

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

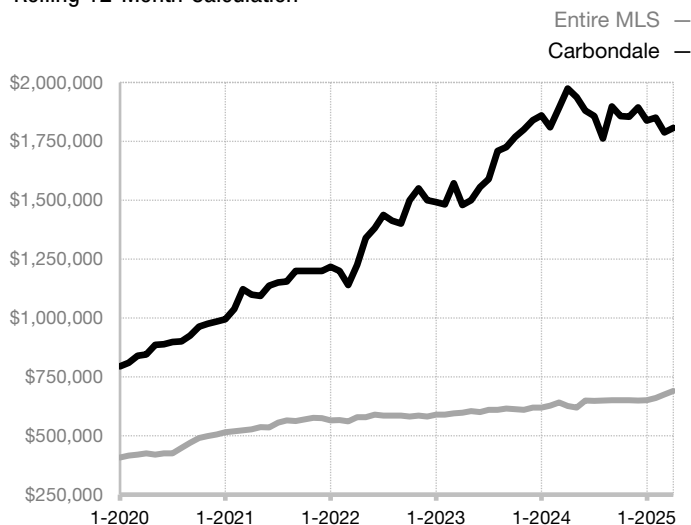
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	22	20	- 9.1%	58	61	+ 5.2%
Sold Listings	14	9	- 35.7%	38	40	+ 5.3%
Median Sales Price*	\$1,807,500	\$3,150,000	+ 74.3%	\$2,062,500	\$1,803,500	- 12.6%
Average Sales Price*	\$2,127,289	\$3,390,000	+ 59.4%	\$2,164,721	\$2,307,024	+ 6.6%
Percent of List Price Received*	98.0%	94.1%	- 4.0%	95.7%	96.1%	+ 0.4%
Days on Market Until Sale	159	144	- 9.4%	145	142	- 2.1%
Inventory of Homes for Sale	53	67	+ 26.4%	--	--	--
Months Supply of Inventory	4.1	5.6	+ 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	2	7	+ 250.0%	20	20	0.0%
Sold Listings	6	2	- 66.7%	17	12	- 29.4%
Median Sales Price*	\$952,500	\$2,020,000	+ 112.1%	\$1,295,000	\$1,017,500	- 21.4%
Average Sales Price*	\$1,076,667	\$2,020,000	+ 87.6%	\$1,281,235	\$1,271,667	- 0.7%
Percent of List Price Received*	101.3%	99.8%	- 1.5%	98.1%	97.7%	- 0.4%
Days on Market Until Sale	35	60	+ 71.4%	177	73	- 58.8%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	3.0	4.2	+ 40.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

