

# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

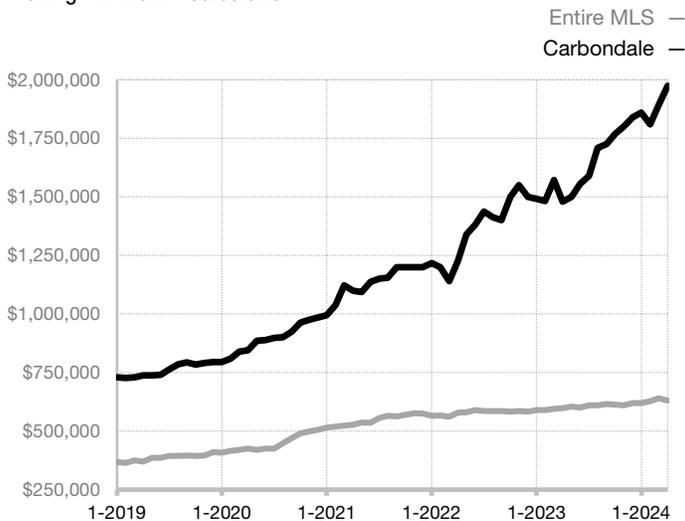
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	11	19	+ 72.7%	54	54	0.0%
Sold Listings	13	14	+ 7.7%	29	38	+ 31.0%
Median Sales Price*	\$1,262,725	\$1,807,500	+ 43.1%	\$1,600,000	\$2,062,500	+ 28.9%
Average Sales Price*	\$1,577,863	\$2,127,289	+ 34.8%	\$1,873,818	\$2,164,721	+ 15.5%
Percent of List Price Received*	98.1%	98.0%	- 0.1%	96.7%	95.7%	- 1.0%
Days on Market Until Sale	93	120	+ 29.0%	109	97	- 11.0%
Inventory of Homes for Sale	58	48	- 17.2%	--	--	--
Months Supply of Inventory	5.3	3.7	- 30.2%	--	--	--

\* 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		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	10	2	- 80.0%	26	19	- 26.9%
Sold Listings	4	6	+ 50.0%	15	17	+ 13.3%
Median Sales Price*	\$1,300,000	\$952,500	- 26.7%	\$700,000	\$1,295,000	+ 85.0%
Average Sales Price*	\$1,386,500	\$1,076,667	- 22.3%	\$1,042,294	\$1,281,235	+ 22.9%
Percent of List Price Received*	94.4%	101.3%	+ 7.3%	96.3%	98.1%	+ 1.9%
Days on Market Until Sale	93	10	- 89.2%	74	133	+ 79.7%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--
Months Supply of Inventory	4.5	3.0	- 33.3%	--	--	--

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

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



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

