

# Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

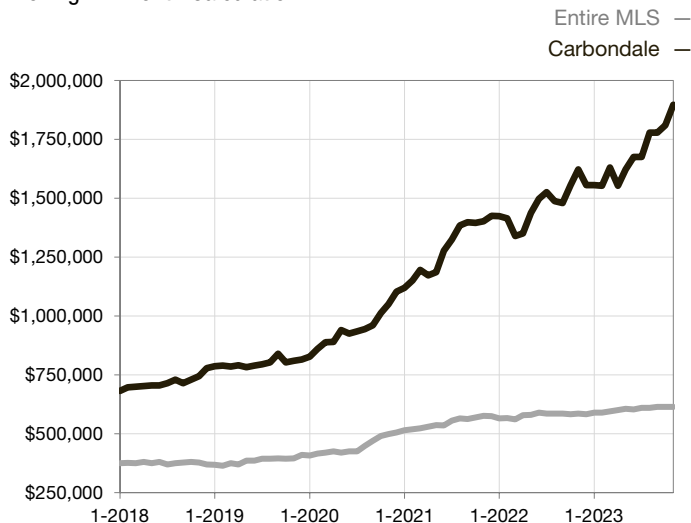
Single Family	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
New Listings	3	8	+ 166.7%	183	171	- 6.6%
Sold Listings	11	11	0.0%	114	123	+ 7.9%
Median Sales Price*	\$1,150,000	\$2,030,000	+ 76.5%	\$1,622,500	\$1,963,000	+ 21.0%
Average Sales Price*	\$1,551,909	\$1,989,864	+ 28.2%	\$1,882,932	\$2,124,670	+ 12.8%
Percent of List Price Received*	96.5%	98.4%	+ 2.0%	97.6%	96.8%	- 0.8%
Days on Market Until Sale	101	39	- 61.4%	75	79	+ 5.3%
Inventory of Homes for Sale	64	47	- 26.6%	--	--	--
Months Supply of Inventory	6.0	4.3	- 28.3%	--	--	--

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

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
New Listings	5	6	+ 20.0%	74	71	- 4.1%
Sold Listings	5	3	- 40.0%	60	54	- 10.0%
Median Sales Price*	\$825,000	\$755,000	- 8.5%	\$870,500	\$837,413	- 3.8%
Average Sales Price*	\$836,000	\$730,833	- 12.6%	\$992,085	\$1,141,199	+ 15.0%
Percent of List Price Received*	99.0%	99.7%	+ 0.7%	99.4%	97.7%	- 1.7%
Days on Market Until Sale	112	13	- 88.4%	47	53	+ 12.8%
Inventory of Homes for Sale	24	21	- 12.5%	--	--	--
Months Supply of Inventory	4.2	4.3	+ 2.4%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

