

# Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

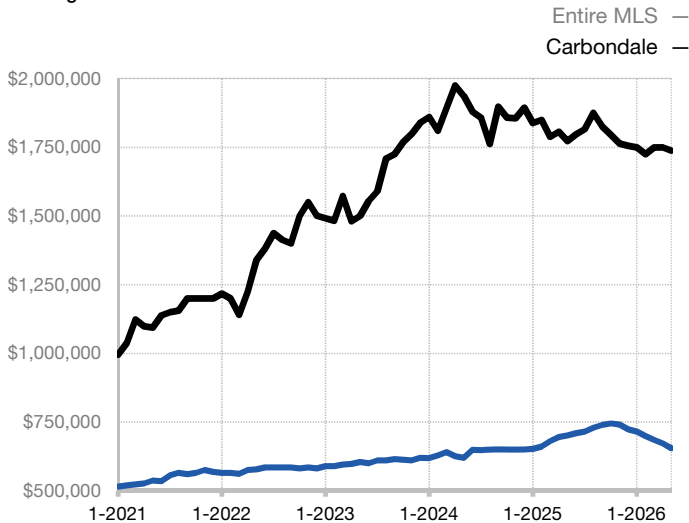
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	32	37	+ 15.6%	100	91	- 9.0%
Sold Listings	10	11	+ 10.0%	50	43	- 14.0%
Median Sales Price*	\$1,512,500	<b>\$1,275,000</b>	- 15.7%	\$1,720,000	<b>\$1,500,000</b>	- 12.8%
Average Sales Price*	\$1,524,900	<b>\$2,165,227</b>	+ 42.0%	\$2,150,599	<b>\$2,043,035</b>	- 5.0%
Percent of List Price Received*	96.4%	<b>93.5%</b>	- 3.0%	96.2%	<b>94.7%</b>	- 1.6%
Days on Market Until Sale	83	117	+ 41.0%	131	159	+ 21.4%
Inventory of Homes for Sale	89	83	- 6.7%	--	--	--
Months Supply of Inventory	7.6	7.2	- 5.3%	--	--	--

\* 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	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	7	4	- 42.9%	27	29	+ 7.4%
Sold Listings	4	8	+ 100.0%	16	26	+ 62.5%
Median Sales Price*	\$742,500	<b>\$928,500</b>	+ 25.1%	\$831,250	<b>\$842,500</b>	+ 1.4%
Average Sales Price*	\$658,750	<b>\$1,020,875</b>	+ 55.0%	\$1,118,438	<b>\$1,175,882</b>	+ 5.1%
Percent of List Price Received*	94.7%	<b>97.7%</b>	+ 3.2%	97.0%	<b>97.2%</b>	+ 0.2%
Days on Market Until Sale	128	63	- 50.8%	87	115	+ 32.2%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--
Months Supply of Inventory	5.4	2.4	- 55.6%	--	--	--

\* 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

