

# Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

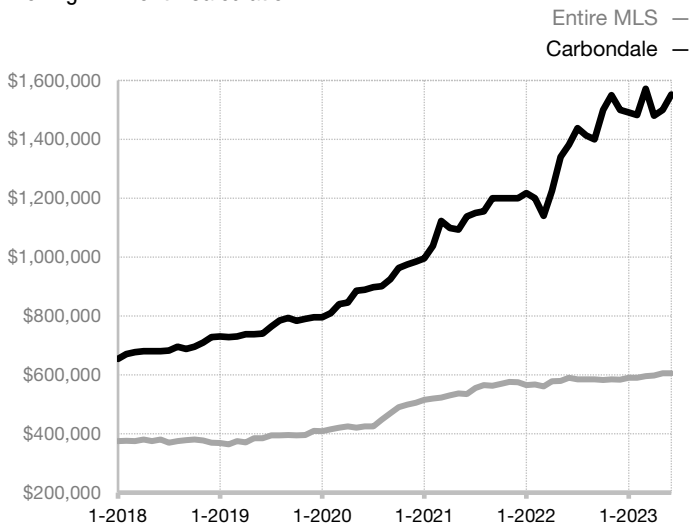
Single Family	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	27	34	+ 25.9%	129	106	- 17.8%
Sold Listings	8	17	+ 112.5%	56	65	+ 16.1%
Median Sales Price*	\$2,157,933	<b>\$2,250,000</b>	+ 4.3%	\$1,800,000	<b>\$1,900,000</b>	+ 5.6%
Average Sales Price*	\$2,157,400	<b>\$2,327,320</b>	+ 7.9%	\$2,154,287	<b>\$2,131,495</b>	- 1.1%
Percent of List Price Received*	100.8%	<b>99.3%</b>	- 1.5%	99.0%	<b>97.7%</b>	- 1.3%
Days on Market Until Sale	108	112	+ 3.7%	93	94	+ 1.1%
Inventory of Homes for Sale	99	55	- 44.4%	--	--	--
Months Supply of Inventory	7.0	4.6	- 34.3%	--	--	--

\* 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	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	9	8	- 11.1%	40	38	- 5.0%
Sold Listings	4	9	+ 125.0%	30	29	- 3.3%
Median Sales Price*	\$1,300,000	<b>\$1,133,000</b>	- 12.8%	\$934,174	<b>\$982,000</b>	+ 5.1%
Average Sales Price*	\$1,201,250	<b>\$1,335,144</b>	+ 11.1%	\$1,000,104	<b>\$1,154,247</b>	+ 15.4%
Percent of List Price Received*	101.8%	<b>97.3%</b>	- 4.4%	99.2%	<b>96.9%</b>	- 2.3%
Days on Market Until Sale	37	57	+ 54.1%	55	66	+ 20.0%
Inventory of Homes for Sale	12	19	+ 58.3%	--	--	--
Months Supply of Inventory	1.6	3.5	+ 118.8%	--	--	--

\* 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

