

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

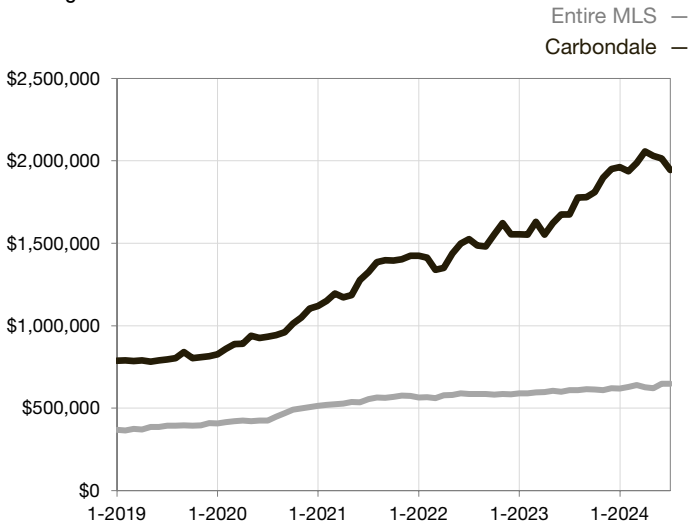
Single Family Key Metrics	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 7-2024	Percent Change from Previous Year
New Listings	18	19	+ 5.6%	117	117	0.0%
Sold Listings	15	17	+ 13.3%	76	75	- 1.3%
Median Sales Price*	\$1,778,500	\$1,350,000	- 24.1%	\$1,931,500	\$1,940,000	+ 0.4%
Average Sales Price*	\$1,783,300	\$1,560,529	- 12.5%	\$2,117,338	\$2,173,539	+ 2.7%
Percent of List Price Received*	95.7%	96.5%	+ 0.8%	97.3%	96.6%	- 0.7%
Days on Market Until Sale	72	95	+ 31.9%	89	105	+ 18.0%
Inventory of Homes for Sale	62	66	+ 6.5%	--	--	--
Months Supply of Inventory	5.4	6.0	+ 11.1%	--	--	--

* 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 Key Metrics	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 7-2024	Percent Change from Previous Year
New Listings	2	8	+ 300.0%	40	39	- 2.5%
Sold Listings	6	1	- 83.3%	35	25	- 28.6%
Median Sales Price*	\$1,239,000	\$925,000	- 25.3%	\$982,000	\$1,150,000	+ 17.1%
Average Sales Price*	\$1,350,167	\$925,000	- 31.5%	\$1,198,690	\$1,188,836	- 0.8%
Percent of List Price Received*	97.3%	97.5%	+ 0.2%	96.9%	97.6%	+ 0.7%
Days on Market Until Sale	54	35	- 35.2%	62	109	+ 75.8%
Inventory of Homes for Sale	17	21	+ 23.5%	--	--	--
Months Supply of Inventory	3.5	5.4	+ 54.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

