

Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

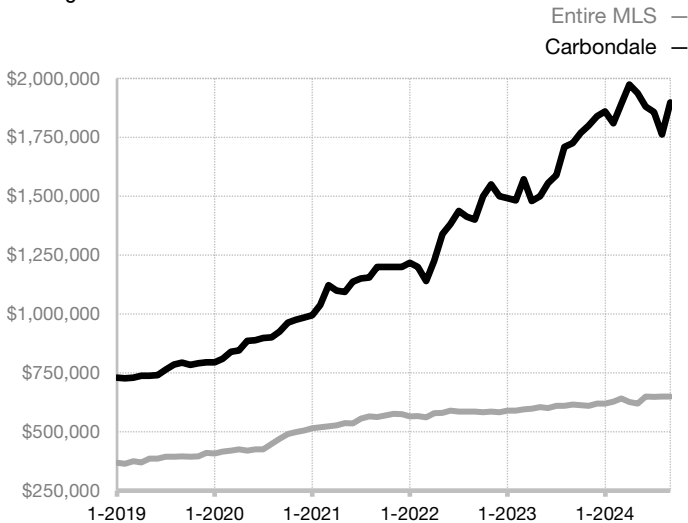
Single Family	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Key Metrics						
New Listings	15	15	0.0%	173	169	- 2.3%
Sold Listings	12	12	0.0%	113	109	- 3.5%
Median Sales Price*	\$1,299,500	\$2,000,000	+ 53.9%	\$1,800,000	\$1,894,000	+ 5.2%
Average Sales Price*	\$1,307,208	\$2,293,667	+ 75.5%	\$2,052,892	\$2,112,675	+ 2.9%
Percent of List Price Received*	98.0%	97.7%	- 0.3%	96.9%	96.8%	- 0.1%
Days on Market Until Sale	82	118	+ 43.9%	130	143	+ 10.0%
Inventory of Homes for Sale	70	75	+ 7.1%	--	--	--
Months Supply of Inventory	5.5	6.3	+ 14.5%	--	--	--

* 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	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Key Metrics						
New Listings	6	1	- 83.3%	63	47	- 25.4%
Sold Listings	7	5	- 28.6%	48	35	- 27.1%
Median Sales Price*	\$1,240,000	\$850,000	- 31.5%	\$909,500	\$1,110,000	+ 22.0%
Average Sales Price*	\$1,419,403	\$1,110,200	- 21.8%	\$1,164,505	\$1,155,983	- 0.7%
Percent of List Price Received*	98.6%	96.8%	- 1.8%	97.4%	97.5%	+ 0.1%
Days on Market Until Sale	101	190	+ 88.1%	108	145	+ 34.3%
Inventory of Homes for Sale	20	20	0.0%	--	--	--
Months Supply of Inventory	3.9	5.3	+ 35.9%	--	--	--

* 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

