

# Local Market Update for December 2022

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

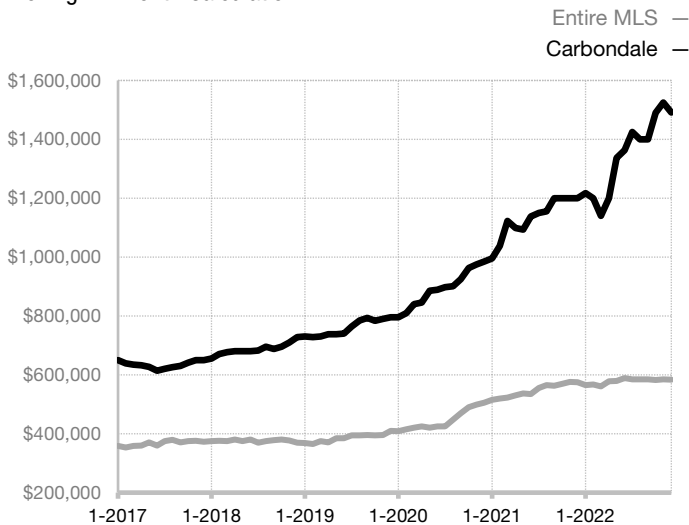
Single Family	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	7	10	+ 42.9%	230	205	- 10.9%
Sold Listings	16	8	- 50.0%	213	134	- 37.1%
Median Sales Price*	\$1,537,500	<b>\$1,117,500</b>	- 27.3%	\$1,200,000	<b>\$1,491,250</b>	+ 24.3%
Average Sales Price*	\$1,810,880	<b>\$1,760,063</b>	- 2.8%	\$1,446,154	<b>\$1,869,166</b>	+ 29.3%
Percent of List Price Received*	97.3%	<b>94.8%</b>	- 2.6%	97.7%	<b>97.4%</b>	- 0.3%
Days on Market Until Sale	91	59	- 35.2%	57	80	+ 40.4%
Inventory of Homes for Sale	47	51	+ 8.5%	--	--	--
Months Supply of Inventory	2.6	4.6	+ 76.9%	--	--	--

\* 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		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	1	--	86	75	- 12.8%
Sold Listings	9	4	- 55.6%	107	65	- 39.3%
Median Sales Price*	\$1,086,818	<b>\$951,600</b>	- 12.4%	\$640,000	<b>\$861,000</b>	+ 34.5%
Average Sales Price*	\$1,119,499	<b>\$1,089,550</b>	- 2.7%	\$733,203	<b>\$986,127</b>	+ 34.5%
Percent of List Price Received*	99.6%	<b>91.7%</b>	- 7.9%	100.0%	<b>99.1%</b>	- 0.9%
Days on Market Until Sale	15	83	+ 453.3%	51	48	- 5.9%
Inventory of Homes for Sale	4	14	+ 250.0%	--	--	--
Months Supply of Inventory	0.4	2.6	+ 550.0%	--	--	--

\* 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

