

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

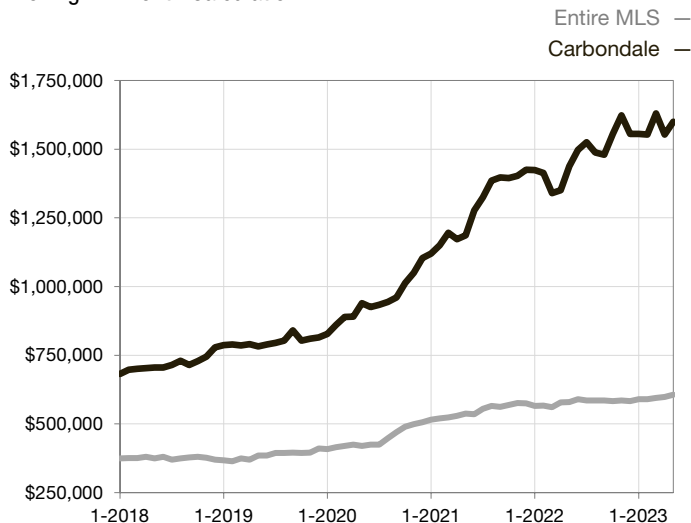
Single Family	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 5-2023	Percent Change from Previous Year
New Listings	31	18	- 41.9%	94	70	- 25.5%
Sold Listings	17	18	+ 5.9%	47	45	- 4.3%
Median Sales Price*	\$1,800,000	\$2,200,000	+ 22.2%	\$1,772,500	\$1,800,000	+ 1.6%
Average Sales Price*	\$1,831,765	\$2,394,000	+ 30.7%	\$1,944,805	\$2,116,305	+ 8.8%
Percent of List Price Received*	99.1%	97.7%	- 1.4%	98.7%	97.1%	- 1.6%
Days on Market Until Sale	84	44	- 47.6%	82	83	+ 1.2%
Inventory of Homes for Sale	78	43	- 44.9%	--	--	--
Months Supply of Inventory	6.1	4.3	- 29.5%	--	--	--

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

Townhouse/Condo	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 5-2023	Percent Change from Previous Year
New Listings	12	4	- 66.7%	31	30	- 3.2%
Sold Listings	7	5	- 28.6%	26	19	- 26.9%
Median Sales Price*	\$1,180,000	\$827,325	- 29.9%	\$933,837	\$827,325	- 11.4%
Average Sales Price*	\$1,214,118	\$1,164,490	- 4.1%	\$969,158	\$1,116,150	+ 15.2%
Percent of List Price Received*	102.2%	97.9%	- 4.2%	98.8%	96.6%	- 2.2%
Days on Market Until Sale	37	59	+ 59.5%	58	71	+ 22.4%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	1.4	2.5	+ 78.6%	--	--	--

* 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

