

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

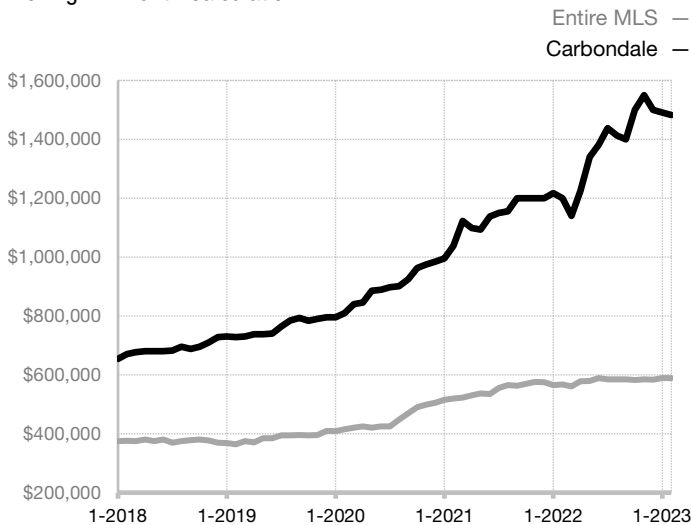
Single Family Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	15	17	+ 13.3%	25	25	0.0%
Sold Listings	5	6	+ 20.0%	9	9	0.0%
Median Sales Price*	\$1,772,500	\$1,775,000	+ 0.1%	\$1,950,000	\$1,895,000	- 2.8%
Average Sales Price*	\$1,802,100	\$2,251,250	+ 24.9%	\$2,204,500	\$2,261,389	+ 2.6%
Percent of List Price Received*	98.1%	95.1%	- 3.1%	97.9%	94.9%	- 3.1%
Days on Market Until Sale	61	126	+ 106.6%	119	121	+ 1.7%
Inventory of Homes for Sale	46	51	+ 10.9%	--	--	--
Months Supply of Inventory	2.8	4.6	+ 64.3%	--	--	--

* 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	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	6	7	+ 16.7%	8	11	+ 37.5%
Sold Listings	2	5	+ 150.0%	8	8	0.0%
Median Sales Price*	\$1,068,500	\$700,000	- 34.5%	\$992,000	\$682,250	- 31.2%
Average Sales Price*	\$1,068,500	\$1,051,500	- 1.6%	\$1,090,169	\$1,033,301	- 5.2%
Percent of List Price Received*	99.0%	98.3%	- 0.7%	98.5%	96.7%	- 1.8%
Days on Market Until Sale	25	93	+ 272.0%	131	82	- 37.4%
Inventory of Homes for Sale	9	19	+ 111.1%	--	--	--
Months Supply of Inventory	1.1	3.5	+ 218.2%	--	--	--

* 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

