

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

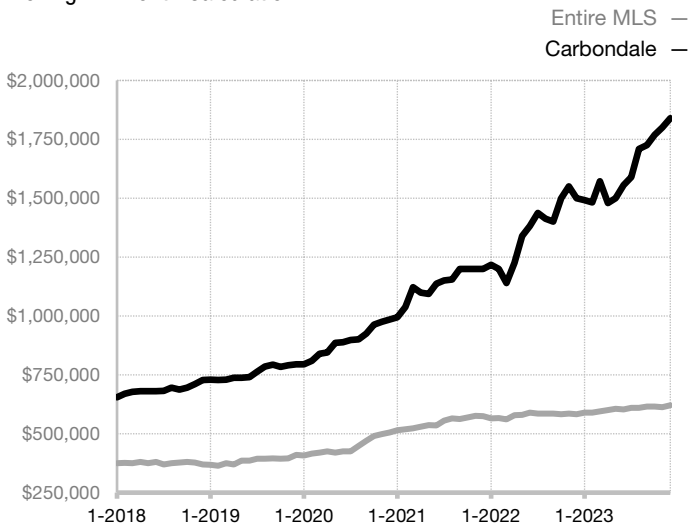
Single Family	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	11	5	- 54.5%	209	197	- 5.7%
Sold Listings	8	11	+ 37.5%	133	146	+ 9.8%
Median Sales Price*	\$1,117,500	\$1,566,000	+ 40.1%	\$1,500,000	\$1,840,000	+ 22.7%
Average Sales Price*	\$1,760,063	\$2,338,725	+ 32.9%	\$1,882,280	\$2,066,397	+ 9.8%
Percent of List Price Received*	94.8%	95.4%	+ 0.6%	97.3%	96.6%	- 0.7%
Days on Market Until Sale	59	65	+ 10.2%	80	77	- 3.8%
Inventory of Homes for Sale	71	51	- 28.2%	--	--	--
Months Supply of Inventory	6.4	4.2	- 34.4%	--	--	--

* 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	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	3	0	- 100.0%	80	71	- 11.3%
Sold Listings	5	3	- 40.0%	66	58	- 12.1%
Median Sales Price*	\$860,000	\$1,181,000	+ 37.3%	\$860,500	\$837,413	- 2.7%
Average Sales Price*	\$1,043,640	\$1,012,000	- 3.0%	\$984,216	\$1,119,151	+ 13.7%
Percent of List Price Received*	93.4%	97.1%	+ 4.0%	99.1%	97.7%	- 1.4%
Days on Market Until Sale	66	37	- 43.9%	48	52	+ 8.3%
Inventory of Homes for Sale	21	15	- 28.6%	--	--	--
Months Supply of Inventory	3.8	3.1	- 18.4%	--	--	--

* 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

