

Local Market Update for July 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

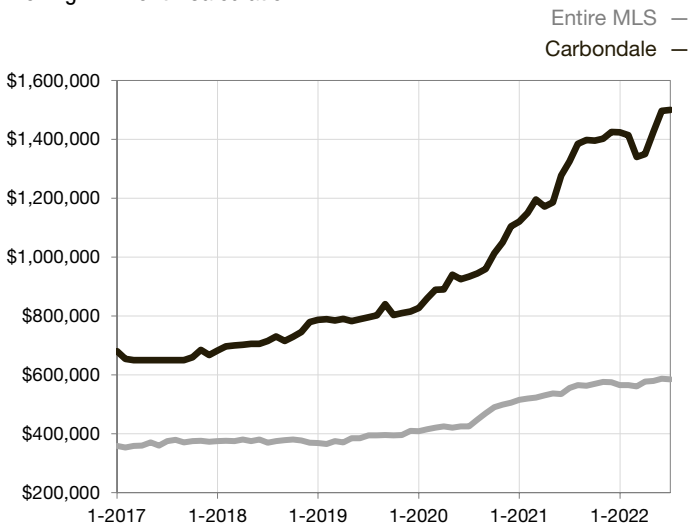
Single Family	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 7-2022	Percent Change from Previous Year
Key Metrics						
New Listings	28	17	- 39.3%	141	135	- 4.3%
Sold Listings	14	5	- 64.3%	99	61	- 38.4%
Median Sales Price*	\$1,436,250	\$1,852,500	+ 29.0%	\$1,465,500	\$1,800,000	+ 22.8%
Average Sales Price*	\$1,503,500	\$3,040,500	+ 102.2%	\$1,544,333	\$2,032,665	+ 31.6%
Percent of List Price Received*	101.3%	98.9%	- 2.4%	98.2%	99.0%	+ 0.8%
Days on Market Until Sale	26	16	- 38.5%	62	79	+ 27.4%
Inventory of Homes for Sale	70	70	0.0%	--	--	--
Months Supply of Inventory	4.1	5.9	+ 43.9%	--	--	--

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

Townhouse/Condo	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 7-2022	Percent Change from Previous Year
Key Metrics						
New Listings	8	13	+ 62.5%	55	53	- 3.6%
Sold Listings	13	12	- 7.7%	59	42	- 28.8%
Median Sales Price*	\$599,000	\$852,500	+ 42.3%	\$598,500	\$933,837	+ 56.0%
Average Sales Price*	\$768,985	\$1,076,083	+ 39.9%	\$656,782	\$1,021,812	+ 55.6%
Percent of List Price Received*	101.1%	100.2%	- 0.9%	99.9%	99.5%	- 0.4%
Days on Market Until Sale	26	16	- 38.5%	72	44	- 38.9%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--

* 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

