

Local Market Update for November 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

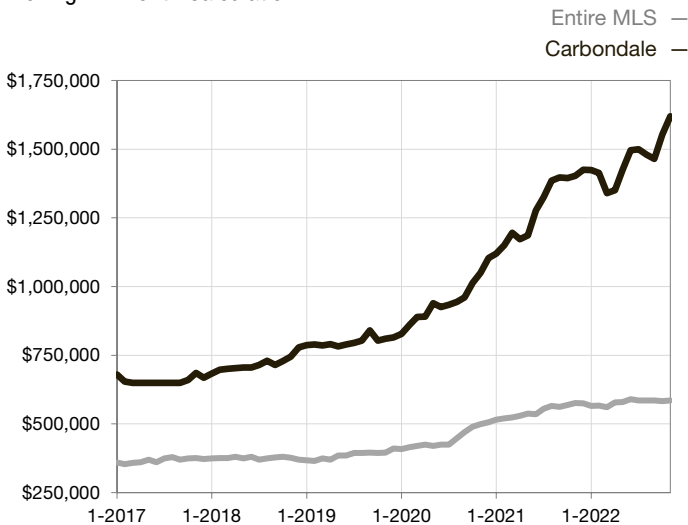
Single Family	November			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 11-2021	Thru 11-2022	Percent Change from Previous Year
Key Metrics						
New Listings	10	3	- 70.0%	193	178	- 7.8%
Sold Listings	18	11	- 38.9%	167	115	- 31.1%
Median Sales Price*	\$1,059,743	\$1,150,000	+ 8.5%	\$1,422,500	\$1,620,000	+ 13.9%
Average Sales Price*	\$1,277,216	\$1,551,909	+ 21.5%	\$1,517,545	\$1,867,646	+ 23.1%
Percent of List Price Received*	97.0%	96.5%	- 0.5%	98.0%	97.6%	- 0.4%
Days on Market Until Sale	34	101	+ 197.1%	55	75	+ 36.4%
Inventory of Homes for Sale	46	45	- 2.2%	--	--	--
Months Supply of Inventory	2.9	4.2	+ 44.8%	--	--	--

* 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	November			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 11-2021	Thru 11-2022	Percent Change from Previous Year
Key Metrics						
New Listings	3	2	- 33.3%	84	70	- 16.7%
Sold Listings	4	4	0.0%	96	59	- 38.5%
Median Sales Price*	\$580,000	\$687,500	+ 18.5%	\$627,500	\$880,000	+ 40.2%
Average Sales Price*	\$572,500	\$837,500	+ 46.3%	\$707,211	\$994,832	+ 40.7%
Percent of List Price Received*	99.9%	100.0%	+ 0.1%	100.0%	99.5%	- 0.5%
Days on Market Until Sale	106	139	+ 31.1%	55	48	- 12.7%
Inventory of Homes for Sale	7	18	+ 157.1%	--	--	--
Months Supply of Inventory	0.8	3.2	+ 300.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

