

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

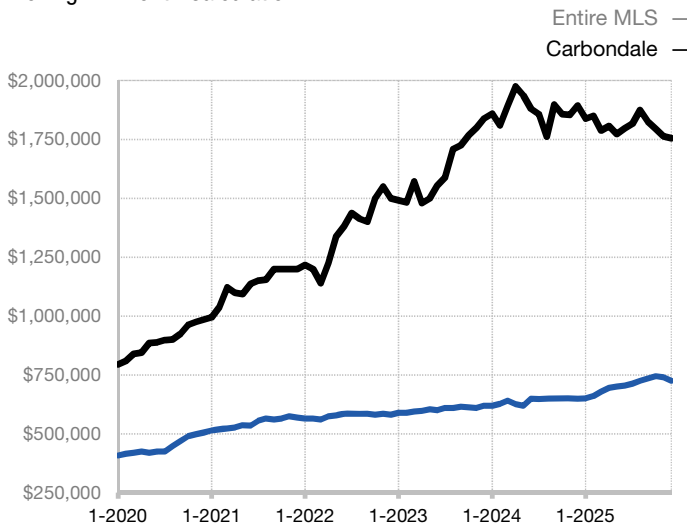
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	10	9	- 10.0%	207	212	+ 2.4%
Sold Listings	9	11	+ 22.2%	141	145	+ 2.8%
Median Sales Price*	\$2,150,000	\$1,425,000	- 33.7%	\$1,894,000	\$1,755,000	- 7.3%
Average Sales Price*	\$2,410,233	\$1,887,727	- 21.7%	\$2,129,001	\$2,374,288	+ 11.5%
Percent of List Price Received*	91.6%	92.8%	+ 1.3%	96.5%	95.4%	- 1.1%
Days on Market Until Sale	148	156	+ 5.4%	135	124	- 8.1%
Inventory of Homes for Sale	56	57	+ 1.8%	--	--	--
Months Supply of Inventory	4.8	4.7	- 2.1%	--	--	--

* 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	3	1	- 66.7%	60	63	+ 5.0%
Sold Listings	4	4	0.0%	45	43	- 4.4%
Median Sales Price*	\$1,094,500	\$2,537,500	+ 131.8%	\$1,150,000	\$905,000	- 21.3%
Average Sales Price*	\$1,179,750	\$2,472,375	+ 109.6%	\$1,191,620	\$1,254,596	+ 5.3%
Percent of List Price Received*	95.2%	97.8%	+ 2.7%	97.1%	96.8%	- 0.3%
Days on Market Until Sale	91	197	+ 116.5%	135	106	- 21.5%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	3.7	3.9	+ 5.4%	--	--	--

* 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

