

Local Market Update for March 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

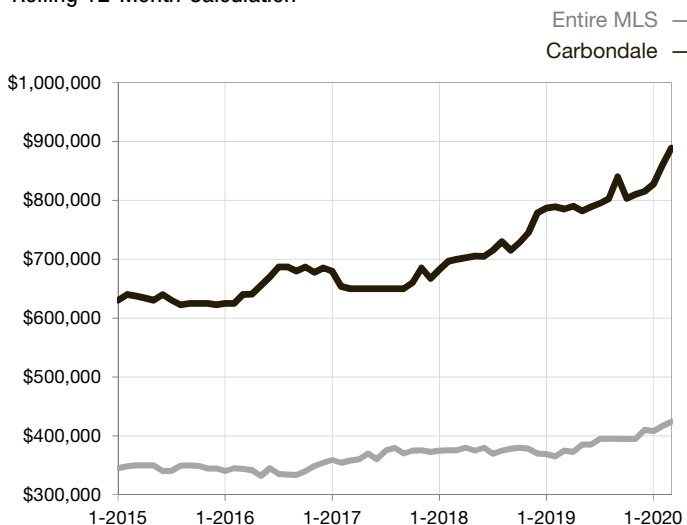
Single Family	March			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 3-2020	Percent Change from Previous Year
New Listings	16	11	- 31.3%	37	38	+ 2.7%
Sold Listings	12	15	+ 25.0%	27	28	+ 3.7%
Median Sales Price*	\$784,000	\$975,000	+ 24.4%	\$768,000	\$1,000,000	+ 30.2%
Average Sales Price*	\$804,917	\$984,833	+ 22.4%	\$846,075	\$1,028,892	+ 21.6%
Percent of List Price Received*	96.1%	94.5%	- 1.7%	95.6%	95.6%	0.0%
Days on Market Until Sale	94	177	+ 88.3%	131	151	+ 15.3%
Inventory of Homes for Sale	112	72	- 35.7%	--	--	--
Months Supply of Inventory	9.0	5.1	- 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.

Townhouse/Condo	March			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 3-2020	Percent Change from Previous Year
New Listings	4	8	+ 100.0%	26	21	- 19.2%
Sold Listings	4	5	+ 25.0%	10	17	+ 70.0%
Median Sales Price*	\$617,500	\$440,000	- 28.7%	\$572,500	\$466,000	- 18.6%
Average Sales Price*	\$667,000	\$456,200	- 31.6%	\$621,230	\$577,752	- 7.0%
Percent of List Price Received*	100.1%	99.0%	- 1.1%	97.3%	99.0%	+ 1.7%
Days on Market Until Sale	82	68	- 17.1%	109	97	- 11.0%
Inventory of Homes for Sale	32	38	+ 18.8%	--	--	--
Months Supply of Inventory	6.0	5.2	- 13.3%	--	--	--

* 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

