

Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

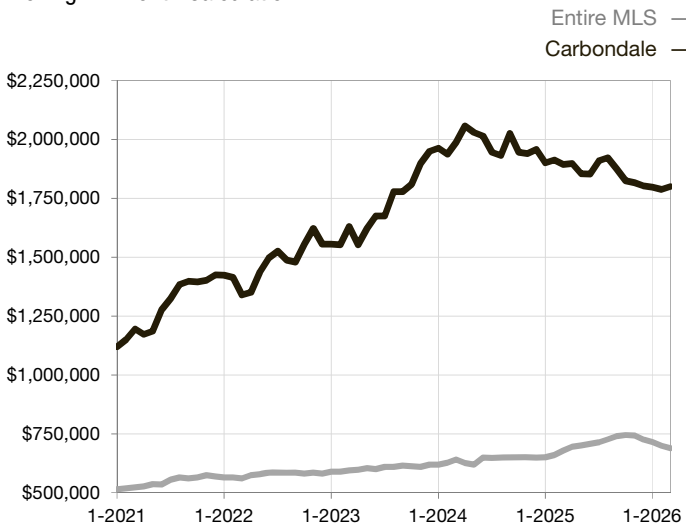
Single Family	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 3-2026	Percent Change from Previous Year
Key Metrics						
New Listings	17	16	- 5.9%	39	30	- 23.1%
Sold Listings	3	6	+ 100.0%	28	17	- 39.3%
Median Sales Price*	\$1,495,000	\$1,950,000	+ 30.4%	\$1,745,000	\$1,499,000	- 14.1%
Average Sales Price*	\$2,473,333	\$1,887,333	- 23.7%	\$2,062,929	\$1,926,035	- 6.6%
Percent of List Price Received*	98.7%	93.0%	- 5.8%	97.2%	94.2%	- 3.1%
Days on Market Until Sale	141	152	+ 7.8%	139	176	+ 26.6%
Inventory of Homes for Sale	52	45	- 13.5%	--	--	--
Months Supply of Inventory	4.7	4.5	- 4.3%	--	--	--

* 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	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 3-2026	Percent Change from Previous Year
Key Metrics						
New Listings	6	8	+ 33.3%	13	16	+ 23.1%
Sold Listings	4	0	- 100.0%	10	11	+ 10.0%
Median Sales Price*	\$1,021,250	\$0	- 100.0%	\$917,500	\$850,000	- 7.4%
Average Sales Price*	\$1,292,500	\$0	- 100.0%	\$1,122,000	\$1,461,358	+ 30.2%
Percent of List Price Received*	99.6%	0.0%	- 100.0%	97.3%	96.8%	- 0.5%
Days on Market Until Sale	65	0	- 100.0%	76	177	+ 132.9%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	4.9	2.9	- 40.8%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

