

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

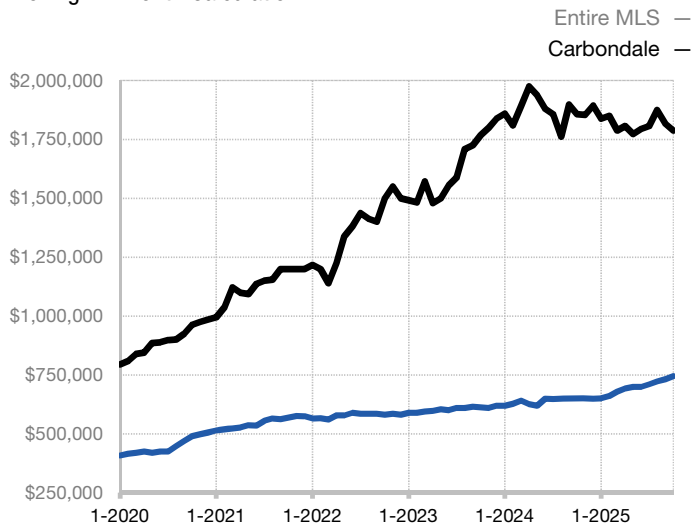
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	13	9	- 30.8%	187	192	+ 2.7%
Sold Listings	13	15	+ 15.4%	122	121	- 0.8%
Median Sales Price*	\$1,850,000	\$1,650,000	- 10.8%	\$1,874,500	\$1,780,000	- 5.0%
Average Sales Price*	\$1,905,802	\$2,207,533	+ 15.8%	\$2,090,631	\$2,439,719	+ 16.7%
Percent of List Price Received*	99.1%	95.5%	- 3.6%	97.0%	95.7%	- 1.3%
Days on Market Until Sale	62	128	+ 106.5%	135	119	- 11.9%
Inventory of Homes for Sale	69	74	+ 7.2%	--	--	--
Months Supply of Inventory	5.7	6.3	+ 10.5%	--	--	--

* 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	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	3	4	+ 33.3%	52	60	+ 15.4%
Sold Listings	2	6	+ 200.0%	37	37	0.0%
Median Sales Price*	\$1,425,000	\$1,017,500	- 28.6%	\$1,150,000	\$895,000	- 22.2%
Average Sales Price*	\$1,425,000	\$1,318,583	- 7.5%	\$1,170,524	\$1,117,517	- 4.5%
Percent of List Price Received*	93.8%	96.7%	+ 3.1%	97.3%	96.7%	- 0.6%
Days on Market Until Sale	114	103	- 9.6%	143	94	- 34.3%
Inventory of Homes for Sale	19	19	0.0%	--	--	--
Months Supply of Inventory	5.3	5.1	- 3.8%	--	--	--

* 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

