

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

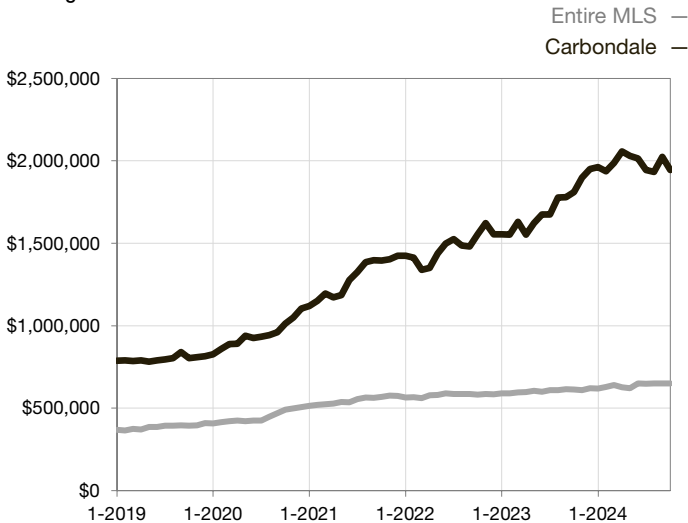
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	9	10	+ 11.1%	165	162	- 1.8%
Sold Listings	9	12	+ 33.3%	112	111	- 0.9%
Median Sales Price*	\$2,260,000	\$1,887,500	- 16.5%	\$1,944,000	\$1,940,000	- 0.2%
Average Sales Price*	\$2,217,556	\$2,033,368	- 8.3%	\$2,137,909	\$2,204,188	+ 3.1%
Percent of List Price Received*	92.9%	99.1%	+ 6.7%	96.6%	97.0%	+ 0.4%
Days on Market Until Sale	162	65	- 59.9%	133	132	- 0.8%
Inventory of Homes for Sale	54	56	+ 3.7%	--	--	--
Months Supply of Inventory	5.0	5.1	+ 2.0%	--	--	--

* 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	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	2	3	+ 50.0%	65	50	- 23.1%
Sold Listings	4	2	- 50.0%	51	37	- 27.5%
Median Sales Price*	\$768,000	\$1,425,000	+ 85.5%	\$879,000	\$1,150,000	+ 30.8%
Average Sales Price*	\$946,500	\$1,425,000	+ 50.6%	\$1,165,338	\$1,170,524	+ 0.4%
Percent of List Price Received*	100.9%	93.8%	- 7.0%	97.6%	97.3%	- 0.3%
Days on Market Until Sale	39	114	+ 192.3%	102	143	+ 40.2%
Inventory of Homes for Sale	19	18	- 5.3%	--	--	--
Months Supply of Inventory	3.7	5.0	+ 35.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

