

# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

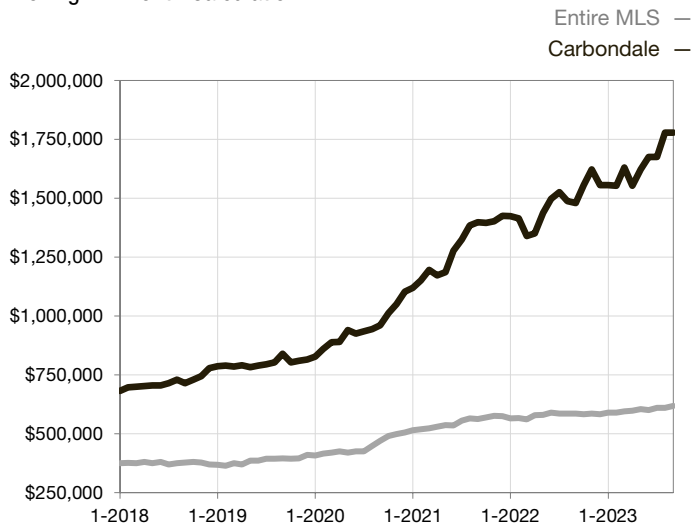
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 9-2023	Percent Change from Previous Year
New Listings	12	13	+ 8.3%	165	154	- 6.7%
Sold Listings	11	11	0.0%	85	103	+ 21.2%
Median Sales Price*	\$1,250,000	\$1,350,000	+ 8.0%	\$1,625,000	\$1,900,000	+ 16.9%
Average Sales Price*	\$1,363,636	\$1,401,045	+ 2.7%	\$1,876,551	\$2,130,950	+ 13.6%
Percent of List Price Received*	98.4%	97.8%	- 0.6%	98.4%	96.9%	- 1.5%
Days on Market Until Sale	47	41	- 12.8%	72	78	+ 8.3%
Inventory of Homes for Sale	74	58	- 21.6%	--	--	--
Months Supply of Inventory	6.7	5.0	- 25.4%	--	--	--

\* 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 9-2023	Percent Change from Previous Year
New Listings	7	6	- 14.3%	66	62	- 6.1%
Sold Listings	3	7	+ 133.3%	52	47	- 9.6%
Median Sales Price*	\$880,000	\$1,240,000	+ 40.9%	\$890,000	\$940,000	+ 5.6%
Average Sales Price*	\$933,333	\$1,419,403	+ 52.1%	\$979,079	\$1,183,962	+ 20.9%
Percent of List Price Received*	98.7%	98.6%	- 0.1%	99.5%	97.3%	- 2.2%
Days on Market Until Sale	9	61	+ 577.8%	37	60	+ 62.2%
Inventory of Homes for Sale	24	20	- 16.7%	--	--	--
Months Supply of Inventory	3.8	4.0	+ 5.3%	--	--	--

\* 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

