

# Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

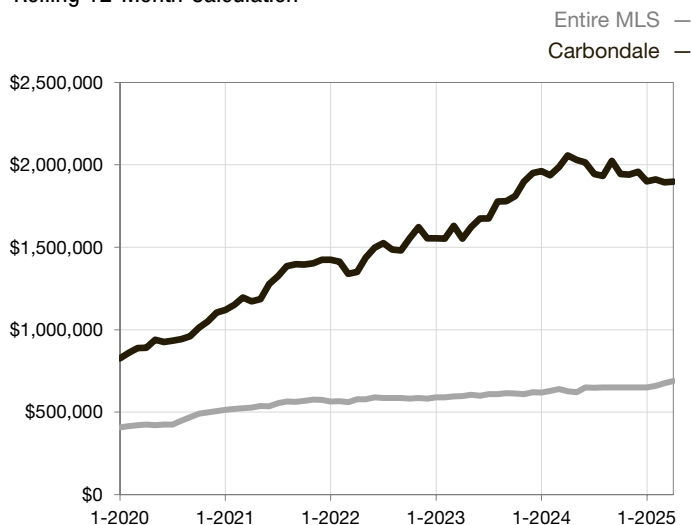
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 4-2025	Percent Change from Previous Year
New Listings	19	18	- 5.3%	51	52	+ 2.0%
Sold Listings	12	8	- 33.3%	36	36	0.0%
Median Sales Price*	\$2,025,000	\$3,325,000	+ 64.2%	\$2,087,500	\$1,816,000	- 13.0%
Average Sales Price*	\$2,351,878	\$3,734,375	+ 58.8%	\$2,241,664	\$2,434,361	+ 8.6%
Percent of List Price Received*	98.4%	93.4%	- 5.1%	95.7%	96.4%	+ 0.7%
Days on Market Until Sale	134	154	+ 14.9%	136	142	+ 4.4%
Inventory of Homes for Sale	46	56	+ 21.7%	--	--	--
Months Supply of Inventory	3.9	5.2	+ 33.3%	--	--	--

\* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 4-2025	Percent Change from Previous Year
New Listings	2	7	+ 250.0%	20	20	0.0%
Sold Listings	6	2	- 66.7%	17	12	- 29.4%
Median Sales Price*	\$952,500	\$2,020,000	+ 112.1%	\$1,295,000	\$1,017,500	- 21.4%
Average Sales Price*	\$1,076,667	\$2,020,000	+ 87.6%	\$1,281,235	\$1,271,667	- 0.7%
Percent of List Price Received*	101.3%	99.8%	- 1.5%	98.1%	97.7%	- 0.4%
Days on Market Until Sale	35	60	+ 71.4%	177	73	- 58.8%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	3.0	4.2	+ 40.0%	--	--	--

\* 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

