

# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

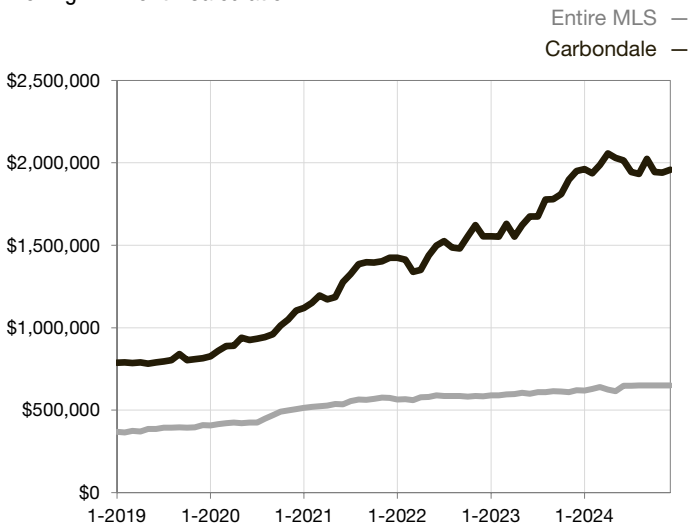
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	7	8	+ 14.3%	181	179	- 1.1%
Sold Listings	10	9	- 10.0%	133	130	- 2.3%
Median Sales Price*	\$1,758,000	<b>\$2,150,000</b>	+ 22.3%	\$1,950,000	<b>\$1,957,500</b>	+ 0.4%
Average Sales Price*	\$2,521,125	<b>\$2,410,233</b>	- 4.4%	\$2,154,478	<b>\$2,229,208</b>	+ 3.5%
Percent of List Price Received*	96.3%	<b>91.6%</b>	- 4.9%	96.7%	<b>96.4%</b>	- 0.3%
Days on Market Until Sale	113	<b>148</b>	+ 31.0%	127	<b>134</b>	+ 5.5%
Inventory of Homes for Sale	48	<b>45</b>	- 6.3%	--	--	--
Months Supply of Inventory	4.3	<b>4.2</b>	- 2.3%	--	--	--

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

Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	3	--	70	56	- 20.0%
Sold Listings	3	4	+ 33.3%	57	45	- 21.1%
Median Sales Price*	\$1,181,000	<b>\$1,094,500</b>	- 7.3%	\$847,500	<b>\$1,150,000</b>	+ 35.7%
Average Sales Price*	\$1,012,000	<b>\$1,179,750</b>	+ 16.6%	\$1,134,399	<b>\$1,191,620</b>	+ 5.0%
Percent of List Price Received*	97.1%	<b>95.2%</b>	- 2.0%	97.7%	<b>97.1%</b>	- 0.6%
Days on Market Until Sale	88	91	+ 3.4%	99	135	+ 36.4%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	2.9	<b>2.7</b>	- 6.9%	--	--	--

\* 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

