

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

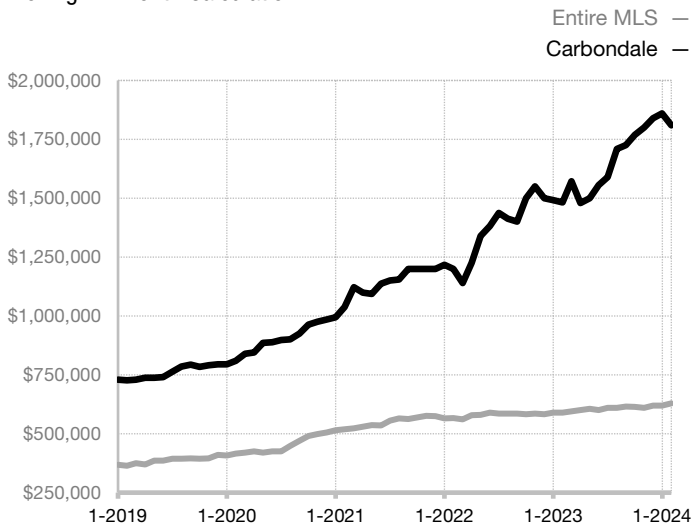
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	16	9	- 43.8%	25	21	- 16.0%
Sold Listings	6	5	- 16.7%	9	13	+ 44.4%
Median Sales Price*	\$1,775,000	\$1,050,000	- 40.8%	\$1,895,000	\$1,600,000	- 15.6%
Average Sales Price*	\$2,251,250	\$1,611,000	- 28.4%	\$2,261,389	\$2,038,769	- 9.8%
Percent of List Price Received*	95.1%	96.7%	+ 1.7%	94.9%	94.2%	- 0.7%
Days on Market Until Sale	126	56	- 55.6%	121	50	- 58.7%
Inventory of Homes for Sale	65	51	- 21.5%	--	--	--
Months Supply of Inventory	5.9	4.1	- 30.5%	--	--	--

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

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	9	4	- 55.6%	14	7	- 50.0%
Sold Listings	6	6	0.0%	9	8	- 11.1%
Median Sales Price*	\$682,250	\$1,260,500	+ 84.8%	\$664,500	\$1,322,500	+ 99.0%
Average Sales Price*	\$974,583	\$1,201,000	+ 23.2%	\$984,046	\$1,348,875	+ 37.1%
Percent of List Price Received*	97.8%	96.4%	- 1.4%	96.5%	96.6%	+ 0.1%
Days on Market Until Sale	80	185	+ 131.3%	74	158	+ 113.5%
Inventory of Homes for Sale	24	16	- 33.3%	--	--	--
Months Supply of Inventory	4.3	3.4	- 20.9%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

