

# Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

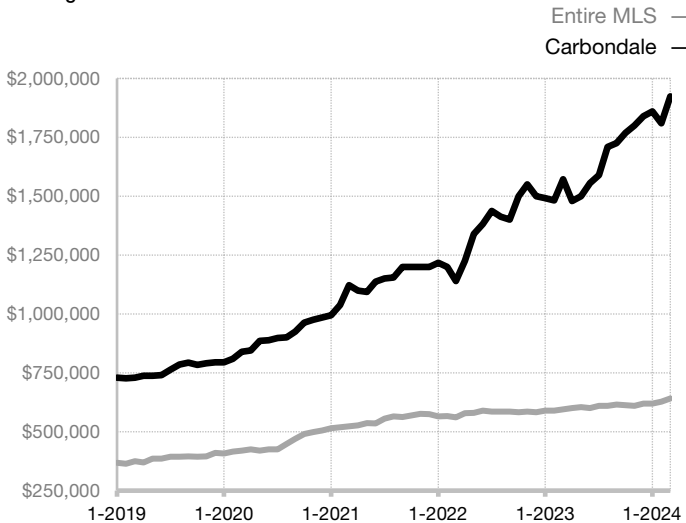
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	18	13	- 27.8%	43	35	- 18.6%
Sold Listings	7	10	+ 42.9%	16	23	+ 43.8%
Median Sales Price*	\$1,900,000	<b>\$2,760,000</b>	+ 45.3%	\$1,897,500	<b>\$2,334,000</b>	+ 23.0%
Average Sales Price*	\$1,925,143	<b>\$2,504,337</b>	+ 30.1%	\$2,114,281	<b>\$2,241,190</b>	+ 6.0%
Percent of List Price Received*	96.5%	<b>94.7%</b>	- 1.9%	95.6%	<b>94.4%</b>	- 1.3%
Days on Market Until Sale	124	127	+ 2.4%	122	82	- 32.8%
Inventory of Homes for Sale	69	47	- 31.9%	--	--	--
Months Supply of Inventory	6.6	3.7	- 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	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	8	+ 300.0%	16	16	0.0%
Sold Listings	2	2	0.0%	11	11	0.0%
Median Sales Price*	\$616,000	<b>\$1,340,000</b>	+ 117.5%	\$664,500	<b>\$1,350,000</b>	+ 103.2%
Average Sales Price*	\$616,000	<b>\$1,340,000</b>	+ 117.5%	\$917,128	<b>\$1,392,818</b>	+ 51.9%
Percent of List Price Received*	99.3%	<b>93.4%</b>	- 5.9%	97.1%	<b>96.4%</b>	- 0.7%
Days on Market Until Sale	35	471	+ 1245.7%	67	201	+ 200.0%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--
Months Supply of Inventory	3.4	3.1	- 8.8%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

