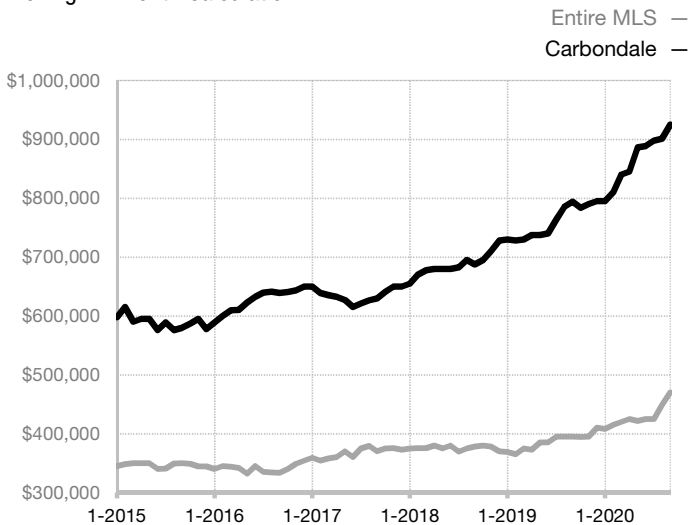
Single Family	September			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	11	20	+ 81.8%	232	189	- 18.5%
Sold Listings	15	26	+ 73.3%	133	163	+ 22.6%
Median Sales Price*	\$777,000	<b>\$980,000</b>	+ 26.1%	\$797,500	<b>\$970,000</b>	+ 21.6%
Average Sales Price*	\$1,013,840	<b>\$1,215,043</b>	+ 19.8%	\$966,572	<b>\$1,177,680</b>	+ 21.8%
Percent of List Price Received*	93.2%	<b>96.3%</b>	+ 3.3%	95.7%	<b>96.4%</b>	+ 0.7%
Days on Market Until Sale	132	120	- 9.1%	130	139	+ 6.9%
Inventory of Homes for Sale	144	52	- 63.9%	--	--	--
Months Supply of Inventory	10.2	2.9	- 71.6%	--	--	--

\* 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	September			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	7	+ 133.3%	103	85	- 17.5%
Sold Listings	7	9	+ 28.6%	65	63	- 3.1%
Median Sales Price*	\$460,000	<b>\$625,000</b>	+ 35.9%	\$495,000	<b>\$550,000</b>	+ 11.1%
Average Sales Price*	\$564,357	<b>\$704,760</b>	+ 24.9%	\$584,666	<b>\$618,315</b>	+ 5.8%
Percent of List Price Received*	97.5%	<b>99.8%</b>	+ 2.4%	98.5%	<b>98.7%</b>	+ 0.2%
Days on Market Until Sale	110	106	- 3.6%	96	101	+ 5.2%
Inventory of Homes for Sale	39	21	- 46.2%	--	--	--
Months Supply of Inventory	5.9	3.2	- 45.8%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

