

Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

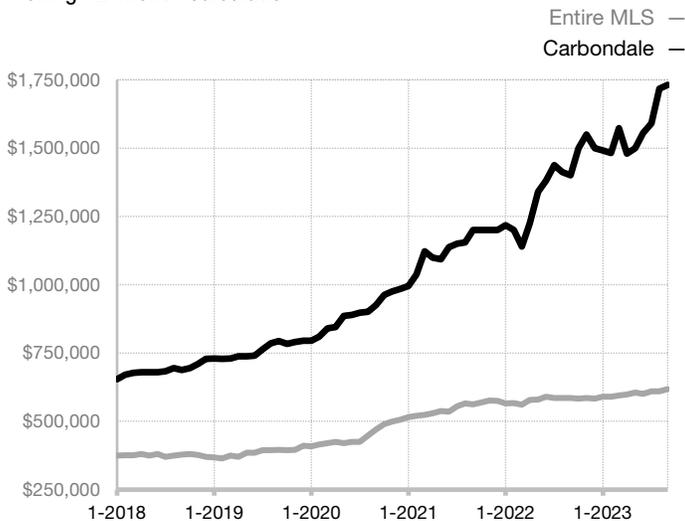
Single Family	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Key Metrics						
New Listings	12	14	+ 16.7%	180	171	- 5.0%
Sold Listings	14	12	- 14.3%	93	112	+ 20.4%
Median Sales Price*	\$1,175,000	\$1,299,500	+ 10.6%	\$1,550,000	\$1,800,000	+ 16.1%
Average Sales Price*	\$1,242,071	\$1,307,208	+ 5.2%	\$1,906,159	\$2,066,311	+ 8.4%
Percent of List Price Received*	97.8%	98.0%	+ 0.2%	98.3%	97.0%	- 1.3%
Days on Market Until Sale	51	40	- 21.6%	79	77	- 2.5%
Inventory of Homes for Sale	81	66	- 18.5%	--	--	--
Months Supply of Inventory	6.7	5.2	- 22.4%	--	--	--

* 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	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Key Metrics						
New Listings	7	6	- 14.3%	68	62	- 8.8%
Sold Listings	4	7	+ 75.0%	53	48	- 9.4%
Median Sales Price*	\$800,000	\$1,240,000	+ 55.0%	\$880,000	\$909,500	+ 3.4%
Average Sales Price*	\$753,750	\$1,419,403	+ 88.3%	\$964,662	\$1,164,505	+ 20.7%
Percent of List Price Received*	100.3%	98.6%	- 1.7%	99.6%	97.4%	- 2.2%
Days on Market Until Sale	8	61	+ 662.5%	36	60	+ 66.7%
Inventory of Homes for Sale	24	20	- 16.7%	--	--	--
Months Supply of Inventory	3.8	3.9	+ 2.6%	--	--	--

* 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

