

# Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

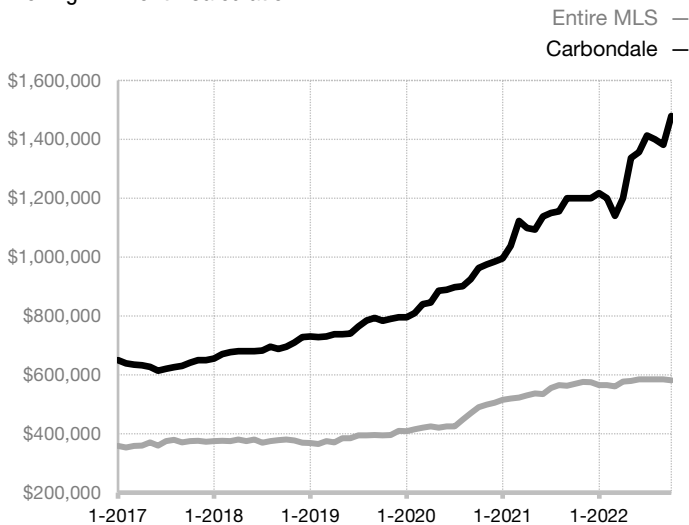
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	12	11	- 8.3%	211	191	- 9.5%
Sold Listings	17	18	+ 5.9%	177	113	- 36.2%
Median Sales Price*	\$1,010,000	<b>\$1,691,750</b>	+ 67.5%	\$1,217,737	<b>\$1,555,000</b>	+ 27.7%
Average Sales Price*	\$1,444,456	<b>\$2,115,361</b>	+ 46.4%	\$1,438,191	<b>\$1,909,419</b>	+ 32.8%
Percent of List Price Received*	96.8%	<b>94.5%</b>	- 2.4%	97.7%	<b>97.7%</b>	0.0%
Days on Market Until Sale	62	<b>74</b>	+ 19.4%	56	<b>77</b>	+ 37.5%
Inventory of Homes for Sale	53	<b>58</b>	+ 9.4%	--	--	--
Months Supply of Inventory	2.9	<b>4.7</b>	+ 62.1%	--	--	--

\* 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	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	3	- 40.0%	83	71	- 14.5%
Sold Listings	10	3	- 70.0%	94	56	- 40.4%
Median Sales Price*	\$622,500	<b>\$1,850,000</b>	+ 197.2%	\$627,500	<b>\$890,000</b>	+ 41.8%
Average Sales Price*	\$717,600	<b>\$1,477,658</b>	+ 105.9%	\$703,056	<b>\$992,144</b>	+ 41.1%
Percent of List Price Received*	100.7%	<b>98.7%</b>	- 2.0%	100.0%	<b>99.6%</b>	- 0.4%
Days on Market Until Sale	15	<b>107</b>	+ 613.3%	52	<b>40</b>	- 23.1%
Inventory of Homes for Sale	6	<b>20</b>	+ 233.3%	--	--	--
Months Supply of Inventory	0.7	<b>3.5</b>	+ 400.0%	--	--	--

\* 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

