

Local Market Update for June 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

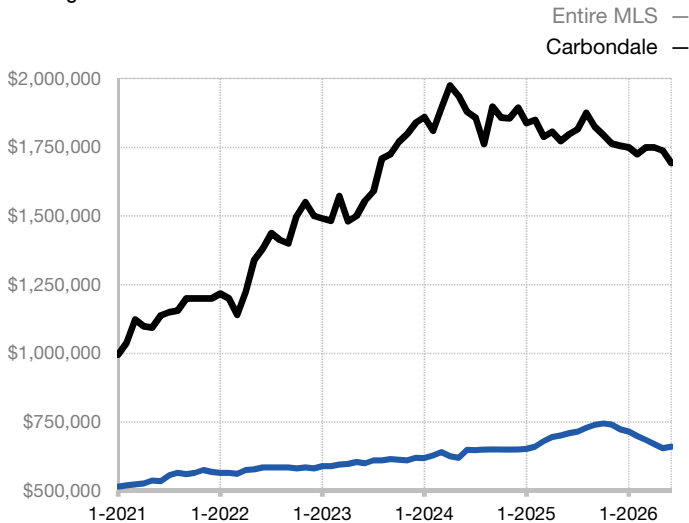
Single Family	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	32	27	- 15.6%	132	120	- 9.1%
Sold Listings	15	12	- 20.0%	65	55	- 15.4%
Median Sales Price*	\$2,200,000	\$2,405,000	+ 9.3%	\$1,800,000	\$1,650,000	- 8.3%
Average Sales Price*	\$2,648,267	\$3,032,704	+ 14.5%	\$2,265,445	\$2,258,963	- 0.3%
Percent of List Price Received*	95.6%	97.3%	+ 1.8%	96.0%	95.2%	- 0.8%
Days on Market Until Sale	92	150	+ 63.0%	125	157	+ 25.6%
Inventory of Homes for Sale	101	97	- 4.0%	--	--	--
Months Supply of Inventory	8.5	8.6	+ 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	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	10	4	- 60.0%	37	33	- 10.8%
Sold Listings	6	4	- 33.3%	22	30	+ 36.4%
Median Sales Price*	\$907,500	\$827,500	- 8.8%	\$882,500	\$842,500	- 4.5%
Average Sales Price*	\$1,056,667	\$821,250	- 22.3%	\$1,101,591	\$1,128,598	+ 2.5%
Percent of List Price Received*	98.2%	99.7%	+ 1.5%	97.3%	97.5%	+ 0.2%
Days on Market Until Sale	110	63	- 42.7%	93	108	+ 16.1%
Inventory of Homes for Sale	26	14	- 46.2%	--	--	--
Months Supply of Inventory	7.3	3.0	- 58.9%	--	--	--

* 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

