

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

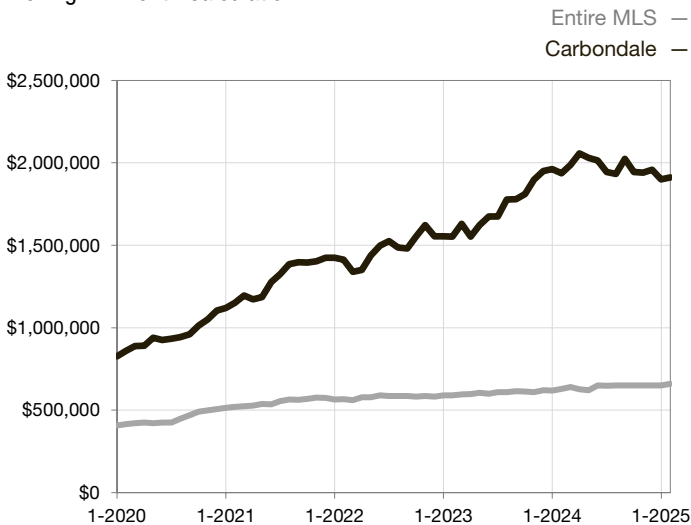
Single Family	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 2-2025	Percent Change from Previous Year
Key Metrics						
New Listings	9	9	0.0%	21	18	- 14.3%
Sold Listings	5	10	+ 100.0%	13	25	+ 92.3%
Median Sales Price*	\$1,050,000	\$1,745,000	+ 66.2%	\$1,600,000	\$1,800,000	+ 12.5%
Average Sales Price*	\$1,611,000	\$2,337,000	+ 45.1%	\$2,038,769	\$2,013,680	- 1.2%
Percent of List Price Received*	96.7%	96.6%	- 0.1%	94.2%	97.0%	+ 3.0%
Days on Market Until Sale	90	123	+ 36.7%	95	139	+ 46.3%
Inventory of Homes for Sale	47	44	- 6.4%	--	--	--
Months Supply of Inventory	4.1	3.7	- 9.8%	--	--	--

* 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	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 2-2025	Percent Change from Previous Year
Key Metrics						
New Listings	6	2	- 66.7%	9	6	- 33.3%
Sold Listings	7	3	- 57.1%	9	6	- 33.3%
Median Sales Price*	\$1,295,000	\$780,000	- 39.8%	\$1,350,000	\$917,500	- 32.0%
Average Sales Price*	\$1,293,714	\$838,333	- 35.2%	\$1,404,556	\$1,008,333	- 28.2%
Percent of List Price Received*	96.9%	99.2%	+ 2.4%	97.0%	95.8%	- 1.2%
Days on Market Until Sale	205	50	- 75.6%	185	83	- 55.1%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	3.4	2.0	- 41.2%	--	--	--

* 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

