

# Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

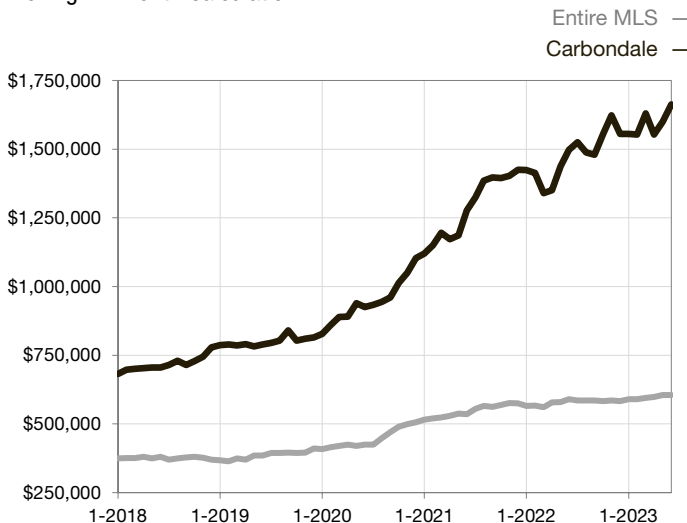
Single Family	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 6-2023	Percent Change from Previous Year
New Listings	24	25	+ 4.2%	119	95	- 20.2%
Sold Listings	8	17	+ 112.5%	55	62	+ 12.7%
Median Sales Price*	\$2,157,933	\$2,250,000	+ 4.3%	\$1,800,000	\$1,969,000	+ 9.4%
Average Sales Price*	\$2,157,400	\$2,327,320	+ 7.9%	\$1,975,728	\$2,174,164	+ 10.0%
Percent of List Price Received*	100.8%	99.3%	- 1.5%	99.0%	97.7%	- 1.3%
Days on Market Until Sale	108	112	+ 3.7%	86	91	+ 5.8%
Inventory of Homes for Sale	88	48	- 45.5%	--	--	--
Months Supply of Inventory	7.0	4.5	- 35.7%	--	--	--

\* 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	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 6-2023	Percent Change from Previous Year
New Listings	9	8	- 11.1%	40	38	- 5.0%
Sold Listings	4	9	+ 125.0%	30	28	- 6.7%
Median Sales Price*	\$1,300,000	\$1,133,000	- 12.8%	\$934,174	\$989,750	+ 5.9%
Average Sales Price*	\$1,201,250	\$1,335,144	+ 11.1%	\$1,000,104	\$1,186,541	+ 18.6%
Percent of List Price Received*	101.8%	97.3%	- 4.4%	99.2%	96.8%	- 2.4%
Days on Market Until Sale	37	57	+ 54.1%	55	66	+ 20.0%
Inventory of Homes for Sale	12	19	+ 58.3%	--	--	--
Months Supply of Inventory	1.6	3.6	+ 125.0%	--	--	--

\* 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

