

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

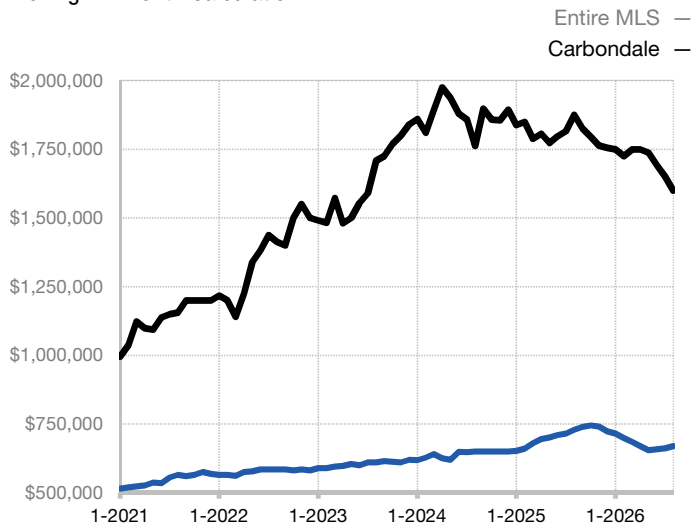
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	17	21	+ 23.5%	171	170	- 0.6%
Sold Listings	13	16	+ 23.1%	91	87	- 4.4%
Median Sales Price*	\$2,800,000	\$1,747,000	- 37.6%	\$1,875,000	\$1,625,000	- 13.3%
Average Sales Price*	\$3,240,000	\$2,573,438	- 20.6%	\$2,575,005	\$2,238,189	- 13.1%
Percent of List Price Received*	94.7%	94.8%	+ 0.1%	95.9%	95.4%	- 0.5%
Days on Market Until Sale	92	113	+ 22.8%	115	137	+ 19.1%
Inventory of Homes for Sale	93	101	+ 8.6%	--	--	--
Months Supply of Inventory	8.3	8.6	+ 3.6%	--	--	--

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

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	7	4	- 42.9%	52	47	- 9.6%
Sold Listings	2	7	+ 250.0%	27	39	+ 44.4%
Median Sales Price*	\$811,313	\$920,000	+ 13.4%	\$872,625	\$895,000	+ 2.6%
Average Sales Price*	\$811,313	\$952,071	+ 17.3%	\$1,110,134	\$1,153,909	+ 3.9%
Percent of List Price Received*	98.8%	96.3%	- 2.5%	97.1%	97.2%	+ 0.1%
Days on Market Until Sale	66	103	+ 56.1%	97	116	+ 19.6%
Inventory of Homes for Sale	26	14	- 46.2%	--	--	--
Months Supply of Inventory	7.4	2.8	- 62.2%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

