

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

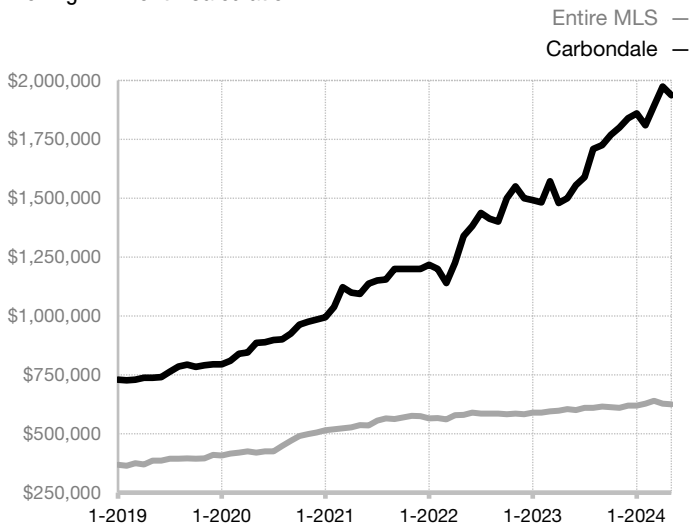
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	18	23	+ 27.8%	72	79	+ 9.7%
Sold Listings	18	13	- 27.8%	47	51	+ 8.5%
Median Sales Price*	\$2,200,000	\$1,775,000	- 19.3%	\$1,800,000	\$2,050,000	+ 13.9%
Average Sales Price*	\$2,445,111	\$2,218,577	- 9.3%	\$2,092,611	\$2,178,449	+ 4.1%
Percent of List Price Received*	97.5%	100.1%	+ 2.7%	97.1%	96.8%	- 0.3%
Days on Market Until Sale	57	54	- 5.3%	89	86	- 3.4%
Inventory of Homes for Sale	55	62	+ 12.7%	--	--	--
Months Supply of Inventory	5.0	5.0	0.0%	--	--	--

* 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		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	4	6	+ 50.0%	30	25	- 16.7%
Sold Listings	6	2	- 66.7%	21	19	- 9.5%
Median Sales Price*	\$791,163	\$592,950	- 25.1%	\$755,000	\$1,226,000	+ 62.4%
Average Sales Price*	\$1,075,408	\$592,950	- 44.9%	\$1,051,755	\$1,208,784	+ 14.9%
Percent of List Price Received*	98.0%	98.6%	+ 0.6%	96.8%	98.2%	+ 1.4%
Days on Market Until Sale	50	74	+ 48.0%	67	127	+ 89.6%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	3.0	3.2	+ 6.7%	--	--	--

* 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

