

Local Market Update for December 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

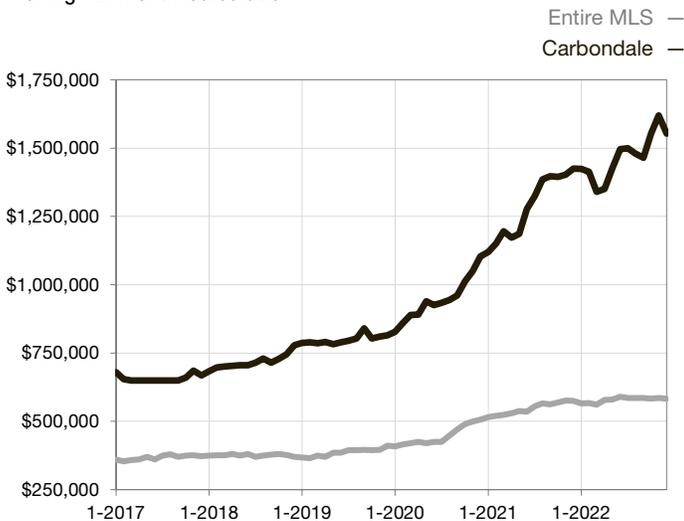
Single Family	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Key Metrics						
New Listings	7	10	+ 42.9%	200	190	- 5.0%
Sold Listings	14	7	- 50.0%	181	122	- 32.6%
Median Sales Price*	\$1,573,750	\$960,000	- 39.0%	\$1,425,000	\$1,552,500	+ 8.9%
Average Sales Price*	\$1,889,148	\$1,154,357	- 38.9%	\$1,546,287	\$1,826,720	+ 18.1%
Percent of List Price Received*	97.6%	96.1%	- 1.5%	98.0%	97.5%	- 0.5%
Days on Market Until Sale	87	50	- 42.5%	57	73	+ 28.1%
Inventory of Homes for Sale	42	48	+ 14.3%	--	--	--
Months Supply of Inventory	2.8	4.7	+ 67.9%	--	--	--

* 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	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	84	71	- 15.5%
Sold Listings	9	4	- 55.6%	105	64	- 39.0%
Median Sales Price*	\$1,086,818	\$951,600	- 12.4%	\$650,000	\$870,500	+ 33.9%
Average Sales Price*	\$1,119,499	\$1,089,550	- 2.7%	\$742,550	\$998,176	+ 34.4%
Percent of List Price Received*	99.6%	91.7%	- 7.9%	100.0%	99.0%	- 1.0%
Days on Market Until Sale	15	83	+ 453.3%	52	49	- 5.8%
Inventory of Homes for Sale	4	13	+ 225.0%	--	--	--
Months Supply of Inventory	0.5	2.4	+ 380.0%	--	--	--

* 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

