

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

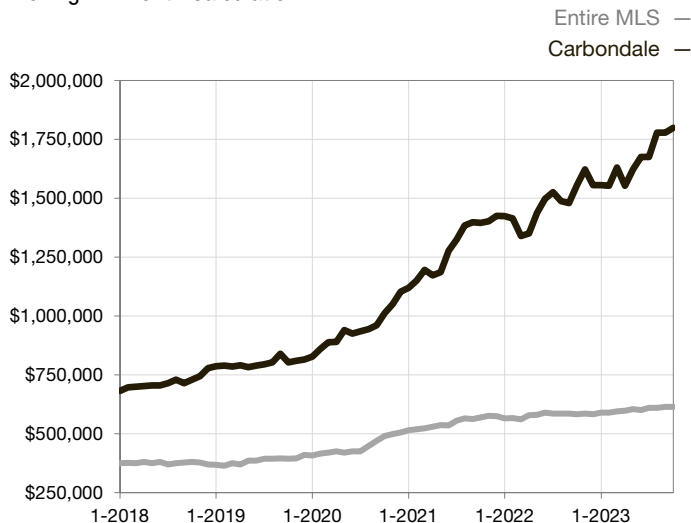
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	14	8	- 42.9%	180	162	- 10.0%
Sold Listings	18	8	- 55.6%	103	111	+ 7.8%
Median Sales Price*	\$1,691,750	\$2,255,000	+ 33.3%	\$1,630,000	\$1,925,000	+ 18.1%
Average Sales Price*	\$2,115,361	\$2,029,125	- 4.1%	\$1,918,284	\$2,123,611	+ 10.7%
Percent of List Price Received*	94.5%	92.4%	- 2.2%	97.7%	96.6%	- 1.1%
Days on Market Until Sale	74	149	+ 101.4%	72	83	+ 15.3%
Inventory of Homes for Sale	73	51	- 30.1%	--	--	--
Months Supply of Inventory	6.5	4.7	- 27.7%	--	--	--

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

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	3	2	- 33.3%	69	65	- 5.8%
Sold Listings	3	4	+ 33.3%	55	51	- 7.3%
Median Sales Price*	\$1,850,000	\$768,000	- 58.5%	\$900,000	\$879,000	- 2.3%
Average Sales Price*	\$1,477,658	\$946,500	- 35.9%	\$1,006,274	\$1,165,338	+ 15.8%
Percent of List Price Received*	98.7%	100.9%	+ 2.2%	99.5%	97.6%	- 1.9%
Days on Market Until Sale	107	6	- 94.4%	41	55	+ 34.1%
Inventory of Homes for Sale	22	19	- 13.6%	--	--	--
Months Supply of Inventory	3.9	3.7	- 5.1%	--	--	--

* 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

