

Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

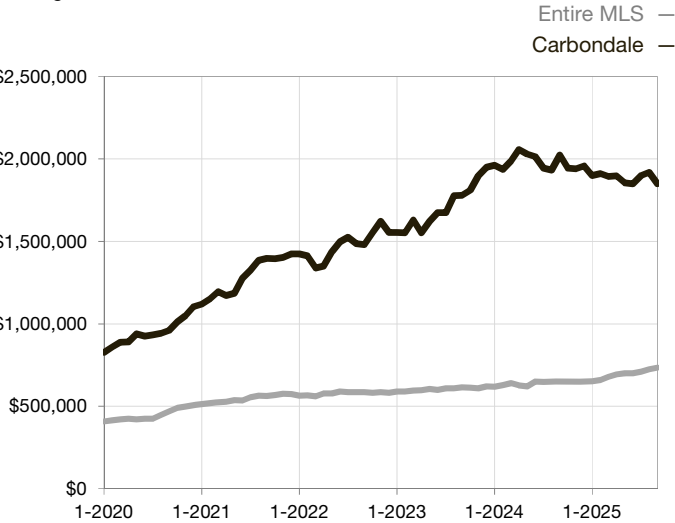
Single Family	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 9-2025	Percent Change from Previous Year
Key Metrics						
New Listings	16	14	- 12.5%	154	153	- 0.6%
Sold Listings	12	12	0.0%	99	96	- 3.0%
Median Sales Price*	\$2,000,000	\$1,691,250	- 15.4%	\$1,975,000	\$1,825,000	- 7.6%
Average Sales Price*	\$2,293,667	\$2,054,542	- 10.4%	\$2,224,894	\$2,580,167	+ 16.0%
Percent of List Price Received*	97.7%	95.3%	- 2.5%	96.7%	96.0%	- 0.7%
Days on Market Until Sale	118	129	+ 9.3%	140	115	- 17.9%
Inventory of Homes for Sale	65	73	+ 12.3%	--	--	--
Months Supply of Inventory	6.0	6.9	+ 15.0%	--	--	--

* 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	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 9-2025	Percent Change from Previous Year
Key Metrics						
New Listings	1	3	+ 200.0%	49	54	+ 10.2%
Sold Listings	5	4	- 20.0%	35	31	- 11.4%
Median Sales Price*	\$850,000	\$897,000	+ 5.5%	\$1,110,000	\$889,000	- 19.9%
Average Sales Price*	\$1,110,200	\$865,750	- 22.0%	\$1,155,983	\$1,078,601	- 6.7%
Percent of List Price Received*	96.8%	93.9%	- 3.0%	97.5%	96.7%	- 0.8%
Days on Market Until Sale	190	73	- 61.6%	145	93	- 35.9%
Inventory of Homes for Sale	22	20	- 9.1%	--	--	--
Months Supply of Inventory	5.9	5.9	0.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

