

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

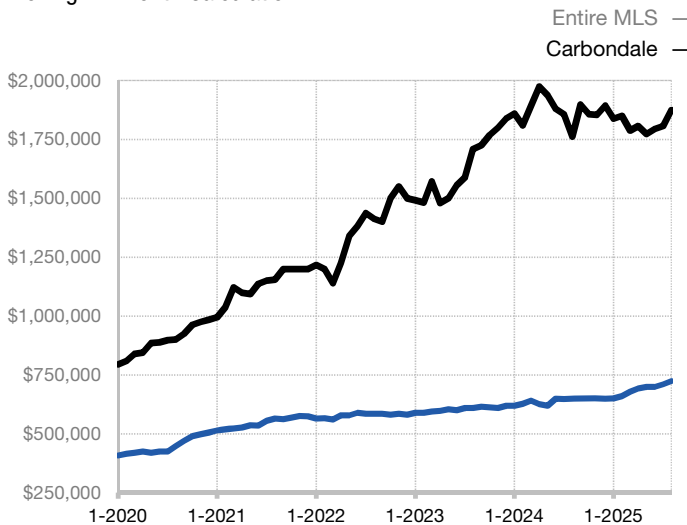
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	21	13	- 38.1%	157	165	+ 5.1%
Sold Listings	14	12	- 14.3%	97	89	- 8.2%
Median Sales Price*	\$1,947,500	\$2,900,000	+ 48.9%	\$1,855,000	\$1,875,000	+ 1.1%
Average Sales Price*	\$2,253,576	\$3,410,000	+ 51.3%	\$2,090,284	\$2,594,106	+ 24.1%
Percent of List Price Received*	96.3%	95.2%	- 1.1%	96.7%	95.9%	- 0.8%
Days on Market Until Sale	147	95	- 35.4%	146	114	- 21.9%
Inventory of Homes for Sale	79	91	+ 15.2%	--	--	--
Months Supply of Inventory	6.7	8.2	+ 22.4%	--	--	--

\* 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		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	6	6	0.0%	48	50	+ 4.2%
Sold Listings	4	2	- 50.0%	30	27	- 10.0%
Median Sales Price*	\$1,191,750	\$811,313	- 31.9%	\$1,130,000	\$872,625	- 22.8%
Average Sales Price*	\$1,183,125	\$811,313	- 31.4%	\$1,163,613	\$1,110,134	- 4.6%
Percent of List Price Received*	97.2%	98.8%	+ 1.6%	97.6%	97.1%	- 0.5%
Days on Market Until Sale	89	66	- 25.8%	137	95	- 30.7%
Inventory of Homes for Sale	23	26	+ 13.0%	--	--	--
Months Supply of Inventory	5.9	7.4	+ 25.4%	--	--	--

\* 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

