

Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

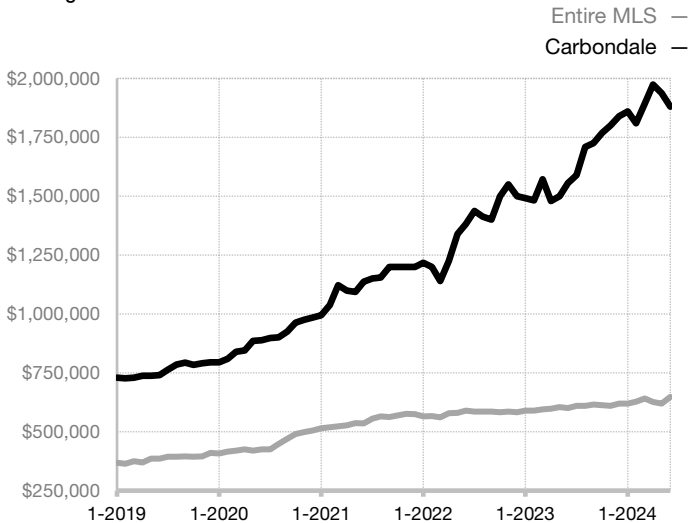
| Single Family | June | | | Year to Date | | |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 06-2023 | Thru 06-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 39 | 30 | - 23.1% | 111 | 110 | - 0.9% |
| Sold Listings | 17 | 13 | - 23.5% | 64 | 64 | 0.0% |
| Median Sales Price* | \$2,250,000 | \$1,940,000 | - 13.8% | \$1,931,500 | \$2,012,500 | + 4.2% |
| Average Sales Price* | \$2,327,320 | \$2,398,509 | + 3.1% | \$2,154,956 | \$2,223,149 | + 3.2% |
| Percent of List Price Received* | 99.3% | 96.3% | - 3.0% | 97.6% | 96.7% | - 0.9% |
| Days on Market Until Sale | 112 | 216 | + 92.9% | 95 | 113 | + 18.9% |
| Inventory of Homes for Sale | 65 | 71 | + 9.2% | -- | -- | -- |
| Months Supply of Inventory | 5.5 | 5.8 | + 5.5% | -- | -- | -- |

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

| Townhouse/Condo | June | | | Year to Date | | |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 06-2023 | Thru 06-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 8 | 5 | - 37.5% | 38 | 30 | - 21.1% |
| Sold Listings | 9 | 5 | - 44.4% | 30 | 24 | - 20.0% |
| Median Sales Price* | \$1,133,000 | \$885,000 | - 21.9% | \$904,663 | \$1,165,000 | + 28.8% |
| Average Sales Price* | \$1,335,144 | \$1,165,800 | - 12.7% | \$1,136,772 | \$1,199,829 | + 5.5% |
| Percent of List Price Received* | 97.3% | 95.4% | - 2.0% | 96.9% | 97.6% | + 0.7% |
| Days on Market Until Sale | 57 | 58 | + 1.8% | 64 | 113 | + 76.6% |
| Inventory of Homes for Sale | 21 | 18 | - 14.3% | -- | -- | -- |
| Months Supply of Inventory | 3.8 | 4.2 | + 10.5% | -- | -- | -- |

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

