

# Local Market Update for November 2022

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

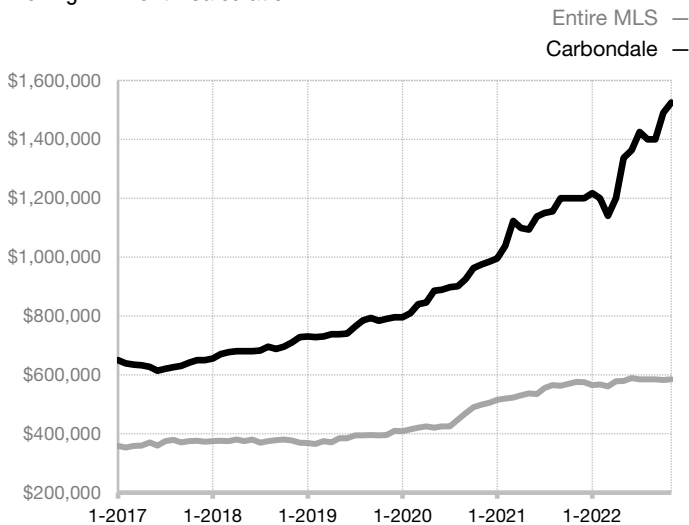
Single Family Key Metrics	November			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 11-2021	Thru 11-2022	Percent Change from Previous Year
New Listings	12	3	- 75.0%	223	193	- 13.5%
Sold Listings	20	14	- 30.0%	197	126	- 36.0%
Median Sales Price*	\$984,743	\$1,275,000	+ 29.5%	\$1,200,000	\$1,525,000	+ 27.1%
Average Sales Price*	\$1,224,844	\$1,493,821	+ 22.0%	\$1,416,531	\$1,876,094	+ 32.4%
Percent of List Price Received*	97.5%	96.2%	- 1.3%	97.7%	97.5%	- 0.2%
Days on Market Until Sale	37	108	+ 191.9%	54	81	+ 50.0%
Inventory of Homes for Sale	52	48	- 7.7%	--	--	--
Months Supply of Inventory	2.8	4.1	+ 46.4%	--	--	--

\* 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 Key Metrics	November			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 11-2021	Thru 11-2022	Percent Change from Previous Year
New Listings	3	2	- 33.3%	86	73	- 15.1%
Sold Listings	4	4	0.0%	98	60	- 38.8%
Median Sales Price*	\$580,000	\$687,500	+ 18.5%	\$620,000	\$870,500	+ 40.4%
Average Sales Price*	\$572,500	\$837,500	+ 46.3%	\$697,727	\$981,835	+ 40.7%
Percent of List Price Received*	99.9%	100.0%	+ 0.1%	100.0%	99.6%	- 0.4%
Days on Market Until Sale	106	139	+ 31.1%	54	47	- 13.0%
Inventory of Homes for Sale	7	18	+ 157.1%	--	--	--
Months Supply of Inventory	0.8	3.1	+ 287.5%	--	--	--

\* 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

