

Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

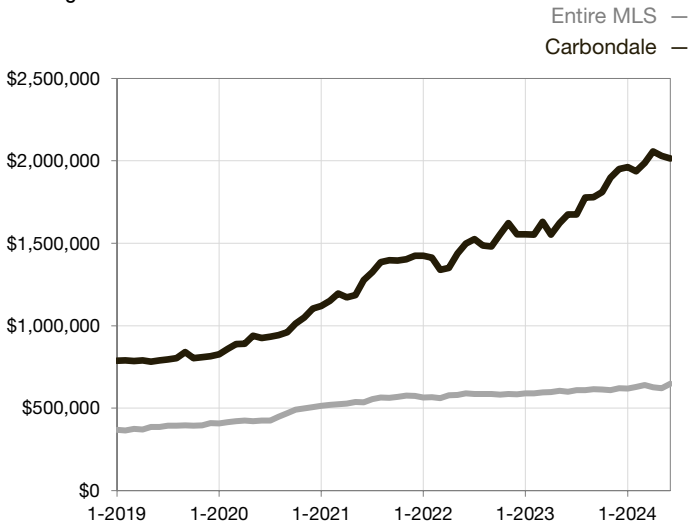
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 6-2024	Percent Change from Previous Year
Key Metrics						
New Listings	29	26	- 10.3%	99	96	- 3.0%
Sold Listings	17	10	- 41.2%	61	58	- 4.9%
Median Sales Price*	\$2,250,000	\$2,105,000	- 6.4%	\$1,975,000	\$2,100,000	+ 6.3%
Average Sales Price*	\$2,327,320	\$2,845,002	+ 22.2%	\$2,199,478	\$2,353,214	+ 7.0%
Percent of List Price Received*	99.3%	95.9%	- 3.4%	97.7%	96.6%	- 1.1%
Days on Market Until Sale	112	236	+ 110.7%	93	107	+ 15.1%
Inventory of Homes for Sale	57	60	+ 5.3%	--	--	--
Months Supply of Inventory	5.4	5.5	+ 1.9%	--	--	--

* 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	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 6-2024	Percent Change from Previous Year
Key Metrics						
New Listings	8	5	- 37.5%	38	30	- 21.1%
Sold Listings	9	5	- 44.4%	29	24	- 17.2%
Median Sales Price*	\$1,133,000	\$885,000	- 21.9%	\$982,000	\$1,165,000	+ 18.6%
Average Sales Price*	\$1,335,144	\$1,165,800	- 12.7%	\$1,167,350	\$1,199,829	+ 2.8%
Percent of List Price Received*	97.3%	95.4%	- 2.0%	96.8%	97.6%	+ 0.8%
Days on Market Until Sale	57	58	+ 1.8%	64	113	+ 76.6%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	3.9	4.2	+ 7.7%	--	--	--

* 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

