

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

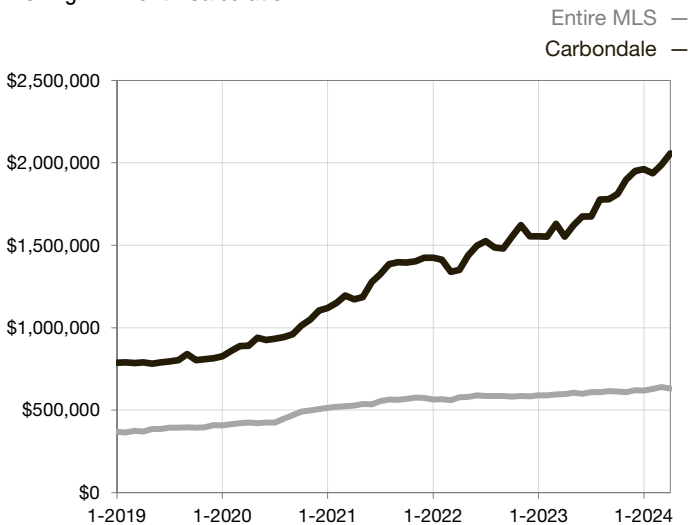
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 4-2024	Percent Change from Previous Year
Key Metrics						
New Listings	11	16	+ 45.5%	52	48	- 7.7%
Sold Listings	12	12	0.0%	27	36	+ 33.3%
Median Sales Price*	\$1,265,363	\$2,025,000	+ 60.0%	\$1,650,000	\$2,087,500	+ 26.5%
Average Sales Price*	\$1,638,602	\$2,351,878	+ 43.5%	\$1,931,175	\$2,241,664	+ 16.1%
Percent of List Price Received*	98.0%	98.4%	+ 0.4%	96.6%	95.7%	- 0.9%
Days on Market Until Sale	86	97	+ 12.8%	109	88	- 19.3%
Inventory of Homes for Sale	55	42	- 23.6%	--	--	--
Months Supply of Inventory	5.6	3.5	- 37.5%	--	--	--

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

Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 4-2024	Percent Change from Previous Year
Key Metrics						
New Listings	10	2	- 80.0%	26	19	- 26.9%
Sold Listings	4	6	+ 50.0%	14	17	+ 21.4%
Median Sales Price*	\$1,300,000	\$952,500	- 26.7%	\$841,000	\$1,295,000	+ 54.0%
Average Sales Price*	\$1,386,500	\$1,076,667	- 22.3%	\$1,098,886	\$1,281,235	+ 16.6%
Percent of List Price Received*	94.4%	101.3%	+ 7.3%	96.1%	98.1%	+ 2.1%
Days on Market Until Sale	93	10	- 89.2%	75	133	+ 77.3%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--
Months Supply of Inventory	4.6	3.0	- 34.8%	--	--	--

* 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

