

Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

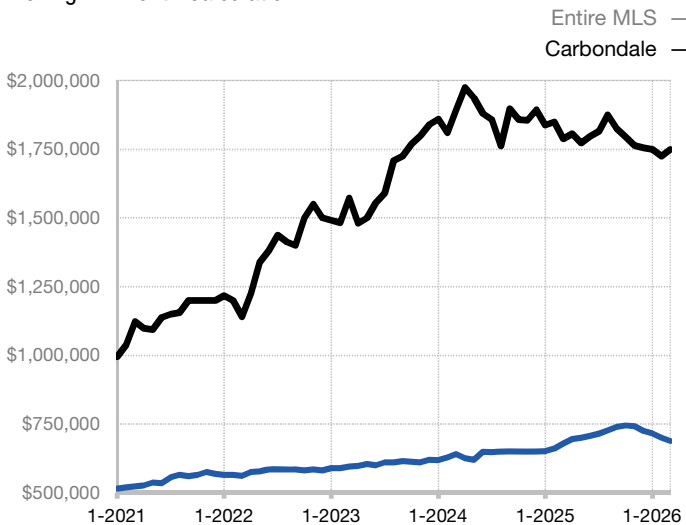
Single Family	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
Key Metrics						
New Listings	20	21	+ 5.0%	46	35	- 23.9%
Sold Listings	4	6	+ 50.0%	31	19	- 38.7%
Median Sales Price*	\$1,242,500	\$1,950,000	+ 56.9%	\$1,690,000	\$1,499,000	- 11.3%
Average Sales Price*	\$2,102,500	\$1,887,333	- 10.2%	\$1,992,611	\$1,835,368	- 7.9%
Percent of List Price Received*	94.8%	93.0%	- 1.9%	96.7%	94.0%	- 2.8%
Days on Market Until Sale	157	152	- 3.2%	142	186	+ 31.0%
Inventory of Homes for Sale	63	53	- 15.9%	--	--	--
Months Supply of Inventory	5.1	4.8	- 5.9%	--	--	--

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

Townhouse/Condo	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
Key Metrics						
New Listings	6	8	+ 33.3%	13	16	+ 23.1%
Sold Listings	4	0	- 100.0%	10	11	+ 10.0%
Median Sales Price*	\$1,021,250	\$0	- 100.0%	\$917,500	\$850,000	- 7.4%
Average Sales Price*	\$1,292,500	\$0	- 100.0%	\$1,122,000	\$1,461,358	+ 30.2%
Percent of List Price Received*	99.6%	0.0%	- 100.0%	97.3%	96.8%	- 0.5%
Days on Market Until Sale	65	0	- 100.0%	76	177	+ 132.9%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	4.9	2.9	- 40.8%	--	--	--

* 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

