

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

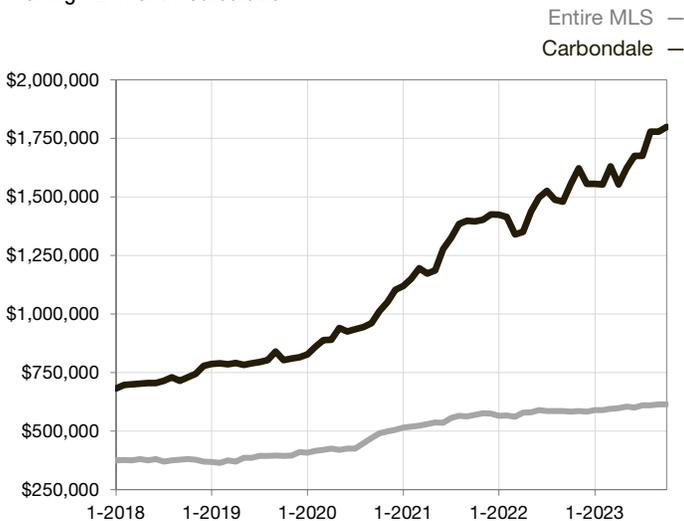
| Single Family | October | | | Year to Date | | |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 10-2022 | Thru 10-2023 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 14 | 8 | - 42.9% | 180 | 162 | - 10.0% |
| Sold Listings | 18 | 8 | - 55.6% | 103 | 111 | + 7.8% |
| Median Sales Price* | \$1,691,750 | \$2,255,000 | + 33.3% | \$1,630,000 | \$1,925,000 | + 18.1% |
| Average Sales Price* | \$2,115,361 | \$2,029,125 | - 4.1% | \$1,918,284 | \$2,123,611 | + 10.7% |
| Percent of List Price Received* | 94.5% | 92.4% | - 2.2% | 97.7% | 96.6% | - 1.1% |
| Days on Market Until Sale | 74 | 149 | + 101.4% | 72 | 83 | + 15.3% |
| Inventory of Homes for Sale | 73 | 51 | - 30.1% | -- | -- | -- |
| Months Supply of Inventory | 6.5 | 4.7 | - 27.7% | -- | -- | -- |

* 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 | October | | | Year to Date | | |
|---------------------------------|-------------|------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 10-2022 | Thru 10-2023 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 3 | 2 | - 33.3% | 69 | 65 | - 5.8% |
| Sold Listings | 3 | 4 | + 33.3% | 55 | 51 | - 7.3% |
| Median Sales Price* | \$1,850,000 | \$768,000 | - 58.5% | \$900,000 | \$879,000 | - 2.3% |
| Average Sales Price* | \$1,477,658 | \$946,500 | - 35.9% | \$1,006,274 | \$1,165,338 | + 15.8% |
| Percent of List Price Received* | 98.7% | 100.9% | + 2.2% | 99.5% | 97.6% | - 1.9% |
| Days on Market Until Sale | 107 | 6 | - 94.4% | 41 | 55 | + 34.1% |
| Inventory of Homes for Sale | 22 | 19 | - 13.6% | -- | -- | -- |
| Months Supply of Inventory | 3.9 | 3.7 | - 5.1% | -- | -- | -- |

* 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

