

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

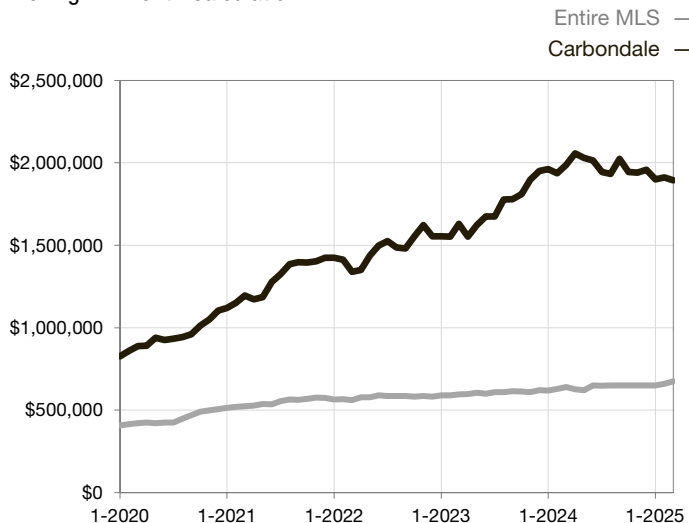
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 3-2025	Percent Change from Previous Year
New Listings	11	14	+ 27.3%	32	33	+ 3.1%
Sold Listings	11	3	- 72.7%	24	28	+ 16.7%
Median Sales Price*	\$2,570,000	\$1,495,000	- 41.8%	\$2,217,000	\$1,745,000	- 21.3%
Average Sales Price*	\$2,361,215	\$2,473,333	+ 4.7%	\$2,186,557	\$2,062,929	- 5.7%
Percent of List Price Received*	94.6%	98.7%	+ 4.3%	94.4%	97.2%	+ 3.0%
Days on Market Until Sale	186	141	- 24.2%	137	139	+ 1.5%
Inventory of Homes for Sale	45	50	+ 11.1%	--	--	--
Months Supply of Inventory	3.8	4.5	+ 18.4%	--	--	--

* 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	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 3-2025	Percent Change from Previous Year
New Listings	8	5	- 37.5%	17	11	- 35.3%
Sold Listings	2	4	+ 100.0%	11	10	- 9.1%
Median Sales Price*	\$1,340,000	\$1,021,250	- 23.8%	\$1,350,000	\$917,500	- 32.0%
Average Sales Price*	\$1,340,000	\$1,292,500	- 3.5%	\$1,392,818	\$1,122,000	- 19.4%
Percent of List Price Received*	93.4%	99.6%	+ 6.6%	96.4%	97.3%	+ 0.9%
Days on Market Until Sale	568	65	- 88.6%	255	76	- 70.2%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	3.3	2.5	- 24.2%	--	--	--

* 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

