

Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

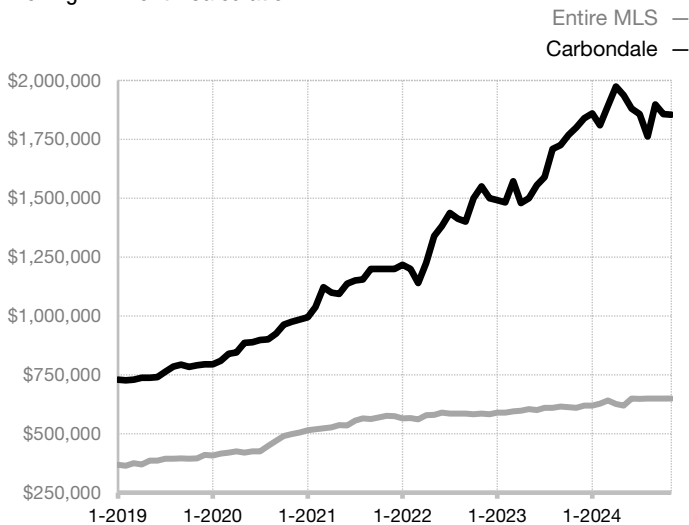
Single Family Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	9	10	+ 11.1%	193	194	+ 0.5%
Sold Listings	13	10	- 23.1%	135	132	- 2.2%
Median Sales Price*	\$1,860,000	\$2,125,000	+ 14.2%	\$1,860,000	\$1,874,500	+ 0.8%
Average Sales Price*	\$1,848,708	\$2,344,000	+ 26.8%	\$2,044,208	\$2,109,826	+ 3.2%
Percent of List Price Received*	97.4%	93.9%	- 3.6%	96.7%	96.8%	+ 0.1%
Days on Market Until Sale	94	135	+ 43.6%	129	135	+ 4.7%
Inventory of Homes for Sale	59	57	- 3.4%	--	--	--
Months Supply of Inventory	5.0	4.8	- 4.0%	--	--	--

* 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 Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	6	3	- 50.0%	70	53	- 24.3%
Sold Listings	3	4	+ 33.3%	55	41	- 25.5%
Median Sales Price*	\$755,000	\$1,301,750	+ 72.4%	\$827,325	\$1,150,000	+ 39.0%
Average Sales Price*	\$730,833	\$1,398,625	+ 91.4%	\$1,124,995	\$1,192,778	+ 6.0%
Percent of List Price Received*	99.7%	97.2%	- 2.5%	97.7%	97.3%	- 0.4%
Days on Market Until Sale	59	101	+ 71.2%	100	139	+ 39.0%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--
Months Supply of Inventory	3.8	4.1	+ 7.9%	--	--	--

* 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

