

# Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

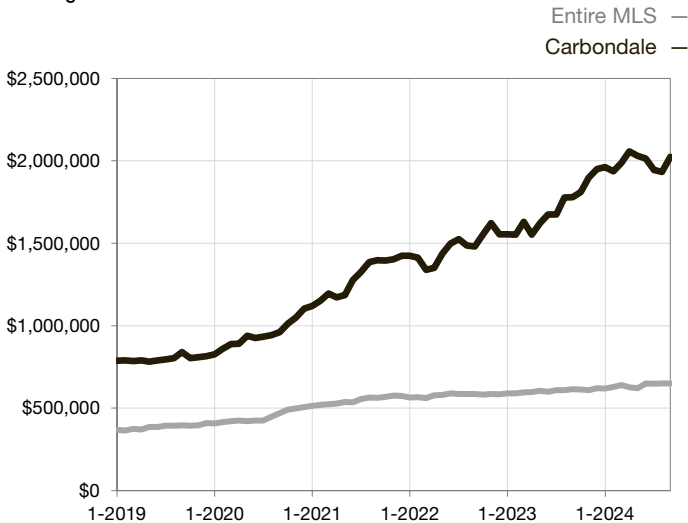
| Single Family                   | September   |             |                                   | Year to Date |             |                                   |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|-------------|-----------------------------------|
|                                 | 2023        | 2024        | Percent Change from Previous Year | Thru 09-2023 | Thru 9-2024 | Percent Change from Previous Year |
| <b>Key Metrics</b>              |             |             |                                   |              |             |                                   |
| New Listings                    | 14          | 15          | + 7.1%                            | 156          | 151         | - 3.2%                            |
| Sold Listings                   | 11          | 12          | + 9.1%                            | 103          | 99          | - 3.9%                            |
| Median Sales Price*             | \$1,350,000 | \$2,000,000 | + 48.1%                           | \$1,900,000  | \$1,975,000 | + 3.9%                            |
| Average Sales Price*            | \$1,401,045 | \$2,293,667 | + 63.7%                           | \$2,130,950  | \$2,224,894 | + 4.4%                            |
| Percent of List Price Received* | 97.8%       | 97.7%       | - 0.1%                            | 96.9%        | 96.7%       | - 0.2%                            |
| Days on Market Until Sale       | 84          | 118         | + 40.5%                           | 130          | 140         | + 7.7%                            |
| Inventory of Homes for Sale     | 62          | 65          | + 4.8%                            | --           | --          | --                                |
| 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                 | September   |             |                                   | Year to Date |             |                                   |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|-------------|-----------------------------------|
|                                 | 2023        | 2024        | Percent Change from Previous Year | Thru 09-2023 | Thru 9-2024 | Percent Change from Previous Year |
| <b>Key Metrics</b>              |             |             |                                   |              |             |                                   |
| New Listings                    | 6           | 1           | - 83.3%                           | 63           | 47          | - 25.4%                           |
| Sold Listings                   | 7           | 5           | - 28.6%                           | 47           | 35          | - 25.5%                           |
| Median Sales Price*             | \$1,240,000 | \$850,000   | - 31.5%                           | \$940,000    | \$1,110,000 | + 18.1%                           |
| Average Sales Price*            | \$1,419,403 | \$1,110,200 | - 21.8%                           | \$1,183,962  | \$1,155,983 | - 2.4%                            |
| Percent of List Price Received* | 98.6%       | 96.8%       | - 1.8%                            | 97.3%        | 97.5%       | + 0.2%                            |
| Days on Market Until Sale       | 101         | 190         | + 88.1%                           | 107          | 145         | + 35.5%                           |
| Inventory of Homes for Sale     | 20          | 20          | 0.0%                              | --           | --          | --                                |
| Months Supply of Inventory      | 4.0         | 5.3         | + 32.5%                           | --           | --          | --                                |

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

