

Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Carbondale

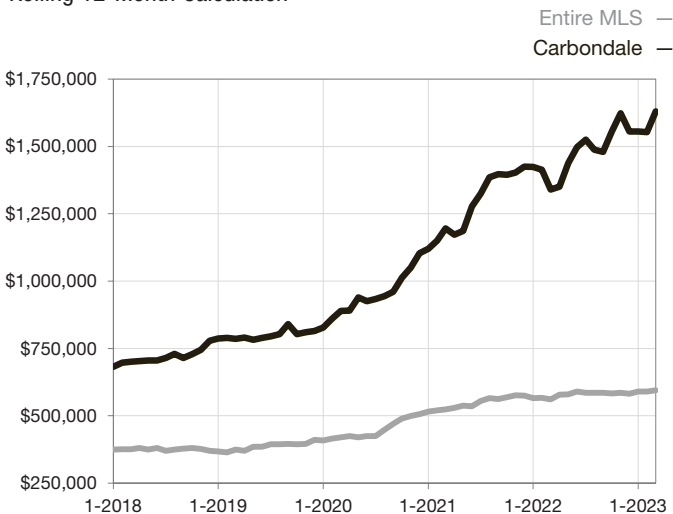
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 3-2023	Percent Change from Previous Year
Key Metrics						
New Listings	15	16	+ 6.7%	39	38	- 2.6%
Sold Listings	14	7	- 50.0%	23	15	- 34.8%
Median Sales Price*	\$1,000,000	\$1,900,000	+ 90.0%	\$1,110,000	\$1,900,000	+ 71.2%
Average Sales Price*	\$1,729,454	\$1,925,143	+ 11.3%	\$1,915,341	\$2,165,233	+ 13.0%
Percent of List Price Received*	99.2%	96.5%	- 2.7%	98.7%	95.6%	- 3.1%
Days on Market Until Sale	62	124	+ 100.0%	85	127	+ 49.4%
Inventory of Homes for Sale	41	49	+ 19.5%	--	--	--
Months Supply of Inventory	3.0	5.2	+ 73.3%	--	--	--

* 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		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 3-2023	Percent Change from Previous Year
Key Metrics						
New Listings	7	3	- 57.1%	15	17	+ 13.3%
Sold Listings	1	1	0.0%	9	10	+ 11.1%
Median Sales Price*	\$710,000	\$982,000	+ 38.3%	\$934,000	\$682,250	- 27.0%
Average Sales Price*	\$710,000	\$982,000	+ 38.3%	\$1,047,928	\$983,841	- 6.1%
Percent of List Price Received*	99.3%	98.7%	- 0.6%	98.6%	96.8%	- 1.8%
Days on Market Until Sale	87	8	- 90.8%	126	68	- 46.0%
Inventory of Homes for Sale	7	18	+ 157.1%	--	--	--
Months Supply of Inventory	0.9	3.3	+ 266.7%	--	--	--

* 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

