

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

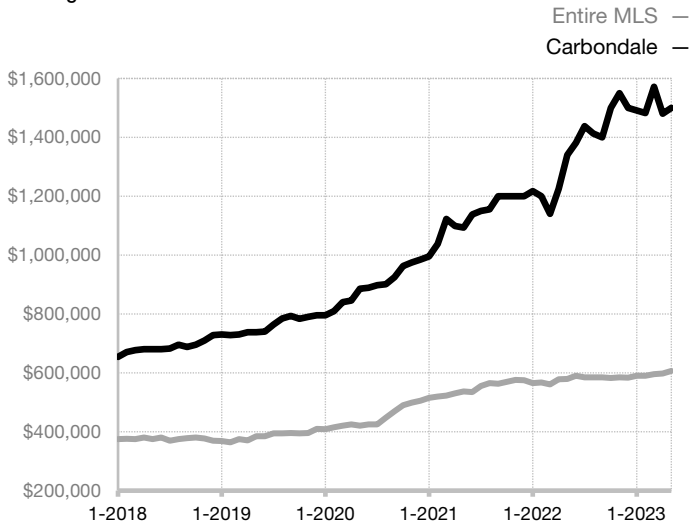
Single Family	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	35	18	- 48.6%	101	72	- 28.7%
Sold Listings	17	19	+ 11.8%	48	48	0.0%
Median Sales Price*	\$1,800,000	<b>\$2,200,000</b>	+ 22.2%	\$1,786,250	<b>\$1,768,750</b>	- 1.0%
Average Sales Price*	\$1,831,765	<b>\$2,349,579</b>	+ 28.3%	\$2,153,768	<b>\$2,062,140</b>	- 4.3%
Percent of List Price Received*	99.1%	<b>97.6%</b>	- 1.5%	98.7%	<b>97.1%</b>	- 1.6%
Days on Market Until Sale	84	<b>54</b>	- 35.7%	90	<b>87</b>	- 3.3%
Inventory of Homes for Sale	88	<b>46</b>	- 47.7%	--	--	--
Months Supply of Inventory	6.0	<b>4.2</b>	- 30.0%	--	--	--

\* 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	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	12	4	- 66.7%	31	30	- 3.2%
Sold Listings	7	5	- 28.6%	26	20	- 23.1%
Median Sales Price*	\$1,180,000	<b>\$827,325</b>	- 29.9%	\$933,837	<b>\$791,163</b>	- 15.3%
Average Sales Price*	\$1,214,118	<b>\$1,164,490</b>	- 4.1%	\$969,158	<b>\$1,072,843</b>	+ 10.7%
Percent of List Price Received*	102.2%	<b>97.9%</b>	- 4.2%	98.8%	<b>96.7%</b>	- 2.1%
Days on Market Until Sale	37	<b>59</b>	+ 59.5%	58	<b>70</b>	+ 20.7%
Inventory of Homes for Sale	11	<b>12</b>	+ 9.1%	--	--	--
Months Supply of Inventory	1.4	<b>2.4</b>	+ 71.4%	--	--	--

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

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



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

