Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Carbondale

Single Family

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	9	**10**	+ 11.1%	196	**208**	+ 6.1%
Sold Listings	15	**16**	+ 6.7%	122	**117**	- 4.1%
Median Sales Price*	$1,650,000	**$1,750,000**	+ 6.1%	$1,787,500	**$1,650,000**	- 7.7%
Average Sales Price*	$2,207,533	**$2,515,813**	+ 14.0%	$2,438,163	**$2,291,491**	- 6.0%
Percent of List Price Received*	95.5%	**96.1%**	+ 0.6%	95.7%	**95.4%**	- 0.3%
Days on Market Until Sale	128	**91**	- 28.9%	121	**134**	+ 10.7%
Inventory of Homes for Sale	76	**96**	+ 26.3%	--	**--**	--
Months Supply of Inventory	6.5	**8.2**	+ 26.2%	--	**--**	--

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

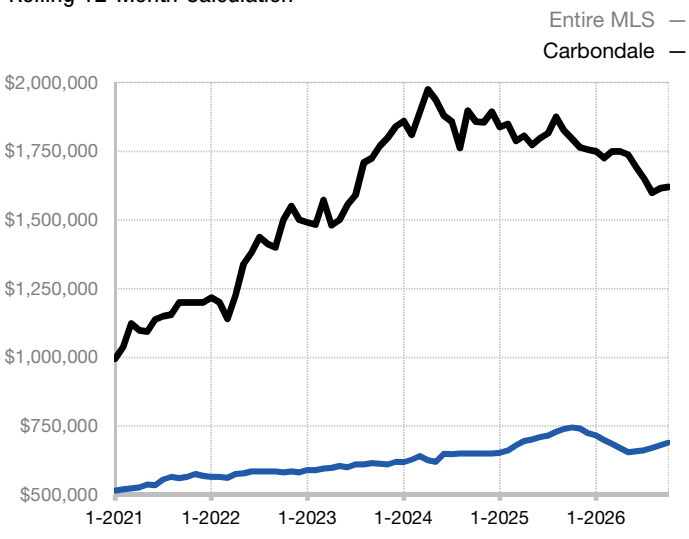
Townhouse/Condo

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	4	**4**	0.0%	62	**56**	- 9.7%
Sold Listings	7	**2**	- 71.4%	39	**48**	+ 23.1%
Median Sales Price*	$975,000	**$1,990,000**	+ 104.1%	$905,000	**$908,000**	+ 0.3%
Average Sales Price*	$1,260,929	**$1,990,000**	+ 57.8%	$1,134,952	**$1,215,681**	+ 7.1%
Percent of List Price Received*	97.2%	**91.3%**	- 6.1%	96.9%	**96.9%**	0.0%
Days on Market Until Sale	94	**297**	+ 216.0%	93	**128**	+ 37.6%
Inventory of Homes for Sale	22	**15**	- 31.8%	--	**--**	--
Months Supply of Inventory	5.6	**3.1**	- 44.6%	--	**--**	--

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

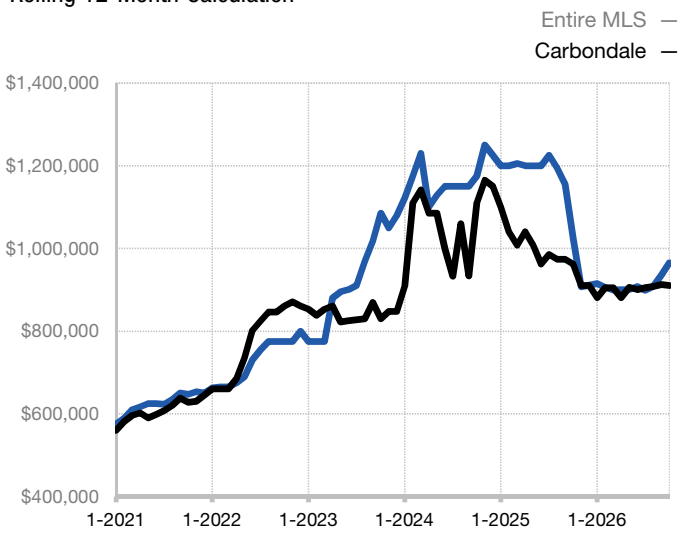
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of November 4, 2026. All data from the Aspen/Glenwood Springs MLS Inc. Report © 2026 ShowingTime Plus, LLC.