

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

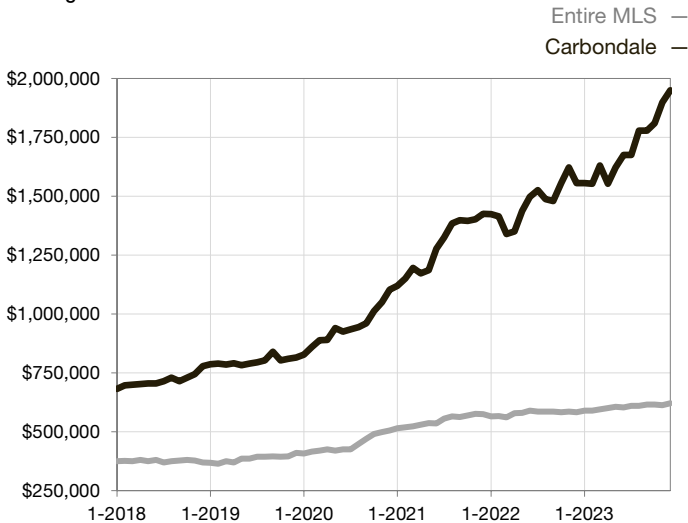
Single Family	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	11	5	- 54.5%	194	178	- 8.2%
Sold Listings	7	10	+ 42.9%	121	133	+ 9.9%
Median Sales Price*	\$960,000	\$1,758,000	+ 83.1%	\$1,555,000	\$1,950,000	+ 25.4%
Average Sales Price*	\$1,154,357	\$2,521,125	+ 118.4%	\$1,840,783	\$2,154,478	+ 17.0%
Percent of List Price Received*	96.1%	96.3%	+ 0.2%	97.5%	96.7%	- 0.8%
Days on Market Until Sale	50	70	+ 40.0%	74	78	+ 5.4%
Inventory of Homes for Sale	68	44	- 35.3%	--	--	--
Months Supply of Inventory	6.7	4.0	- 40.3%	--	--	--

* 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	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	2	0	- 100.0%	76	71	- 6.6%
Sold Listings	5	3	- 40.0%	65	57	- 12.3%
Median Sales Price*	\$860,000	\$1,181,000	+ 37.3%	\$861,000	\$847,500	- 1.6%
Average Sales Price*	\$1,043,640	\$1,012,000	- 3.0%	\$996,050	\$1,134,399	+ 13.9%
Percent of List Price Received*	93.4%	97.1%	+ 4.0%	99.0%	97.7%	- 1.3%
Days on Market Until Sale	66	37	- 43.9%	48	52	+ 8.3%
Inventory of Homes for Sale	20	15	- 25.0%	--	--	--
Months Supply of Inventory	3.7	3.2	- 13.5%	--	--	--

* 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

