# Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®

ASPEN BOARD OF REALTORS®

# Carbondale

## Single Family

| | September | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | Percent Change from Previous Year | **Thru 09-2025** | **Thru 9-2026** | Percent Change from Previous Year |
| New Listings | 15 | **22** | + 46.7% | 159 | **171** | + 7.5% |
| Sold Listings | 13 | **13** | 0.0% | 98 | **92** | - 6.1% |
| Median Sales Price* | $1,692,500 | **$2,750,000** | + 62.5% | $1,850,000 | **$1,720,080** | - 7.0% |
| Average Sales Price* | $2,088,808 | **$2,481,077** | + 18.8% | $2,575,980 | **$2,232,783** | - 13.3% |
| Percent of List Price Received* | 94.1% | **94.6%** | + 0.5% | 95.8% | **95.5%** | - 0.3% |
| Days on Market Until Sale | 143 | **164** | + 14.7% | 119 | **138** | + 16.0% |
| Inventory of Homes for Sale | 77 | **91** | + 18.2% | -- | **--** | -- |
| Months Supply of Inventory | 7.2 | **8.8** | + 22.2% | -- | **--** | -- |

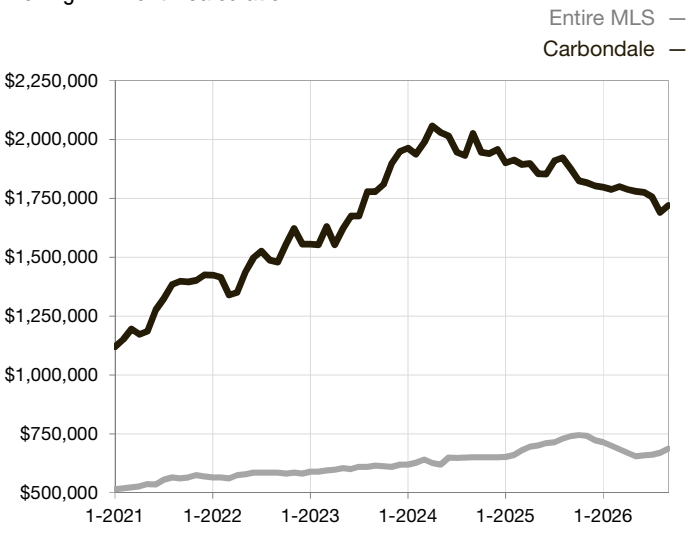
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

## Townhouse/Condo

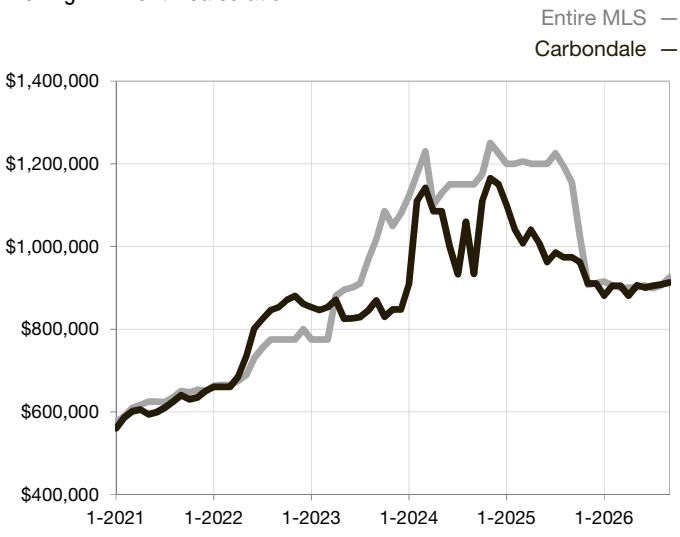
| | September | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | Percent Change from Previous Year | **Thru 09-2025** | **Thru 9-2026** | Percent Change from Previous Year |
| New Listings | 6 | **3** | - 50.0% | 58 | **49** | - 15.5% |
| Sold Listings | 5 | **7** | + 40.0% | 32 | **46** | + 43.8% |
| Median Sales Price* | $905,000 | **$950,000** | + 5.0% | $892,000 | **$900,500** | + 1.0% |
| Average Sales Price* | $1,092,600 | **$1,338,604** | + 22.5% | $1,107,395 | **$1,182,014** | + 6.7% |
| Percent of List Price Received* | 95.1% | **96.7%** | + 1.7% | 96.8% | **97.2%** | + 0.4% |
| Days on Market Until Sale | 74 | **146** | + 97.3% | 93 | **120** | + 29.0% |
| Inventory of Homes for Sale | 22 | **12** | - 45.5% | -- | **--** | -- |
| Months Supply of Inventory | 6.3 | **2.3** | - 63.5% | -- | **--** | -- |

* 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




Current as of October 5, 2026. All data from the Aspen/Glenwood Springs MLS Inc. Report © 2026 ShowingTime Plus, LLC.