

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

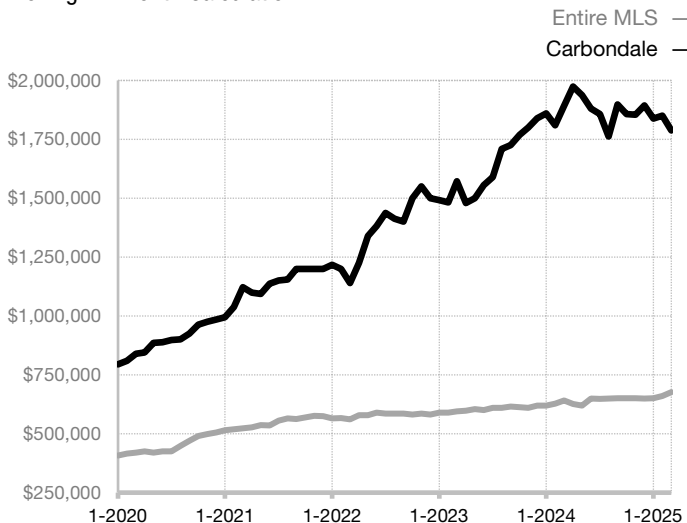
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	15	17	+ 13.3%	36	40	+ 11.1%
Sold Listings	11	4	- 63.6%	24	31	+ 29.2%
Median Sales Price*	\$2,570,000	\$1,242,500	- 51.7%	\$2,217,000	\$1,690,000	- 23.8%
Average Sales Price*	\$2,361,215	\$2,102,500	- 11.0%	\$2,186,557	\$1,992,611	- 8.9%
Percent of List Price Received*	94.6%	94.8%	+ 0.2%	94.4%	96.7%	+ 2.4%
Days on Market Until Sale	186	157	- 15.6%	137	142	+ 3.6%
Inventory of Homes for Sale	52	59	+ 13.5%	--	--	--
Months Supply of Inventory	4.1	4.8	+ 17.1%	--	--	--

* 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		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	8	5	- 37.5%	17	11	- 35.3%
Sold Listings	2	4	+ 100.0%	11	10	- 9.1%
Median Sales Price*	\$1,340,000	\$1,021,250	- 23.8%	\$1,350,000	\$917,500	- 32.0%
Average Sales Price*	\$1,340,000	\$1,292,500	- 3.5%	\$1,392,818	\$1,122,000	- 19.4%
Percent of List Price Received*	93.4%	99.6%	+ 6.6%	96.4%	97.3%	+ 0.9%
Days on Market Until Sale	568	65	- 88.6%	255	76	- 70.2%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	3.3	2.5	- 24.2%	--	--	--

* 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

