

Local Market Update for November 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

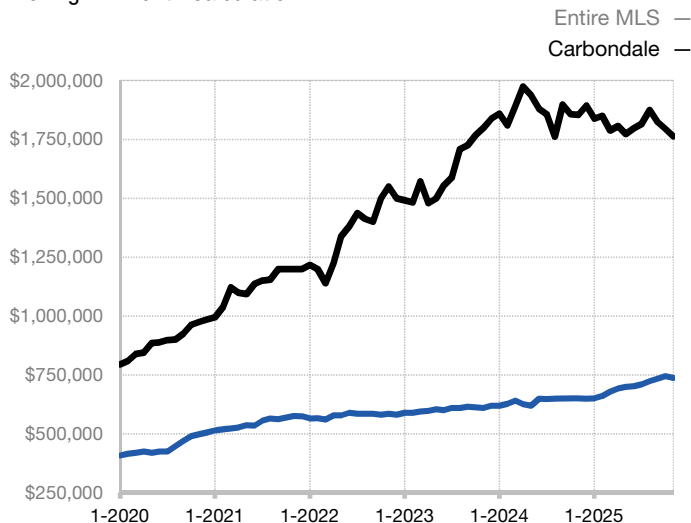
Single Family	November			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
New Listings	10	9	- 10.0%	197	203	+ 3.0%
Sold Listings	10	12	+ 20.0%	132	134	+ 1.5%
Median Sales Price*	\$2,125,000	\$1,312,500	- 38.2%	\$1,874,500	\$1,759,500	- 6.1%
Average Sales Price*	\$2,344,000	\$2,170,898	- 7.4%	\$2,109,826	\$2,414,229	+ 14.4%
Percent of List Price Received*	93.9%	94.9%	+ 1.1%	96.8%	95.6%	- 1.2%
Days on Market Until Sale	135	143	+ 5.9%	135	121	- 10.4%
Inventory of Homes for Sale	60	70	+ 16.7%	--	--	--
Months Supply of Inventory	5.0	5.9	+ 18.0%	--	--	--

* 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	November			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
New Listings	5	1	- 80.0%	57	62	+ 8.8%
Sold Listings	4	1	- 75.0%	41	39	- 4.9%
Median Sales Price*	\$1,301,750	\$710,000	- 45.5%	\$1,150,000	\$895,000	- 22.2%
Average Sales Price*	\$1,398,625	\$710,000	- 49.2%	\$1,192,778	\$1,129,696	- 5.3%
Percent of List Price Received*	97.2%	94.8%	- 2.5%	97.3%	96.7%	- 0.6%
Days on Market Until Sale	101	227	+ 124.8%	139	97	- 30.2%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	4.9	4.5	- 8.2%	--	--	--

* 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

