

# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

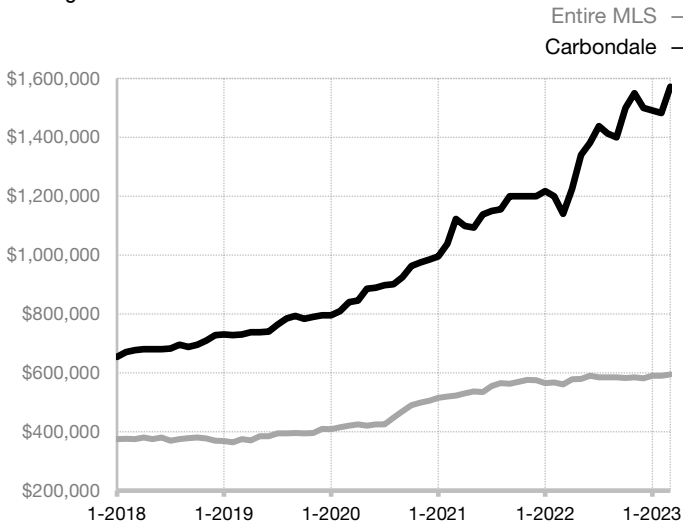
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	15	18	+ 20.0%	40	41	+ 2.5%
Sold Listings	14	7	- 50.0%	23	16	- 30.4%
Median Sales Price*	\$1,000,000	\$1,900,000	+ 90.0%	\$1,110,000	\$1,897,500	+ 70.9%
Average Sales Price*	\$1,729,454	\$1,925,143	+ 11.3%	\$1,915,341	\$2,114,281	+ 10.4%
Percent of List Price Received*	99.2%	96.5%	- 2.7%	98.7%	95.6%	- 3.1%
Days on Market Until Sale	62	124	+ 100.0%	85	122	+ 43.5%
Inventory of Homes for Sale	46	52	+ 13.0%	--	--	--
Months Supply of Inventory	2.9	5.0	+ 72.4%	--	--	--

\* 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	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	7	2	- 71.4%	15	16	+ 6.7%
Sold Listings	1	2	+ 100.0%	9	11	+ 22.2%
Median Sales Price*	\$710,000	\$616,000	- 13.2%	\$934,000	\$664,500	- 28.9%
Average Sales Price*	\$710,000	\$616,000	- 13.2%	\$1,047,928	\$917,128	- 12.5%
Percent of List Price Received*	99.3%	99.3%	0.0%	98.6%	97.1%	- 1.5%
Days on Market Until Sale	87	35	- 59.8%	126	67	- 46.8%
Inventory of Homes for Sale	7	17	+ 142.9%	--	--	--
Months Supply of Inventory	0.9	3.0	+ 233.3%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

