

Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

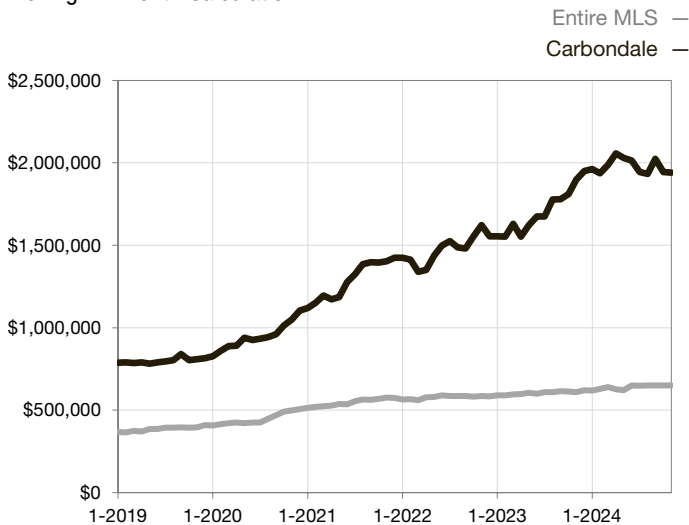
Single Family	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Key Metrics						
New Listings	9	8	- 11.1%	174	171	- 1.7%
Sold Listings	11	10	- 9.1%	123	121	- 1.6%
Median Sales Price*	\$2,030,000	\$2,125,000	+ 4.7%	\$1,963,000	\$1,940,000	- 1.2%
Average Sales Price*	\$1,989,864	\$2,344,000	+ 17.8%	\$2,124,670	\$2,215,743	+ 4.3%
Percent of List Price Received*	98.4%	93.9%	- 4.6%	96.8%	96.7%	- 0.1%
Days on Market Until Sale	84	135	+ 60.7%	128	132	+ 3.1%
Inventory of Homes for Sale	50	50	0.0%	--	--	--
Months Supply of Inventory	4.6	4.6	0.0%	--	--	--

* 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	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Key Metrics						
New Listings	6	3	- 50.0%	70	53	- 24.3%
Sold Listings	3	4	+ 33.3%	54	41	- 24.1%
Median Sales Price*	\$755,000	\$1,301,750	+ 72.4%	\$837,413	\$1,150,000	+ 37.3%
Average Sales Price*	\$730,833	\$1,398,625	+ 91.4%	\$1,141,199	\$1,192,778	+ 4.5%
Percent of List Price Received*	99.7%	97.2%	- 2.5%	97.7%	97.3%	- 0.4%
Days on Market Until Sale	59	101	+ 71.2%	100	139	+ 39.0%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--
Months Supply of Inventory	3.9	4.1	+ 5.1%	--	--	--

* 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

