

Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

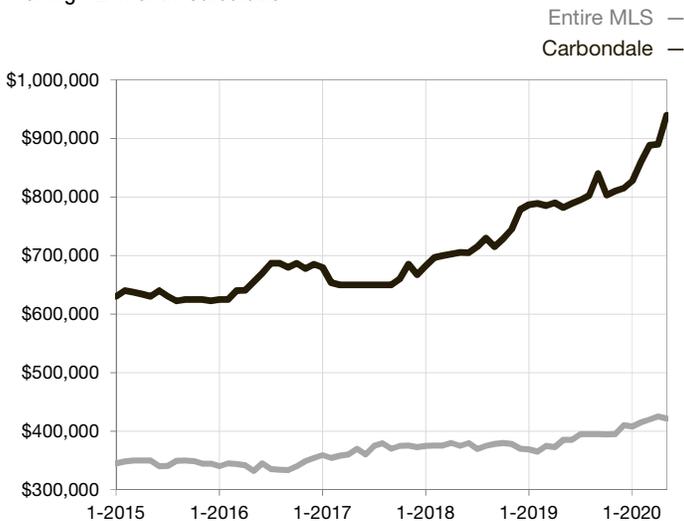
| Single Family Key Metrics | May | | | Year to Date | | |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| | 2019 | 2020 | Percent Change from Previous Year | Thru 05-2019 | Thru 5-2020 | Percent Change from Previous Year |
| New Listings | 28 | 23 | - 17.9% | 99 | 71 | - 28.3% |
| Sold Listings | 23 | 11 | - 52.2% | 60 | 48 | - 20.0% |
| Median Sales Price* | \$730,000 | \$1,150,000 | + 57.5% | \$771,500 | \$1,052,500 | + 36.4% |
| Average Sales Price* | \$1,019,760 | \$1,059,682 | + 3.9% | \$924,766 | \$1,105,148 | + 19.5% |
| Percent of List Price Received* | 96.1% | 96.6% | + 0.5% | 95.8% | 95.2% | - 0.6% |
| Days on Market Until Sale | 108 | 199 | + 84.3% | 126 | 177 | + 40.5% |
| Inventory of Homes for Sale | 120 | 59 | - 50.8% | -- | -- | -- |
| Months Supply of Inventory | 8.9 | 4.5 | - 49.4% | -- | -- | -- |

* 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 5-2020 | Percent Change from Previous Year |
| New Listings | 14 | 11 | - 21.4% | 47 | 39 | - 17.0% |
| Sold Listings | 6 | 4 | - 33.3% | 22 | 23 | + 4.5% |
| Median Sales Price* | \$457,500 | \$815,000 | + 78.1% | \$460,000 | \$466,000 | + 1.3% |
| Average Sales Price* | \$464,917 | \$798,750 | + 71.8% | \$540,286 | \$595,425 | + 10.2% |
| Percent of List Price Received* | 98.0% | 103.5% | + 5.6% | 98.6% | 99.3% | + 0.7% |
| Days on Market Until Sale | 156 | 54 | - 65.4% | 102 | 107 | + 4.9% |
| Inventory of Homes for Sale | 35 | 37 | + 5.7% | -- | -- | -- |
| Months Supply of Inventory | 6.5 | 5.4 | - 16.9% | -- | -- | -- |

* 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

