

# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

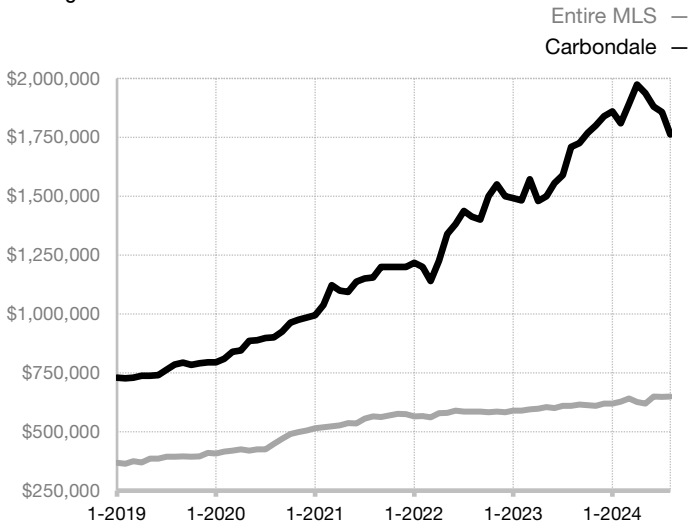
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	26	20	- 23.1%	158	155	- 1.9%
Sold Listings	20	14	- 30.0%	101	97	- 4.0%
Median Sales Price*	\$2,075,000	\$1,947,500	- 6.1%	\$1,900,000	\$1,855,000	- 2.4%
Average Sales Price*	\$2,461,434	\$2,253,576	- 8.4%	\$2,141,489	\$2,090,284	- 2.4%
Percent of List Price Received*	94.5%	96.3%	+ 1.9%	96.8%	96.7%	- 0.1%
Days on Market Until Sale	50	105	+ 110.0%	81	106	+ 30.9%
Inventory of Homes for Sale	83	81	- 2.4%	--	--	--
Months Supply of Inventory	6.4	6.8	+ 6.3%	--	--	--

\* 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		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	17	5	- 70.6%	57	44	- 22.8%
Sold Listings	5	4	- 20.0%	41	30	- 26.8%
Median Sales Price*	\$780,000	\$1,191,750	+ 52.8%	\$827,325	\$1,130,000	+ 36.6%
Average Sales Price*	\$751,251	\$1,183,125	+ 57.5%	\$1,120,986	\$1,163,613	+ 3.8%
Percent of List Price Received*	98.1%	97.2%	- 0.9%	97.1%	97.6%	+ 0.5%
Days on Market Until Sale	39	52	+ 33.3%	59	98	+ 66.1%
Inventory of Homes for Sale	25	20	- 20.0%	--	--	--
Months Supply of Inventory	5.2	5.1	- 1.9%	--	--	--

\* 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

