

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

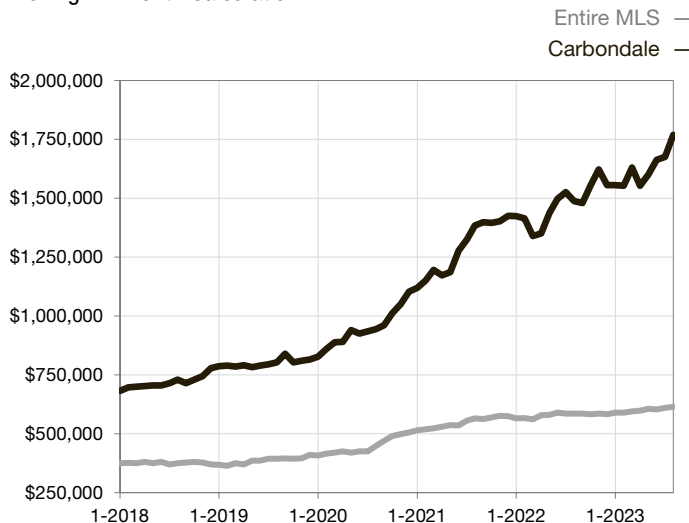
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 8-2023	Percent Change from Previous Year
New Listings	16	25	+ 56.3%	153	140	- 8.5%
Sold Listings	14	16	+ 14.3%	74	93	+ 25.7%
Median Sales Price*	\$1,287,500	\$2,355,000	+ 82.9%	\$1,706,250	\$1,975,000	+ 15.8%
Average Sales Price*	\$1,474,232	\$2,697,418	+ 83.0%	\$1,952,795	\$2,201,144	+ 12.7%
Percent of List Price Received*	95.7%	94.8%	- 0.9%	98.4%	96.8%	- 1.6%
Days on Market Until Sale	56	55	- 1.8%	76	82	+ 7.9%
Inventory of Homes for Sale	84	62	- 26.2%	--	--	--
Months Supply of Inventory	7.3	5.3	- 27.4%	--	--	--

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

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 8-2023	Percent Change from Previous Year
New Listings	6	14	+ 133.3%	59	53	- 10.2%
Sold Listings	7	5	- 28.6%	49	39	- 20.4%
Median Sales Price*	\$738,000	\$780,000	+ 5.7%	\$900,000	\$879,000	- 2.3%
Average Sales Price*	\$742,286	\$751,251	+ 1.2%	\$981,880	\$1,155,908	+ 17.7%
Percent of List Price Received*	99.9%	98.1%	- 1.8%	99.6%	97.0%	- 2.6%
Days on Market Until Sale	7	39	+ 457.1%	39	61	+ 56.4%
Inventory of Homes for Sale	23	17	- 26.1%	--	--	--
Months Supply of Inventory	3.4	3.7	+ 8.8%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

