

# Local Market Update for January 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

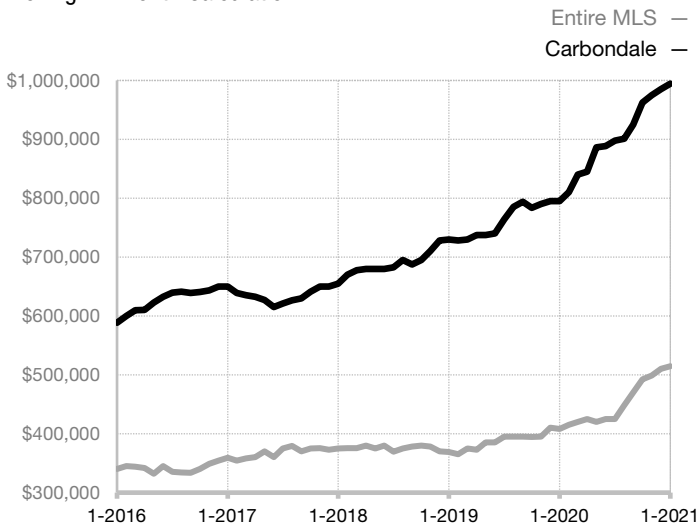
Single Family Key Metrics	January			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
New Listings	20	13	- 35.0%	20	13	- 35.0%
Sold Listings	3	12	+ 300.0%	3	12	+ 300.0%
Median Sales Price*	\$975,000	<b>\$1,224,188</b>	+ 25.6%	\$975,000	<b>\$1,224,188</b>	+ 25.6%
Average Sales Price*	\$979,500	<b>\$1,263,073</b>	+ 29.0%	\$979,500	<b>\$1,263,073</b>	+ 29.0%
Percent of List Price Received*	91.2%	<b>95.3%</b>	+ 4.5%	91.2%	<b>95.3%</b>	+ 4.5%
Days on Market Until Sale	409	38	- 90.7%	409	38	- 90.7%
Inventory of Homes for Sale	109	36	- 67.0%	--	--	--
Months Supply of Inventory	7.2	1.8	- 75.0%	--	--	--

\* 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 Key Metrics	January			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
New Listings	6	4	- 33.3%	6	4	- 33.3%
Sold Listings	5	5	0.0%	5	5	0.0%
Median Sales Price*	\$963,641	<b>\$630,000</b>	- 34.6%	\$963,641	<b>\$630,000</b>	- 34.6%
Average Sales Price*	\$792,155	<b>\$772,000</b>	- 2.5%	\$792,155	<b>\$772,000</b>	- 2.5%
Percent of List Price Received*	101.6%	<b>98.7%</b>	- 2.9%	101.6%	<b>98.7%</b>	- 2.9%
Days on Market Until Sale	39	75	+ 92.3%	39	75	+ 92.3%
Inventory of Homes for Sale	40	10	- 75.0%	--	--	--
Months Supply of Inventory	5.9	1.3	- 78.0%	--	--	--

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

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



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

