

# Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

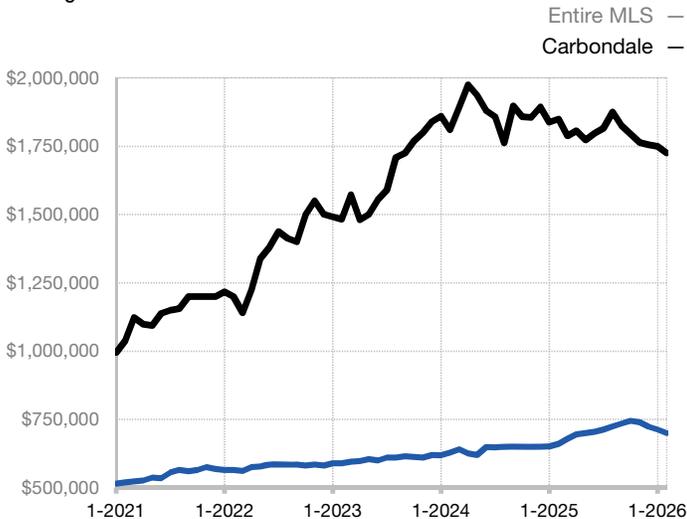
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	17	9	- 47.1%	26	14	- 46.2%
Sold Listings	10	6	- 40.0%	27	13	- 51.9%
Median Sales Price*	\$1,745,000	<b>\$1,367,800</b>	- 21.6%	\$1,800,000	<b>\$1,265,000</b>	- 29.7%
Average Sales Price*	\$2,337,000	<b>\$1,913,000</b>	- 18.1%	\$1,976,331	<b>\$1,811,385</b>	- 8.3%
Percent of List Price Received*	96.6%	<b>97.7%</b>	+ 1.1%	96.9%	<b>94.4%</b>	- 2.6%
Days on Market Until Sale	123	<b>203</b>	+ 65.0%	139	<b>202</b>	+ 45.3%
Inventory of Homes for Sale	60	<b>50</b>	- 16.7%	--	--	--
Months Supply of Inventory	4.6	<b>4.6</b>	0.0%	--	--	--

\* 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	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	6	+ 200.0%	7	8	+ 14.3%
Sold Listings	3	4	+ 33.3%	6	11	+ 83.3%
Median Sales Price*	\$780,000	<b>\$1,870,000</b>	+ 139.7%	\$917,500	<b>\$850,000</b>	- 7.4%
Average Sales Price*	\$838,333	<b>\$2,049,000</b>	+ 144.4%	\$1,008,333	<b>\$1,461,358</b>	+ 44.9%
Percent of List Price Received*	99.2%	<b>97.6%</b>	- 1.6%	95.8%	<b>96.8%</b>	+ 1.0%
Days on Market Until Sale	50	<b>258</b>	+ 416.0%	83	<b>177</b>	+ 113.3%
Inventory of Homes for Sale	14	<b>12</b>	- 14.3%	--	--	--
Months Supply of Inventory	4.0	<b>2.9</b>	- 27.5%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

