

# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

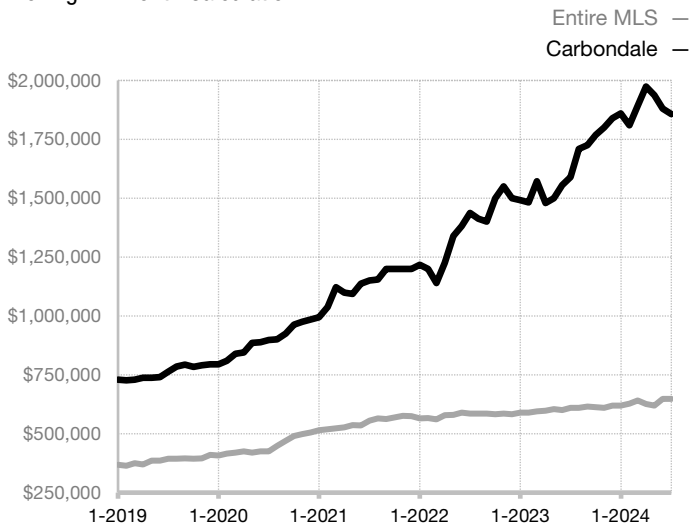
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	21	22	+ 4.8%	132	134	+ 1.5%
Sold Listings	17	19	+ 11.8%	81	83	+ 2.5%
Median Sales Price*	\$1,740,000	\$1,350,000	- 22.4%	\$1,820,000	\$1,855,000	+ 1.9%
Average Sales Price*	\$1,714,382	\$1,522,421	- 11.2%	\$2,062,490	\$2,062,741	+ 0.0%
Percent of List Price Received*	96.1%	96.8%	+ 0.7%	97.3%	96.8%	- 0.5%
Days on Market Until Sale	65	85	+ 30.8%	89	106	+ 19.1%
Inventory of Homes for Sale	71	77	+ 8.5%	--	--	--
Months Supply of Inventory	5.6	6.2	+ 10.7%	--	--	--

\* 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	8	+ 300.0%	40	39	- 2.5%
Sold Listings	6	1	- 83.3%	36	25	- 30.6%
Median Sales Price*	\$1,239,000	\$925,000	- 25.3%	\$930,500	\$1,150,000	+ 23.6%
Average Sales Price*	\$1,350,167	\$925,000	- 31.5%	\$1,172,338	\$1,188,836	+ 1.4%
Percent of List Price Received*	97.3%	97.5%	+ 0.2%	97.0%	97.6%	+ 0.6%
Days on Market Until Sale	54	35	- 35.2%	62	109	+ 75.8%
Inventory of Homes for Sale	17	21	+ 23.5%	--	--	--
Months Supply of Inventory	3.4	5.4	+ 58.8%	--	--	--

\* 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

