

Local Market Update for September 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

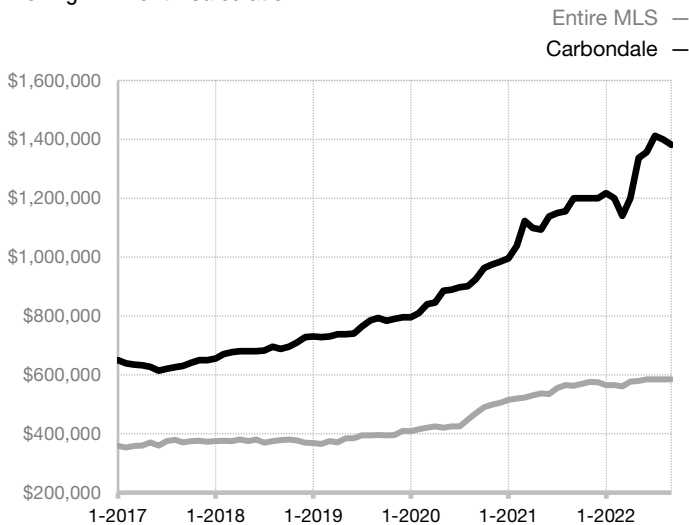
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	14	12	- 14.3%	199	180	- 9.5%
Sold Listings	20	14	- 30.0%	160	95	- 40.6%
Median Sales Price*	\$1,142,500	\$1,175,000	+ 2.8%	\$1,252,500	\$1,500,000	+ 19.8%
Average Sales Price*	\$1,312,480	\$1,242,071	- 5.4%	\$1,437,525	\$1,870,398	+ 30.1%
Percent of List Price Received*	98.8%	97.8%	- 1.0%	97.8%	98.3%	+ 0.5%
Days on Market Until Sale	34	51	+ 50.0%	55	77	+ 40.0%
Inventory of Homes for Sale	69	64	- 7.2%	--	--	--
Months Supply of Inventory	3.6	5.2	+ 44.4%	--	--	--

* 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		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	9	7	- 22.2%	78	70	- 10.3%
Sold Listings	10	4	- 60.0%	84	53	- 36.9%
Median Sales Price*	\$840,500	\$800,000	- 4.8%	\$627,500	\$880,000	+ 40.2%
Average Sales Price*	\$1,041,250	\$753,750	- 27.6%	\$701,325	\$964,662	+ 37.5%
Percent of List Price Received*	100.0%	100.3%	+ 0.3%	100.0%	99.6%	- 0.4%
Days on Market Until Sale	25	8	- 68.0%	56	36	- 35.7%
Inventory of Homes for Sale	11	23	+ 109.1%	--	--	--
Months Supply of Inventory	1.2	3.6	+ 200.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

