

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

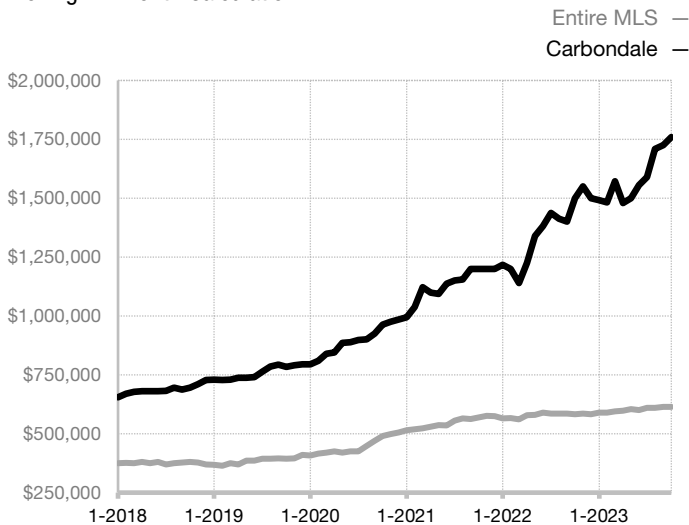
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	14	10	- 28.6%	195	181	- 7.2%
Sold Listings	18	8	- 55.6%	111	121	+ 9.0%
Median Sales Price*	\$1,691,750	\$2,255,000	+ 33.3%	\$1,590,000	\$1,820,000	+ 14.5%
Average Sales Price*	\$2,115,361	\$2,029,125	- 4.1%	\$1,940,084	\$2,051,321	+ 5.7%
Percent of List Price Received*	94.5%	92.4%	- 2.2%	97.7%	96.6%	- 1.1%
Days on Market Until Sale	74	149	+ 101.4%	78	82	+ 5.1%
Inventory of Homes for Sale	77	60	- 22.1%	--	--	--
Months Supply of Inventory	6.3	5.0	- 20.6%	--	--	--

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

Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	4	2	- 50.0%	72	65	- 9.7%
Sold Listings	3	4	+ 33.3%	56	52	- 7.1%
Median Sales Price*	\$1,850,000	\$768,000	- 58.5%	\$890,000	\$853,163	- 4.1%
Average Sales Price*	\$1,477,658	\$946,500	- 35.9%	\$992,144	\$1,147,735	+ 15.7%
Percent of List Price Received*	98.7%	100.9%	+ 2.2%	99.6%	97.6%	- 2.0%
Days on Market Until Sale	107	6	- 94.4%	40	56	+ 40.0%
Inventory of Homes for Sale	23	19	- 17.4%	--	--	--
Months Supply of Inventory	4.0	3.7	- 7.5%	--	--	--

* 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

