

# Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

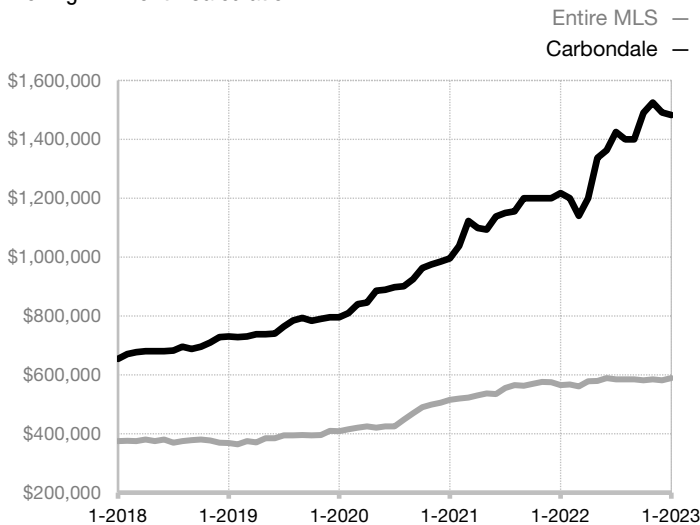
Single Family Key Metrics	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	10	7	- 30.0%	10	7	- 30.0%
Sold Listings	4	3	- 25.0%	4	3	- 25.0%
Median Sales Price*	\$2,335,000	<b>\$1,895,000</b>	- 18.8%	\$2,335,000	<b>\$1,895,000</b>	- 18.8%
Average Sales Price*	\$2,707,500	<b>\$2,281,667</b>	- 15.7%	\$2,707,500	<b>\$2,281,667</b>	- 15.7%
Percent of List Price Received*	97.7%	<b>94.6%</b>	- 3.2%	97.7%	<b>94.6%</b>	- 3.2%
Days on Market Until Sale	193	<b>112</b>	- 42.0%	193	<b>112</b>	- 42.0%
Inventory of Homes for Sale	43	<b>48</b>	+ 11.6%	--	--	--
Months Supply of Inventory	2.5	<b>4.3</b>	+ 72.0%	--	--	--

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

Townhouse/Condo Key Metrics	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	2	3	+ 50.0%
Sold Listings	5	2	- 60.0%	5	2	- 60.0%
Median Sales Price*	\$934,000	<b>\$554,205</b>	- 40.7%	\$934,000	<b>\$554,205</b>	- 40.7%
Average Sales Price*	\$1,106,870	<b>\$554,205</b>	- 49.9%	\$1,106,870	<b>\$554,205</b>	- 49.9%
Percent of List Price Received*	98.0%	<b>93.3%</b>	- 4.8%	98.0%	<b>93.3%</b>	- 4.8%
Days on Market Until Sale	194	<b>75</b>	- 61.3%	194	<b>75</b>	- 61.3%
Inventory of Homes for Sale	4	<b>8</b>	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	<b>1.9</b>	+ 280.0%	--	--	--

\* 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

