

Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

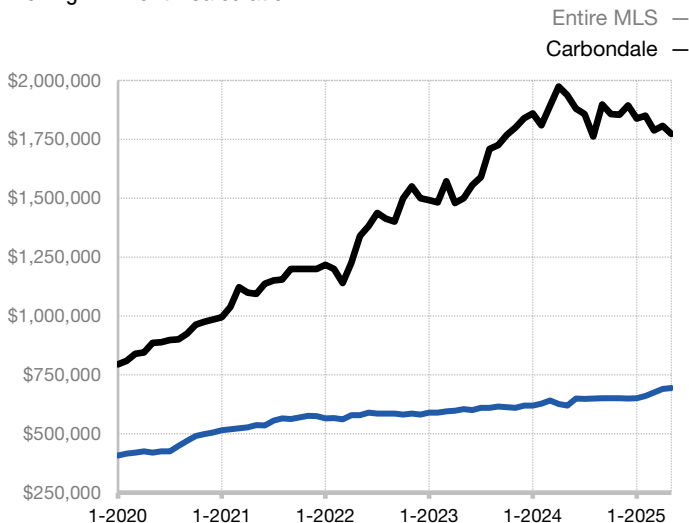
Single Family	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	26	29	+ 11.5%	84	93	+ 10.7%
Sold Listings	13	10	- 23.1%	51	50	- 2.0%
Median Sales Price*	\$1,775,000	\$1,512,500	- 14.8%	\$2,050,000	\$1,720,000	- 16.1%
Average Sales Price*	\$2,218,577	\$1,524,900	- 31.3%	\$2,178,449	\$2,150,599	- 1.3%
Percent of List Price Received*	100.1%	96.4%	- 3.7%	96.8%	96.2%	- 0.6%
Days on Market Until Sale	99	83	- 16.2%	133	130	- 2.3%
Inventory of Homes for Sale	65	82	+ 26.2%	--	--	--
Months Supply of Inventory	5.2	7.0	+ 34.6%	--	--	--

* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	6	6	0.0%	26	26	0.0%
Sold Listings	2	4	+ 100.0%	19	16	- 15.8%
Median Sales Price*	\$592,950	\$742,500	+ 25.2%	\$1,226,000	\$831,250	- 32.2%
Average Sales Price*	\$592,950	\$658,750	+ 11.1%	\$1,208,784	\$1,118,438	- 7.5%
Percent of List Price Received*	98.6%	94.7%	- 4.0%	98.2%	97.0%	- 1.2%
Days on Market Until Sale	76	128	+ 68.4%	167	87	- 47.9%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	3.4	4.6	+ 35.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

