

Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

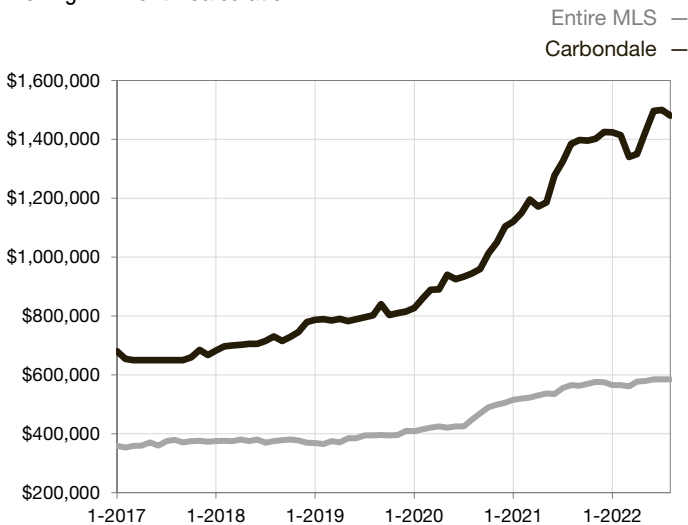
Single Family	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 8-2022	Percent Change from Previous Year
Key Metrics						
New Listings	18	16	- 11.1%	159	152	- 4.4%
Sold Listings	18	14	- 22.2%	117	75	- 35.9%
Median Sales Price*	\$1,536,350	\$1,287,500	- 16.2%	\$1,472,500	\$1,700,000	+ 15.4%
Average Sales Price*	\$1,687,067	\$1,474,232	- 12.6%	\$1,566,292	\$1,928,424	+ 23.1%
Percent of List Price Received*	98.2%	95.7%	- 2.5%	98.2%	98.4%	+ 0.2%
Days on Market Until Sale	44	56	+ 27.3%	59	75	+ 27.1%
Inventory of Homes for Sale	64	68	+ 6.3%	--	--	--
Months Supply of Inventory	3.9	5.9	+ 51.3%	--	--	--

* 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	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 8-2022	Percent Change from Previous Year
Key Metrics						
New Listings	12	8	- 33.3%	67	61	- 9.0%
Sold Listings	13	5	- 61.5%	72	47	- 34.7%
Median Sales Price*	\$740,000	\$795,000	+ 7.4%	\$612,500	\$900,000	+ 46.9%
Average Sales Price*	\$712,586	\$816,200	+ 14.5%	\$666,858	\$999,938	+ 49.9%
Percent of List Price Received*	100.0%	100.4%	+ 0.4%	99.9%	99.6%	- 0.3%
Days on Market Until Sale	19	6	- 68.4%	62	40	- 35.5%
Inventory of Homes for Sale	11	21	+ 90.9%	--	--	--
Months Supply of Inventory	1.2	3.2	+ 166.7%	--	--	--

* 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

