

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

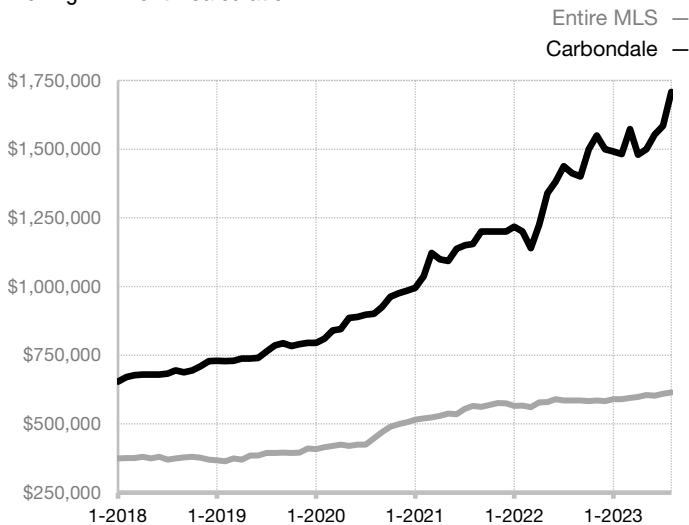
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
New Listings	17	26	+ 52.9%	168	156	- 7.1%
Sold Listings	18	19	+ 5.6%	79	101	+ 27.8%
Median Sales Price*	\$1,043,000	\$2,100,000	+ 101.3%	\$1,645,000	\$1,900,000	+ 15.5%
Average Sales Price*	\$1,335,625	\$2,562,036	+ 91.8%	\$2,023,846	\$2,142,281	+ 5.9%
Percent of List Price Received*	96.3%	95.2%	- 1.1%	98.4%	96.9%	- 1.5%
Days on Market Until Sale	75	52	- 30.7%	84	81	- 3.6%
Inventory of Homes for Sale	92	71	- 22.8%	--	--	--
Months Supply of Inventory	7.3	5.5	- 24.7%	--	--	--

* 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	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
New Listings	8	14	+ 75.0%	61	53	- 13.1%
Sold Listings	7	5	- 28.6%	49	40	- 18.4%
Median Sales Price*	\$738,000	\$780,000	+ 5.7%	\$900,000	\$853,163	- 5.2%
Average Sales Price*	\$742,286	\$751,251	+ 1.2%	\$981,880	\$1,133,260	+ 15.4%
Percent of List Price Received*	99.9%	98.1%	- 1.8%	99.6%	97.1%	- 2.5%
Days on Market Until Sale	7	39	+ 457.1%	39	61	+ 56.4%
Inventory of Homes for Sale	23	17	- 26.1%	--	--	--
Months Supply of Inventory	3.4	3.6	+ 5.9%	--	--	--

* 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

