

Local Market Update for September 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

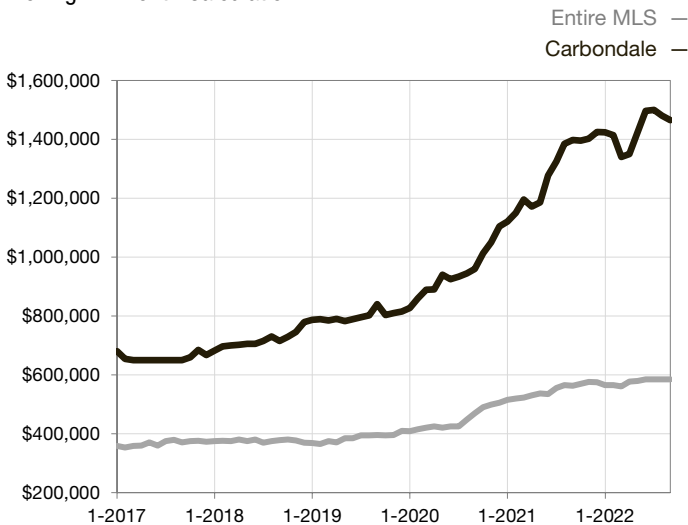
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	13	12	- 7.7%	172	164	- 4.7%
Sold Listings	16	11	- 31.3%	133	86	- 35.3%
Median Sales Price*	\$1,324,500	\$1,250,000	- 5.6%	\$1,463,375	\$1,622,500	+ 10.9%
Average Sales Price*	\$1,456,444	\$1,363,636	- 6.4%	\$1,553,078	\$1,856,184	+ 19.5%
Percent of List Price Received*	99.2%	98.4%	- 0.8%	98.3%	98.4%	+ 0.1%
Days on Market Until Sale	38	47	+ 23.7%	57	71	+ 24.6%
Inventory of Homes for Sale	60	59	- 1.7%	--	--	--
Months Supply of Inventory	3.7	5.3	+ 43.2%	--	--	--

* 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		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	9	7	- 22.2%	76	68	- 10.5%
Sold Listings	10	3	- 70.0%	82	52	- 36.6%
Median Sales Price*	\$840,500	\$880,000	+ 4.7%	\$635,000	\$890,000	+ 40.2%
Average Sales Price*	\$1,041,250	\$933,333	- 10.4%	\$712,515	\$979,079	+ 37.4%
Percent of List Price Received*	100.0%	98.7%	- 1.3%	99.9%	99.5%	- 0.4%
Days on Market Until Sale	25	9	- 64.0%	57	37	- 35.1%
Inventory of Homes for Sale	11	23	+ 109.1%	--	--	--
Months Supply of Inventory	1.2	3.7	+ 208.3%	--	--	--

* 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

