

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

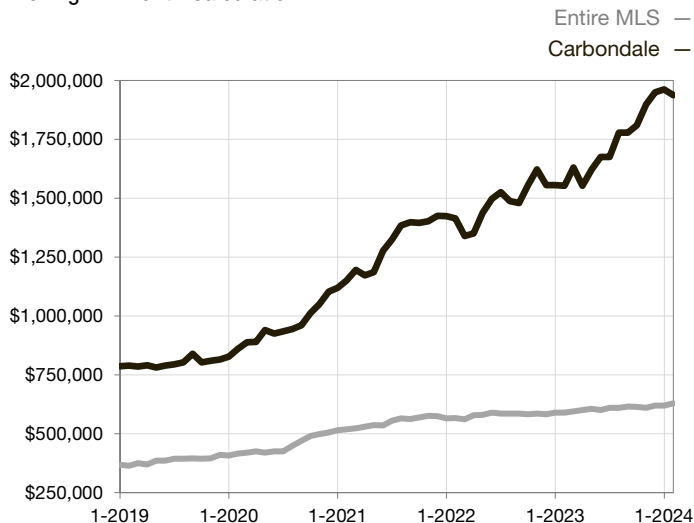
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 2-2024	Percent Change from Previous Year
New Listings	15	9	- 40.0%	24	21	- 12.5%
Sold Listings	6	5	- 16.7%	8	13	+ 62.5%
Median Sales Price*	\$1,775,000	\$1,050,000	- 40.8%	\$2,135,000	\$1,600,000	- 25.1%
Average Sales Price*	\$2,251,250	\$1,611,000	- 28.4%	\$2,375,313	\$2,038,769	- 14.2%
Percent of List Price Received*	95.1%	96.7%	+ 1.7%	94.7%	94.2%	- 0.5%
Days on Market Until Sale	126	56	- 55.6%	131	50	- 61.8%
Inventory of Homes for Sale	63	47	- 25.4%	--	--	--
Months Supply of Inventory	6.3	4.1	- 34.9%	--	--	--

* 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		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 2-2024	Percent Change from Previous Year
New Listings	9	4	- 55.6%	14	7	- 50.0%
Sold Listings	6	6	0.0%	9	8	- 11.1%
Median Sales Price*	\$682,250	\$1,260,500	+ 84.8%	\$664,500	\$1,322,500	+ 99.0%
Average Sales Price*	\$974,583	\$1,201,000	+ 23.2%	\$984,046	\$1,348,875	+ 37.1%
Percent of List Price Received*	97.8%	96.4%	- 1.4%	96.5%	96.6%	+ 0.1%
Days on Market Until Sale	80	185	+ 131.3%	74	158	+ 113.5%
Inventory of Homes for Sale	24	16	- 33.3%	--	--	--
Months Supply of Inventory	4.4	3.4	- 22.7%	--	--	--

* 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

