

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

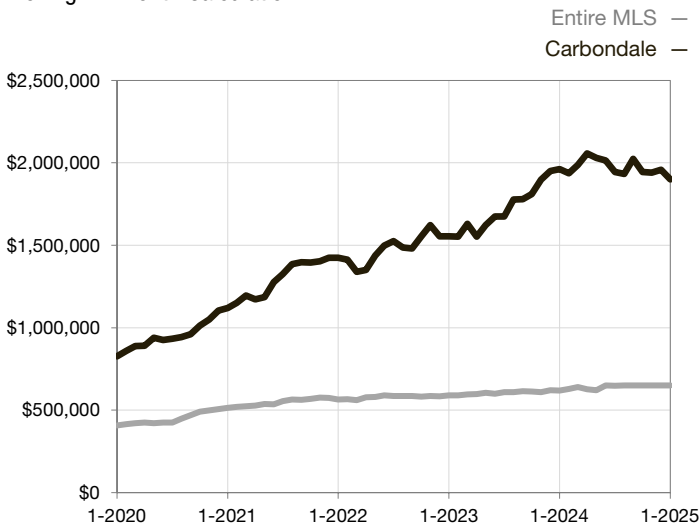
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 1-2025	Percent Change from Previous Year
Key Metrics						
New Listings	12	9	- 25.0%	12	9	- 25.0%
Sold Listings	8	15	+ 87.5%	8	15	+ 87.5%
Median Sales Price*	\$2,617,000	\$1,807,000	- 31.0%	\$2,617,000	\$1,807,000	- 31.0%
Average Sales Price*	\$2,306,125	\$1,798,133	- 22.0%	\$2,306,125	\$1,798,133	- 22.0%
Percent of List Price Received*	92.6%	97.3%	+ 5.1%	92.6%	97.3%	+ 5.1%
Days on Market Until Sale	98	149	+ 52.0%	98	149	+ 52.0%
Inventory of Homes for Sale	45	41	- 8.9%	--	--	--
Months Supply of Inventory	3.9	3.6	- 7.7%	--	--	--

* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 1-2025	Percent Change from Previous Year
Key Metrics						
New Listings	3	4	+ 33.3%	3	4	+ 33.3%
Sold Listings	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$1,792,500	\$985,000	- 45.0%	\$1,792,500	\$985,000	- 45.0%
Average Sales Price*	\$1,792,500	\$1,178,333	- 34.3%	\$1,792,500	\$1,178,333	- 34.3%
Percent of List Price Received*	97.4%	92.3%	- 5.2%	97.4%	92.3%	- 5.2%
Days on Market Until Sale	116	116	0.0%	116	116	0.0%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	3.4	2.6	- 23.5%	--	--	--

* 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

