

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

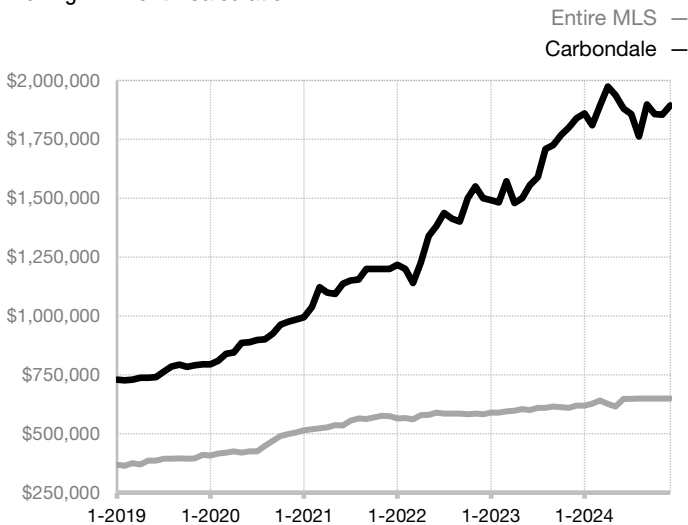
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Key Metrics						
New Listings	7	10	+ 42.9%	200	204	+ 2.0%
Sold Listings	11	9	- 18.2%	146	141	- 3.4%
Median Sales Price*	\$1,566,000	\$2,150,000	+ 37.3%	\$1,840,000	\$1,894,000	+ 2.9%
Average Sales Price*	\$2,338,725	\$2,410,233	+ 3.1%	\$2,066,397	\$2,129,001	+ 3.0%
Percent of List Price Received*	95.4%	91.6%	- 4.0%	96.6%	96.5%	- 0.1%
Days on Market Until Sale	106	148	+ 39.6%	127	135	+ 6.3%
Inventory of Homes for Sale	56	51	- 8.9%	--	--	--
Months Supply of Inventory	4.6	4.3	- 6.5%	--	--	--

* 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	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	3	--	70	56	- 20.0%
Sold Listings	3	4	+ 33.3%	58	45	- 22.4%
Median Sales Price*	\$1,181,000	\$1,094,500	- 7.3%	\$837,413	\$1,150,000	+ 37.3%
Average Sales Price*	\$1,012,000	\$1,179,750	+ 16.6%	\$1,119,151	\$1,191,620	+ 6.5%
Percent of List Price Received*	97.1%	95.2%	- 2.0%	97.7%	97.1%	- 0.6%
Days on Market Until Sale	88	91	+ 3.4%	99	135	+ 36.4%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--

* 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

