

Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

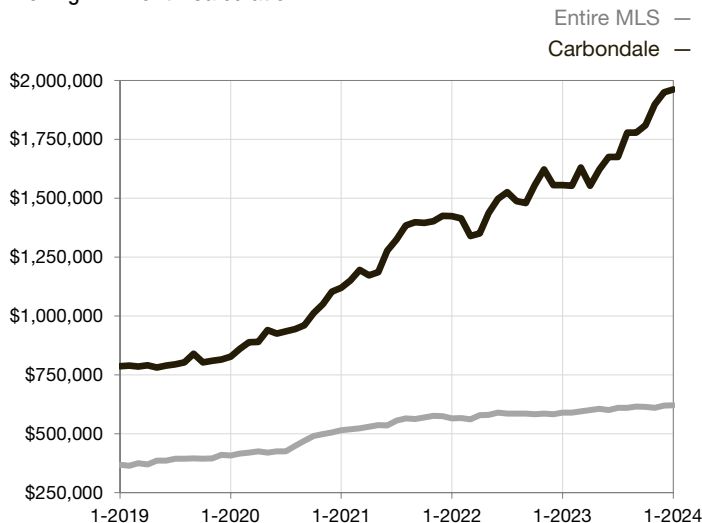
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 1-2024	Percent Change from Previous Year
New Listings	9	11	+ 22.2%	9	11	+ 22.2%
Sold Listings	2	8	+ 300.0%	2	8	+ 300.0%
Median Sales Price*	\$2,747,500	\$2,617,000	- 4.7%	\$2,747,500	\$2,617,000	- 4.7%
Average Sales Price*	\$2,747,500	\$2,306,125	- 16.1%	\$2,747,500	\$2,306,125	- 16.1%
Percent of List Price Received*	93.6%	92.6%	- 1.1%	93.6%	92.6%	- 1.1%
Days on Market Until Sale	146	46	- 68.5%	146	46	- 68.5%
Inventory of Homes for Sale	62	42	- 32.3%	--	--	--
Months Supply of Inventory	6.3	3.6	- 42.9%	--	--	--

* 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	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 1-2024	Percent Change from Previous Year
New Listings	5	3	- 40.0%	5	3	- 40.0%
Sold Listings	3	2	- 33.3%	3	2	- 33.3%
Median Sales Price*	\$608,410	\$1,792,500	+ 194.6%	\$608,410	\$1,792,500	+ 194.6%
Average Sales Price*	\$1,002,970	\$1,792,500	+ 78.7%	\$1,002,970	\$1,792,500	+ 78.7%
Percent of List Price Received*	94.0%	97.4%	+ 3.6%	94.0%	97.4%	+ 3.6%
Days on Market Until Sale	63	76	+ 20.6%	63	76	+ 20.6%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	3.7	3.6	- 2.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

