

Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

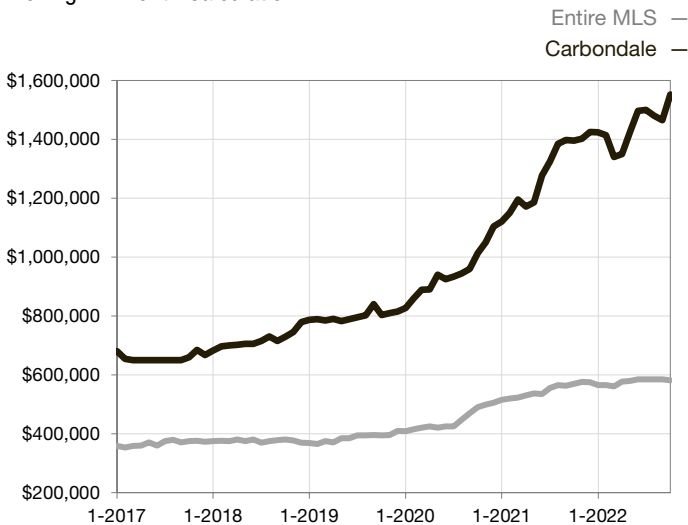
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
New Listings	11	11	0.0%	183	175	- 4.4%
Sold Listings	16	18	+ 12.5%	149	104	- 30.2%
Median Sales Price*	\$1,075,000	\$1,691,750	+ 57.4%	\$1,450,000	\$1,627,500	+ 12.2%
Average Sales Price*	\$1,492,547	\$2,115,361	+ 41.7%	\$1,546,578	\$1,901,041	+ 22.9%
Percent of List Price Received*	96.7%	94.5%	- 2.3%	98.1%	97.7%	- 0.4%
Days on Market Until Sale	62	74	+ 19.4%	57	72	+ 26.3%
Inventory of Homes for Sale	46	55	+ 19.6%	--	--	--
Months Supply of Inventory	2.9	4.9	+ 69.0%	--	--	--

* 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	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
New Listings	5	2	- 60.0%	81	68	- 16.0%
Sold Listings	10	3	- 70.0%	92	55	- 40.2%
Median Sales Price*	\$622,500	\$1,850,000	+ 197.2%	\$635,000	\$900,000	+ 41.7%
Average Sales Price*	\$717,600	\$1,477,658	+ 105.9%	\$713,068	\$1,006,274	+ 41.1%
Percent of List Price Received*	100.7%	98.7%	- 2.0%	100.0%	99.5%	- 0.5%
Days on Market Until Sale	15	107	+ 613.3%	53	41	- 22.6%
Inventory of Homes for Sale	6	19	+ 216.7%	--	--	--
Months Supply of Inventory	0.7	3.4	+ 385.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

