

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

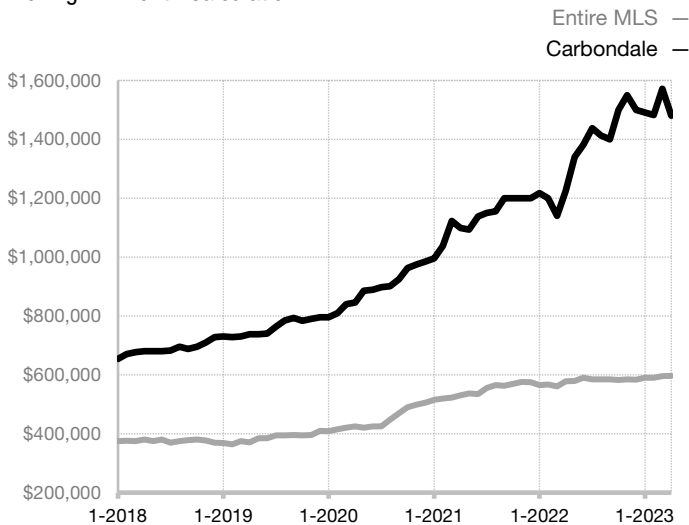
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	26	11	- 57.7%	66	52	- 21.2%
Sold Listings	8	13	+ 62.5%	31	29	- 6.5%
Median Sales Price*	\$2,361,500	\$1,262,725	- 46.5%	\$1,772,500	\$1,600,000	- 9.7%
Average Sales Price*	\$3,523,500	\$1,577,863	- 55.2%	\$2,330,350	\$1,873,818	- 19.6%
Percent of List Price Received*	97.6%	98.1%	+ 0.5%	98.4%	96.7%	- 1.7%
Days on Market Until Sale	117	93	- 20.5%	93	109	+ 17.2%
Inventory of Homes for Sale	60	46	- 23.3%	--	--	--
Months Supply of Inventory	4.0	4.2	+ 5.0%	--	--	--

* 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	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	4	7	+ 75.0%	19	24	+ 26.3%
Sold Listings	10	4	- 60.0%	19	15	- 21.1%
Median Sales Price*	\$845,694	\$1,300,000	+ 53.7%	\$853,673	\$700,000	- 18.0%
Average Sales Price*	\$726,794	\$1,386,500	+ 90.8%	\$878,910	\$1,042,294	+ 18.6%
Percent of List Price Received*	96.7%	94.4%	- 2.4%	97.6%	96.3%	- 1.3%
Days on Market Until Sale	11	93	+ 745.5%	65	74	+ 13.8%
Inventory of Homes for Sale	5	20	+ 300.0%	--	--	--
Months Supply of Inventory	0.6	3.9	+ 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

