

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

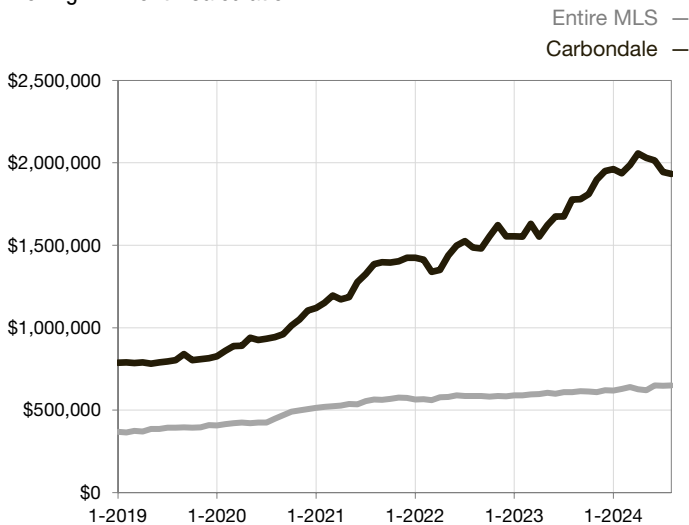
| Single Family | August | | | Year to Date | | |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 08-2023 | Thru 8-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 25 | 19 | - 24.0% | 142 | 137 | - 3.5% |
| Sold Listings | 16 | 12 | - 25.0% | 92 | 87 | - 5.4% |
| Median Sales Price* | \$2,355,000 | \$2,347,500 | - 0.3% | \$1,987,250 | \$1,975,000 | - 0.6% |
| Average Sales Price* | \$2,697,418 | \$2,477,089 | - 8.2% | \$2,218,221 | \$2,215,408 | - 0.1% |
| Percent of List Price Received* | 94.8% | 96.3% | + 1.6% | 96.8% | 96.6% | - 0.2% |
| Days on Market Until Sale | 55 | 91 | + 65.5% | 83 | 103 | + 24.1% |
| Inventory of Homes for Sale | 74 | 69 | - 6.8% | -- | -- | -- |
| Months Supply of Inventory | 6.4 | 6.5 | + 1.6% | -- | -- | -- |

* 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 | August | | | Year to Date | | |
|---------------------------------|-----------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 08-2023 | Thru 8-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 17 | 5 | - 70.6% | 57 | 44 | - 22.8% |
| Sold Listings | 5 | 4 | - 20.0% | 40 | 30 | - 25.0% |
| Median Sales Price* | \$780,000 | \$1,191,750 | + 52.8% | \$853,163 | \$1,130,000 | + 32.4% |
| Average Sales Price* | \$751,251 | \$1,183,125 | + 57.5% | \$1,142,760 | \$1,163,613 | + 1.8% |
| Percent of List Price Received* | 98.1% | 97.2% | - 0.9% | 97.1% | 97.6% | + 0.5% |
| Days on Market Until Sale | 39 | 52 | + 33.3% | 59 | 98 | + 66.1% |
| Inventory of Homes for Sale | 25 | 20 | - 20.0% | -- | -- | -- |
| Months Supply of Inventory | 5.4 | 5.1 | - 5.6% | -- | -- | -- |

* 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

