

Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

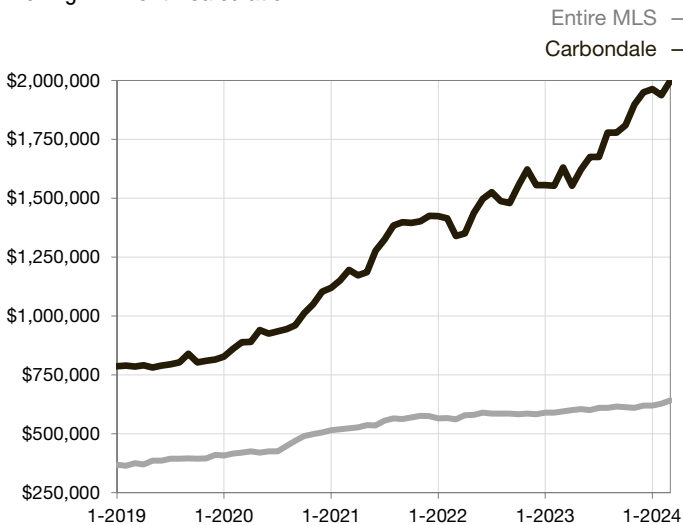
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 3-2024	Percent Change from Previous Year
Key Metrics						
New Listings	17	10	- 41.2%	41	32	- 22.0%
Sold Listings	7	10	+ 42.9%	15	23	+ 53.3%
Median Sales Price*	\$1,900,000	\$2,760,000	+ 45.3%	\$1,900,000	\$2,334,000	+ 22.8%
Average Sales Price*	\$1,925,143	\$2,504,337	+ 30.1%	\$2,165,233	\$2,241,190	+ 3.5%
Percent of List Price Received*	96.5%	94.7%	- 1.9%	95.6%	94.4%	- 1.3%
Days on Market Until Sale	124	127	+ 2.4%	127	82	- 35.4%
Inventory of Homes for Sale	66	42	- 36.4%	--	--	--
Months Supply of Inventory	7.0	3.6	- 48.6%	--	--	--

* 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	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 3-2024	Percent Change from Previous Year
Key Metrics						
New Listings	2	8	+ 300.0%	16	16	0.0%
Sold Listings	1	2	+ 100.0%	10	11	+ 10.0%
Median Sales Price*	\$982,000	\$1,340,000	+ 36.5%	\$682,250	\$1,350,000	+ 97.9%
Average Sales Price*	\$982,000	\$1,340,000	+ 36.5%	\$983,841	\$1,392,818	+ 41.6%
Percent of List Price Received*	98.7%	93.4%	- 5.4%	96.8%	96.4%	- 0.4%
Days on Market Until Sale	8	471	+ 5787.5%	68	201	+ 195.6%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--
Months Supply of Inventory	3.5	3.1	- 11.4%	--	--	--

* 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

