

Local Market Update for November 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

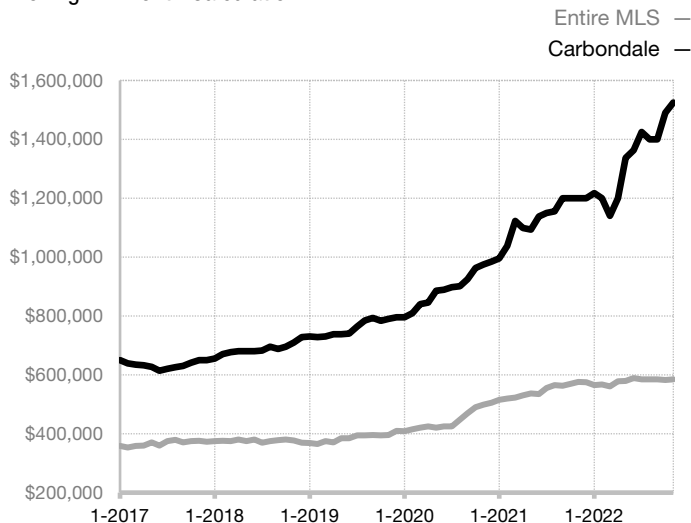
| Single Family | November | | | Year to Date | | |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2021 | 2022 | Percent Change from Previous Year | Thru 11-2021 | Thru 11-2022 | Percent Change from Previous Year |
| New Listings | 12 | 3 | - 75.0% | 223 | 193 | - 13.5% |
| Sold Listings | 20 | 14 | - 30.0% | 197 | 126 | - 36.0% |
| Median Sales Price* | \$984,743 | \$1,275,000 | + 29.5% | \$1,200,000 | \$1,525,000 | + 27.1% |
| Average Sales Price* | \$1,224,844 | \$1,493,821 | + 22.0% | \$1,416,531 | \$1,876,094 | + 32.4% |
| Percent of List Price Received* | 97.5% | 96.2% | - 1.3% | 97.7% | 97.5% | - 0.2% |
| Days on Market Until Sale | 37 | 108 | + 191.9% | 54 | 81 | + 50.0% |
| Inventory of Homes for Sale | 52 | 48 | - 7.7% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 4.1 | + 46.4% | -- | -- | -- |

* 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 | November | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2021 | 2022 | Percent Change from Previous Year | Thru 11-2021 | Thru 11-2022 | Percent Change from Previous Year |
| New Listings | 3 | 2 | - 33.3% | 86 | 73 | - 15.1% |
| Sold Listings | 4 | 4 | 0.0% | 98 | 60 | - 38.8% |
| Median Sales Price* | \$580,000 | \$687,500 | + 18.5% | \$620,000 | \$870,500 | + 40.4% |
| Average Sales Price* | \$572,500 | \$837,500 | + 46.3% | \$697,727 | \$981,835 | + 40.7% |
| Percent of List Price Received* | 99.9% | 100.0% | + 0.1% | 100.0% | 99.6% | - 0.4% |
| Days on Market Until Sale | 106 | 139 | + 31.1% | 54 | 47 | - 13.0% |
| Inventory of Homes for Sale | 7 | 18 | + 157.1% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 3.1 | + 287.5% | -- | -- | -- |

* 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

