

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

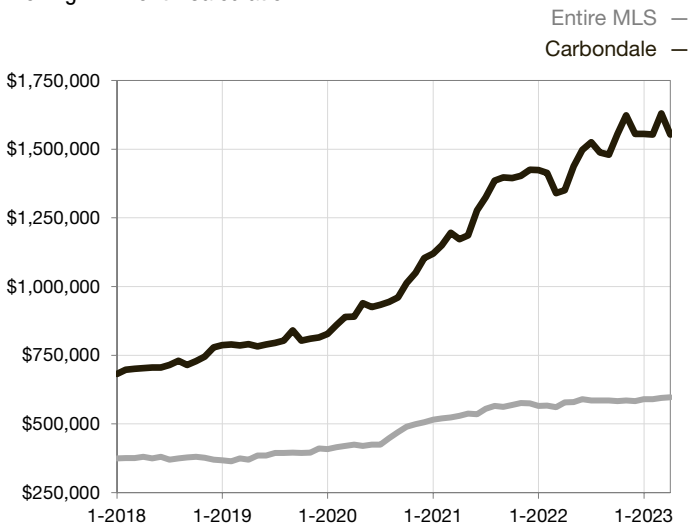
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 4-2023	Percent Change from Previous Year
Key Metrics						
New Listings	24	11	- 54.2%	63	50	- 20.6%
Sold Listings	7	12	+ 71.4%	30	27	- 10.0%
Median Sales Price*	\$2,325,000	\$1,265,363	- 45.6%	\$1,698,750	\$1,650,000	- 2.9%
Average Sales Price*	\$2,316,143	\$1,638,602	- 29.3%	\$2,008,862	\$1,931,175	- 3.9%
Percent of List Price Received*	97.6%	98.0%	+ 0.4%	98.5%	96.6%	- 1.9%
Days on Market Until Sale	70	86	+ 22.9%	81	109	+ 34.6%
Inventory of Homes for Sale	54	43	- 20.4%	--	--	--
Months Supply of Inventory	4.2	4.4	+ 4.8%	--	--	--

* 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	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 4-2023	Percent Change from Previous Year
Key Metrics						
New Listings	4	7	+ 75.0%	19	24	+ 26.3%
Sold Listings	10	4	- 60.0%	19	14	- 26.3%
Median Sales Price*	\$845,694	\$1,300,000	+ 53.7%	\$853,673	\$841,000	- 1.5%
Average Sales Price*	\$726,794	\$1,386,500	+ 90.8%	\$878,910	\$1,098,886	+ 25.0%
Percent of List Price Received*	96.7%	94.4%	- 2.4%	97.6%	96.1%	- 1.5%
Days on Market Until Sale	11	93	+ 745.5%	65	75	+ 15.4%
Inventory of Homes for Sale	5	20	+ 300.0%	--	--	--
Months Supply of Inventory	0.6	4.0	+ 566.7%	--	--	--

* 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

