

# Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

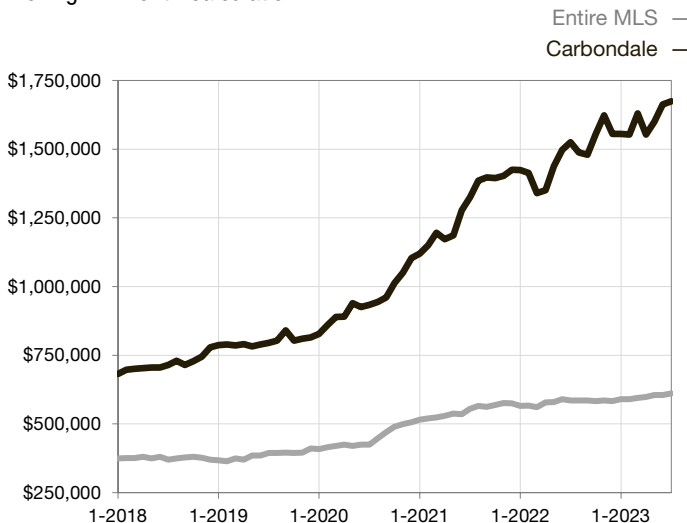
Single Family	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 7-2023	Percent Change from Previous Year
New Listings	17	14	- 17.6%	136	110	- 19.1%
Sold Listings	5	15	+ 200.0%	60	77	+ 28.3%
Median Sales Price*	\$1,852,500	\$1,778,500	- 4.0%	\$1,800,000	\$1,900,000	+ 5.6%
Average Sales Price*	\$3,040,500	\$1,783,300	- 41.3%	\$2,064,459	\$2,098,022	+ 1.6%
Percent of List Price Received*	98.9%	95.7%	- 3.2%	99.0%	97.3%	- 1.7%
Days on Market Until Sale	16	72	+ 350.0%	80	88	+ 10.0%
Inventory of Homes for Sale	82	49	- 40.2%	--	--	--
Months Supply of Inventory	6.9	4.3	- 37.7%	--	--	--

\* 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 7-2023	Percent Change from Previous Year
New Listings	13	2	- 84.6%	53	40	- 24.5%
Sold Listings	12	6	- 50.0%	42	34	- 19.0%
Median Sales Price*	\$852,500	\$1,239,000	+ 45.3%	\$933,837	\$989,750	+ 6.0%
Average Sales Price*	\$1,076,083	\$1,350,167	+ 25.5%	\$1,021,812	\$1,215,416	+ 18.9%
Percent of List Price Received*	100.2%	97.3%	- 2.9%	99.5%	96.9%	- 2.6%
Days on Market Until Sale	16	54	+ 237.5%	44	64	+ 45.5%
Inventory of Homes for Sale	20	15	- 25.0%	--	--	--
Months Supply of Inventory	2.7	3.2	+ 18.5%	--	--	--

\* 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

