

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

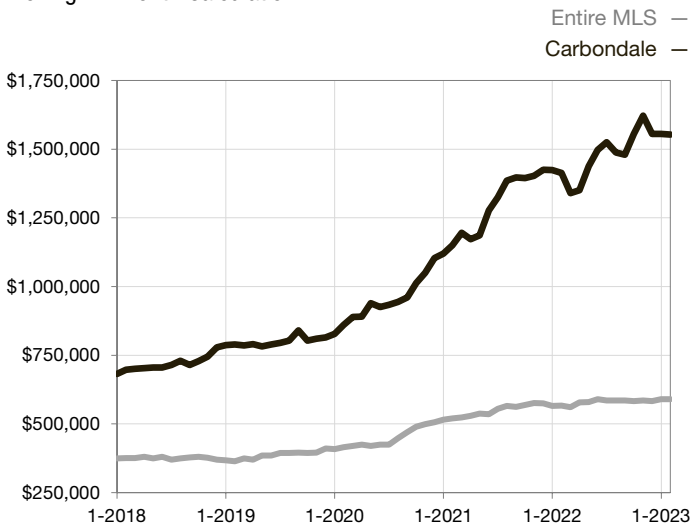
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 2-2023	Percent Change from Previous Year
Key Metrics						
New Listings	14	16	+ 14.3%	24	24	0.0%
Sold Listings	5	6	+ 20.0%	9	8	- 11.1%
Median Sales Price*	\$1,772,500	\$1,775,000	+ 0.1%	\$1,950,000	\$2,135,000	+ 9.5%
Average Sales Price*	\$1,802,100	\$2,251,250	+ 24.9%	\$2,204,500	\$2,375,313	+ 7.7%
Percent of List Price Received*	98.1%	95.1%	- 3.1%	97.9%	94.7%	- 3.3%
Days on Market Until Sale	61	126	+ 106.6%	119	131	+ 10.1%
Inventory of Homes for Sale	40	49	+ 22.5%	--	--	--
Months Supply of Inventory	2.8	4.9	+ 75.0%	--	--	--

* 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	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 2-2023	Percent Change from Previous Year
Key Metrics						
New Listings	6	7	+ 16.7%	8	11	+ 37.5%
Sold Listings	2	5	+ 150.0%	8	8	0.0%
Median Sales Price*	\$1,068,500	\$700,000	- 34.5%	\$992,000	\$682,250	- 31.2%
Average Sales Price*	\$1,068,500	\$1,051,500	- 1.6%	\$1,090,169	\$1,033,301	- 5.2%
Percent of List Price Received*	99.0%	98.3%	- 0.7%	98.5%	96.7%	- 1.8%
Days on Market Until Sale	25	93	+ 272.0%	131	82	- 37.4%
Inventory of Homes for Sale	9	19	+ 111.1%	--	--	--
Months Supply of Inventory	1.1	3.5	+ 218.2%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

