

# Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

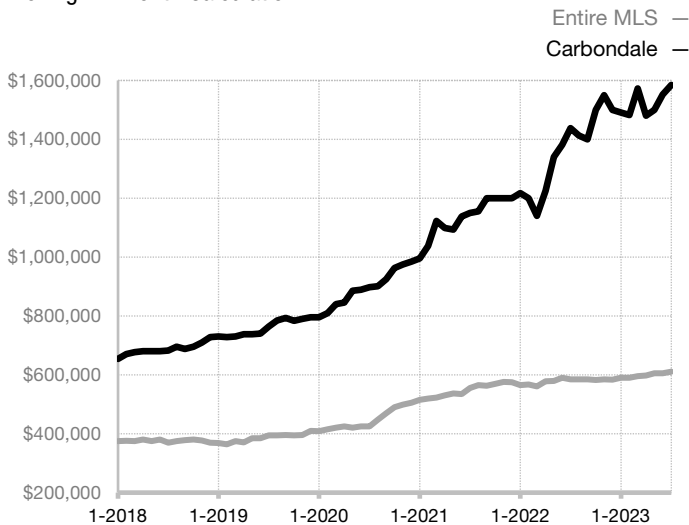
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	21	17	- 19.0%	150	125	- 16.7%
Sold Listings	5	17	+ 240.0%	61	82	+ 34.4%
Median Sales Price*	\$1,852,500	<b>\$1,740,000</b>	- 6.1%	\$1,800,000	<b>\$1,810,000</b>	+ 0.6%
Average Sales Price*	\$3,040,500	<b>\$1,714,382</b>	- 43.6%	\$2,226,927	<b>\$2,045,020</b>	- 8.2%
Percent of List Price Received*	98.9%	<b>96.1%</b>	- 2.8%	99.0%	<b>97.3%</b>	- 1.7%
Days on Market Until Sale	16	65	+ 306.3%	86	88	+ 2.3%
Inventory of Homes for Sale	92	58	- 37.0%	--	--	--
Months Supply of Inventory	7.1	4.5	- 36.6%	--	--	--

\* 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	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	13	2	- 84.6%	53	40	- 24.5%
Sold Listings	12	6	- 50.0%	42	35	- 16.7%
Median Sales Price*	\$852,500	<b>\$1,239,000</b>	+ 45.3%	\$933,837	<b>\$982,000</b>	+ 5.2%
Average Sales Price*	\$1,076,083	<b>\$1,350,167</b>	+ 25.5%	\$1,021,812	<b>\$1,187,833</b>	+ 16.2%
Percent of List Price Received*	100.2%	<b>97.3%</b>	- 2.9%	99.5%	<b>97.0%</b>	- 2.5%
Days on Market Until Sale	16	54	+ 237.5%	44	64	+ 45.5%
Inventory of Homes for Sale	20	15	- 25.0%	--	--	--
Months Supply of Inventory	2.7	3.1	+ 14.8%	--	--	--

\* 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

