

# Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

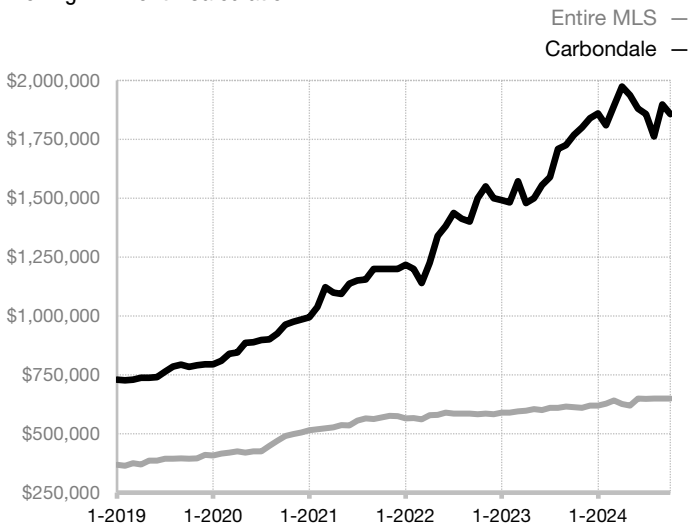
| Single Family                   | October     |             |                                   | Year to Date |              |                                   |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2023        | 2024        | Percent Change from Previous Year | Thru 10-2023 | Thru 10-2024 | Percent Change from Previous Year |
| <b>Key Metrics</b>              |             |             |                                   |              |              |                                   |
| New Listings                    | 11          | 11          | 0.0%                              | 184          | 183          | - 0.5%                            |
| Sold Listings                   | 9           | 13          | + 44.4%                           | 122          | 122          | 0.0%                              |
| Median Sales Price*             | \$2,260,000 | \$1,850,000 | - 18.1%                           | \$1,857,500  | \$1,874,500  | + 0.9%                            |
| Average Sales Price*            | \$2,217,556 | \$1,905,802 | - 14.1%                           | \$2,065,040  | \$2,090,631  | + 1.2%                            |
| Percent of List Price Received* | 92.9%       | 99.1%       | + 6.7%                            | 96.6%        | 97.0%        | + 0.4%                            |
| Days on Market Until Sale       | 162         | 62          | - 61.7%                           | 132          | 135          | + 2.3%                            |
| Inventory of Homes for Sale     | 64          | 64          | 0.0%                              | --           | --           | --                                |
| Months Supply of Inventory      | 5.3         | 5.3         | 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                 | October   |             |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2023      | 2024        | Percent Change from Previous Year | Thru 10-2023 | Thru 10-2024 | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |             |                                   |              |              |                                   |
| New Listings                    | 2         | 3           | + 50.0%                           | 65           | 50           | - 23.1%                           |
| Sold Listings                   | 4         | 2           | - 50.0%                           | 52           | 37           | - 28.8%                           |
| Median Sales Price*             | \$768,000 | \$1,425,000 | + 85.5%                           | \$853,163    | \$1,150,000  | + 34.8%                           |
| Average Sales Price*            | \$946,500 | \$1,425,000 | + 50.6%                           | \$1,147,735  | \$1,170,524  | + 2.0%                            |
| Percent of List Price Received* | 100.9%    | 93.8%       | - 7.0%                            | 97.6%        | 97.3%        | - 0.3%                            |
| Days on Market Until Sale       | 39        | 114         | + 192.3%                          | 102          | 143          | + 40.2%                           |
| Inventory of Homes for Sale     | 19        | 18          | - 5.3%                            | --           | --           | --                                |
| Months Supply of Inventory      | 3.7       | 5.0         | + 35.1%                           | --           | --           | --                                |

\* 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

