

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

Single Family

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	9	5	- 44.4%	9	5	- 44.4%
Sold Listings	17	7	- 58.8%	17	7	- 58.8%
Median Sales Price*	\$1,807,000	\$1,250,000	- 30.8%	\$1,807,000	\$1,250,000	- 30.8%
Average Sales Price*	\$1,764,173	\$1,724,286	- 2.3%	\$1,764,173	\$1,724,286	- 2.3%
Percent of List Price Received*	97.1%	91.6%	- 5.7%	97.1%	91.6%	- 5.7%
Days on Market Until Sale	149	202	+ 35.6%	149	202	+ 35.6%
Inventory of Homes for Sale	50	53	+ 6.0%	--	--	--
Months Supply of Inventory	4.0	4.7	+ 17.5%	--	--	--

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

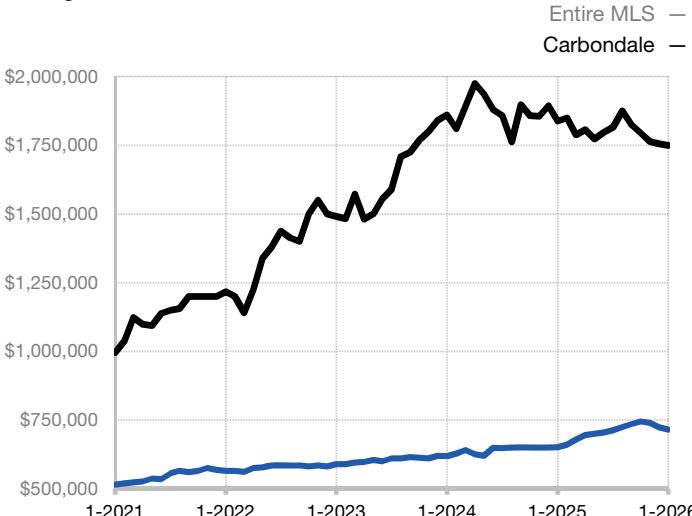
Townhouse/Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	5	2	- 60.0%	5	2	- 60.0%
Sold Listings	3	7	+ 133.3%	3	7	+ 133.3%
Median Sales Price*	\$985,000	\$750,000	- 23.9%	\$985,000	\$750,000	- 23.9%
Average Sales Price*	\$1,178,333	\$1,125,563	- 4.5%	\$1,178,333	\$1,125,563	- 4.5%
Percent of List Price Received*	92.3%	96.3%	+ 4.3%	92.3%	96.3%	+ 4.3%
Days on Market Until Sale	116	130	+ 12.1%	116	130	+ 12.1%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	3.9	1.8	- 53.8%	--	--	--

* 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

