

# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

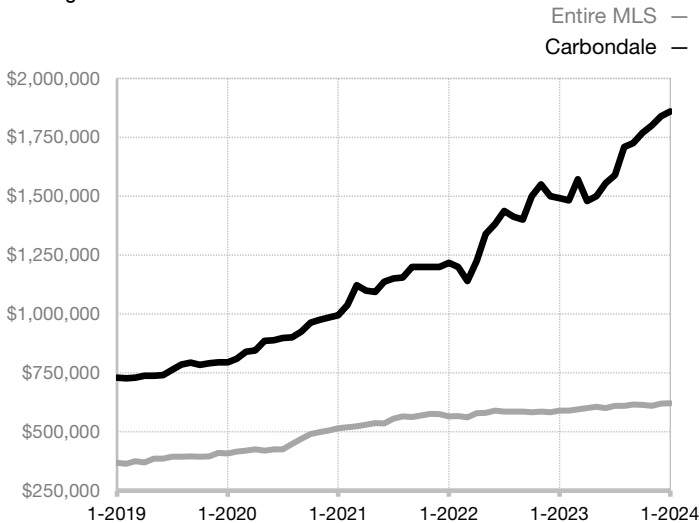
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	9	11	+ 22.2%	9	11	+ 22.2%
Sold Listings	3	8	+ 166.7%	3	8	+ 166.7%
Median Sales Price*	\$1,895,000	<b>\$2,617,000</b>	+ 38.1%	\$1,895,000	<b>\$2,617,000</b>	+ 38.1%
Average Sales Price*	\$2,281,667	<b>\$2,306,125</b>	+ 1.1%	\$2,281,667	<b>\$2,306,125</b>	+ 1.1%
Percent of List Price Received*	94.6%	<b>92.6%</b>	- 2.1%	94.6%	<b>92.6%</b>	- 2.1%
Days on Market Until Sale	112	<b>46</b>	- 58.9%	112	<b>46</b>	- 58.9%
Inventory of Homes for Sale	64	<b>49</b>	- 23.4%	--	--	--
Months Supply of Inventory	5.8	<b>3.9</b>	- 32.8%	--	--	--

\* 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	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	3	- 40.0%	5	3	- 40.0%
Sold Listings	3	2	- 33.3%	3	2	- 33.3%
Median Sales Price*	\$608,410	<b>\$1,792,500</b>	+ 194.6%	\$608,410	<b>\$1,792,500</b>	+ 194.6%
Average Sales Price*	\$1,002,970	<b>\$1,792,500</b>	+ 78.7%	\$1,002,970	<b>\$1,792,500</b>	+ 78.7%
Percent of List Price Received*	94.0%	<b>97.4%</b>	+ 3.6%	94.0%	<b>97.4%</b>	+ 3.6%
Days on Market Until Sale	63	<b>76</b>	+ 20.6%	63	<b>76</b>	+ 20.6%
Inventory of Homes for Sale	20	<b>17</b>	- 15.0%	--	--	--
Months Supply of Inventory	3.8	<b>3.6</b>	- 5.3%	--	--	--

\* 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

