

# Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

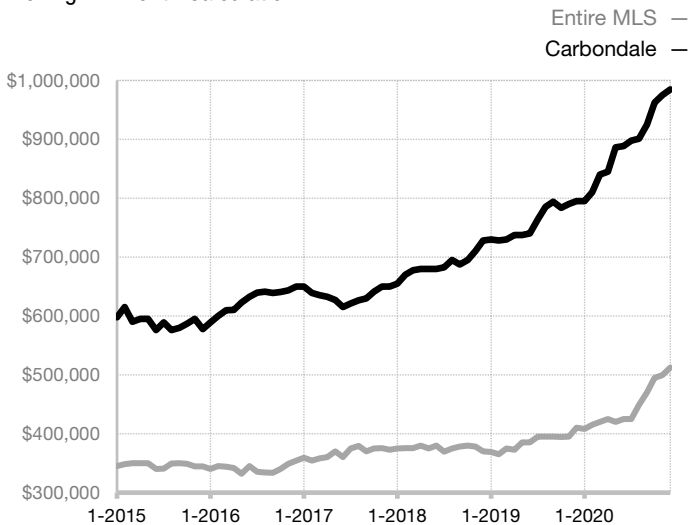
Single Family	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	14	+ 75.0%	260	253	- 2.7%
Sold Listings	14	23	+ 64.3%	185	232	+ 25.4%
Median Sales Price*	\$903,750	<b>\$995,000</b>	+ 10.1%	\$795,000	<b>\$985,000</b>	+ 23.9%
Average Sales Price*	\$1,095,987	<b>\$1,450,509</b>	+ 32.3%	\$987,421	<b>\$1,239,342</b>	+ 25.5%
Percent of List Price Received*	95.3%	<b>97.1%</b>	+ 1.9%	95.7%	<b>96.5%</b>	+ 0.8%
Days on Market Until Sale	111	55	- 50.5%	126	120	- 4.8%
Inventory of Homes for Sale	108	43	- 60.2%	--	--	--
Months Supply of Inventory	7.0	2.2	- 68.6%	--	--	--

\* 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	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	6	+ 100.0%	129	104	- 19.4%
Sold Listings	5	6	+ 20.0%	82	89	+ 8.5%
Median Sales Price*	\$489,000	<b>\$975,000</b>	+ 99.4%	\$498,750	<b>\$555,000</b>	+ 11.3%
Average Sales Price*	\$686,200	<b>\$1,028,286</b>	+ 49.9%	\$584,180	<b>\$667,840</b>	+ 14.3%
Percent of List Price Received*	99.4%	<b>99.6%</b>	+ 0.2%	98.4%	<b>98.9%</b>	+ 0.5%
Days on Market Until Sale	26	127	+ 388.5%	98	100	+ 2.0%
Inventory of Homes for Sale	42	14	- 66.7%	--	--	--
Months Supply of Inventory	6.1	1.9	- 68.9%	--	--	--

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

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



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

