

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

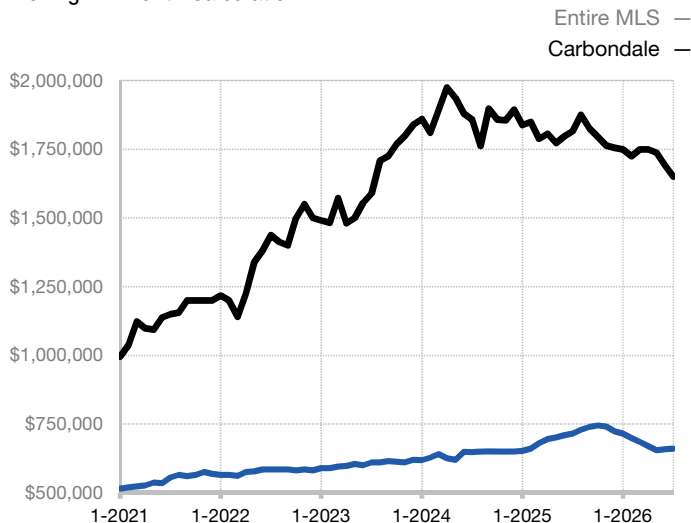
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	22	23	+ 4.5%	154	147	- 4.5%
Sold Listings	13	16	+ 23.1%	78	71	- 9.0%
Median Sales Price*	\$1,780,000	\$1,481,000	- 16.8%	\$1,797,500	\$1,625,000	- 9.6%
Average Sales Price*	\$3,457,808	\$1,831,531	- 47.0%	\$2,464,172	\$2,162,640	- 12.2%
Percent of List Price Received*	96.4%	96.7%	+ 0.3%	96.1%	95.6%	- 0.5%
Days on Market Until Sale	91	92	+ 1.1%	119	142	+ 19.3%
Inventory of Homes for Sale	98	100	+ 2.0%	--	--	--
Months Supply of Inventory	8.6	8.7	+ 1.2%	--	--	--

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

Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	8	9	+ 12.5%	45	42	- 6.7%
Sold Listings	3	2	- 33.3%	25	32	+ 28.0%
Median Sales Price*	\$986,000	\$2,240,000	+ 127.2%	\$895,000	\$872,500	- 2.5%
Average Sales Price*	\$1,372,000	\$2,240,000	+ 63.3%	\$1,134,040	\$1,198,061	+ 5.6%
Percent of List Price Received*	94.7%	96.5%	+ 1.9%	97.0%	97.5%	+ 0.5%
Days on Market Until Sale	144	273	+ 89.6%	99	119	+ 20.2%
Inventory of Homes for Sale	29	14	- 51.7%	--	--	--
Months Supply of Inventory	7.9	3.0	- 62.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

