

# Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

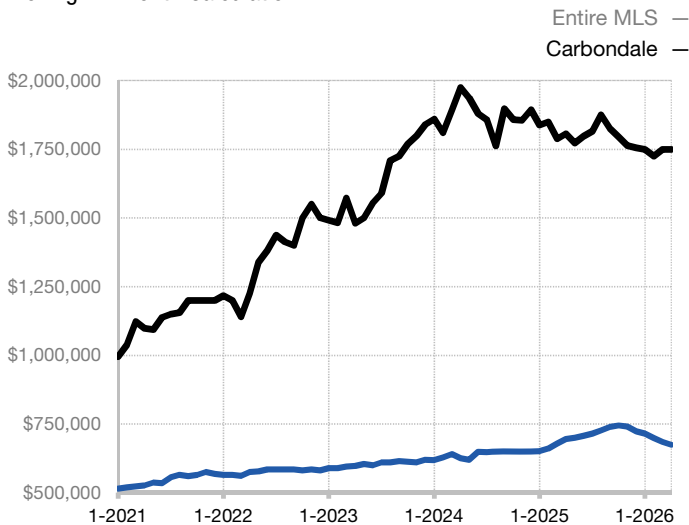
Single Family Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	22	19	- 13.6%	68	55	- 19.1%
Sold Listings	9	13	+ 44.4%	40	32	- 20.0%
Median Sales Price*	\$3,150,000	<b>\$1,970,000</b>	- 37.5%	\$1,803,500	<b>\$1,700,000</b>	- 5.7%
Average Sales Price*	\$3,390,000	<b>\$2,243,154</b>	- 33.8%	\$2,307,024	<b>\$2,001,031</b>	- 13.3%
Percent of List Price Received*	94.1%	<b>96.6%</b>	+ 2.7%	96.1%	<b>95.0%</b>	- 1.1%
Days on Market Until Sale	144	<b>148</b>	+ 2.8%	143	<b>173</b>	+ 21.0%
Inventory of Homes for Sale	71	<b>58</b>	- 18.3%	--	--	--
Months Supply of Inventory	6.0	<b>5.1</b>	- 15.0%	--	--	--

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

Townhouse/Condo Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	7	7	0.0%	20	23	+ 15.0%
Sold Listings	2	7	+ 250.0%	12	18	+ 50.0%
Median Sales Price*	\$2,020,000	<b>\$743,000</b>	- 63.2%	\$1,017,500	<b>\$811,166</b>	- 20.3%
Average Sales Price*	\$2,020,000	<b>\$904,429</b>	- 55.2%	\$1,271,667	<b>\$1,244,775</b>	- 2.1%
Percent of List Price Received*	99.8%	<b>97.2%</b>	- 2.6%	97.7%	<b>96.9%</b>	- 0.8%
Days on Market Until Sale	60	<b>73</b>	+ 21.7%	73	<b>139</b>	+ 90.4%
Inventory of Homes for Sale	18	<b>12</b>	- 33.3%	--	--	--
Months Supply of Inventory	5.4	<b>2.6</b>	- 51.9%	--	--	--

\* 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

