

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

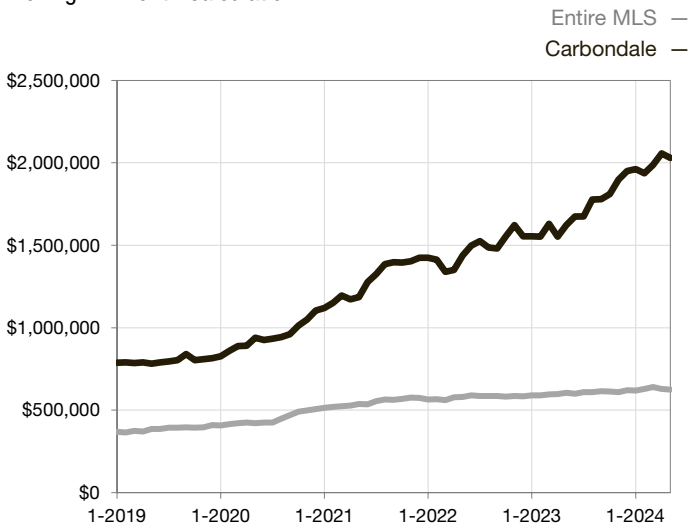
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 5-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	18	19	+ 5.6%	70	69	- 1.4%
Sold Listings	17	12	- 29.4%	44	48	+ 9.1%
Median Sales Price*	\$2,200,000	\$1,962,500	- 10.8%	\$1,847,500	\$2,087,500	+ 13.0%
Average Sales Price*	\$2,497,765	\$2,278,042	- 8.8%	\$2,150,085	\$2,250,758	+ 4.7%
Percent of List Price Received*	97.6%	100.1%	+ 2.6%	97.0%	96.8%	- 0.2%
Days on Market Until Sale	47	58	+ 23.4%	85	80	- 5.9%
Inventory of Homes for Sale	52	52	0.0%	--	--	--
Months Supply of Inventory	5.3	4.6	- 13.2%	--	--	--

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

Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 5-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	6	+ 50.0%	30	25	- 16.7%
Sold Listings	6	2	- 66.7%	20	19	- 5.0%
Median Sales Price*	\$791,163	\$592,950	- 25.1%	\$791,163	\$1,226,000	+ 55.0%
Average Sales Price*	\$1,075,408	\$592,950	- 44.9%	\$1,091,843	\$1,208,784	+ 10.7%
Percent of List Price Received*	98.0%	98.6%	+ 0.6%	96.6%	98.2%	+ 1.7%
Days on Market Until Sale	50	74	+ 48.0%	67	127	+ 89.6%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	3.1	3.2	+ 3.2%	--	--	--

\* 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

