

Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

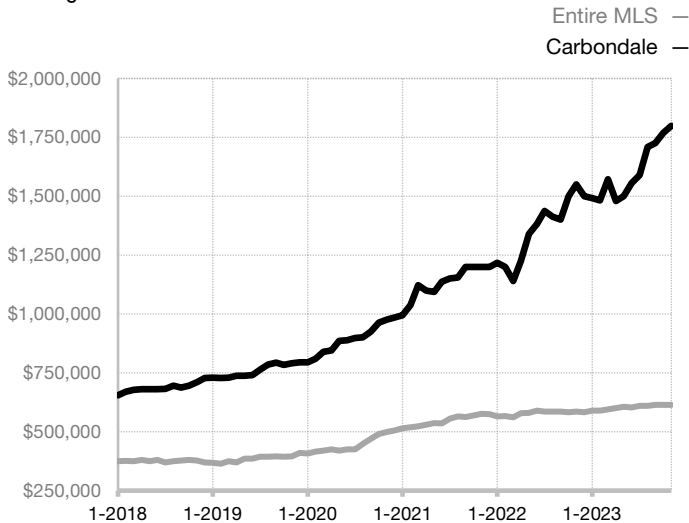
Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Key Metrics						
New Listings	3	8	+ 166.7%	198	190	- 4.0%
Sold Listings	14	13	- 7.1%	125	135	+ 8.0%
Median Sales Price*	\$1,275,000	\$1,860,000	+ 45.9%	\$1,550,000	\$1,860,000	+ 20.0%
Average Sales Price*	\$1,493,821	\$1,848,708	+ 23.8%	\$1,890,102	\$2,044,208	+ 8.2%
Percent of List Price Received*	96.2%	97.4%	+ 1.2%	97.5%	96.7%	- 0.8%
Days on Market Until Sale	108	46	- 57.4%	82	78	- 4.9%
Inventory of Homes for Sale	67	56	- 16.4%	--	--	--
Months Supply of Inventory	5.7	4.7	- 17.5%	--	--	--

* 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	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Key Metrics						
New Listings	5	6	+ 20.0%	77	71	- 7.8%
Sold Listings	5	3	- 40.0%	61	55	- 9.8%
Median Sales Price*	\$825,000	\$755,000	- 8.5%	\$861,000	\$827,325	- 3.9%
Average Sales Price*	\$836,000	\$730,833	- 12.6%	\$979,346	\$1,124,995	+ 14.9%
Percent of List Price Received*	99.0%	99.7%	+ 0.7%	99.5%	97.7%	- 1.8%
Days on Market Until Sale	112	13	- 88.4%	46	53	+ 15.2%
Inventory of Homes for Sale	24	21	- 12.5%	--	--	--
Months Supply of Inventory	4.1	4.2	+ 2.4%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

