

# Local Market Update for June 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

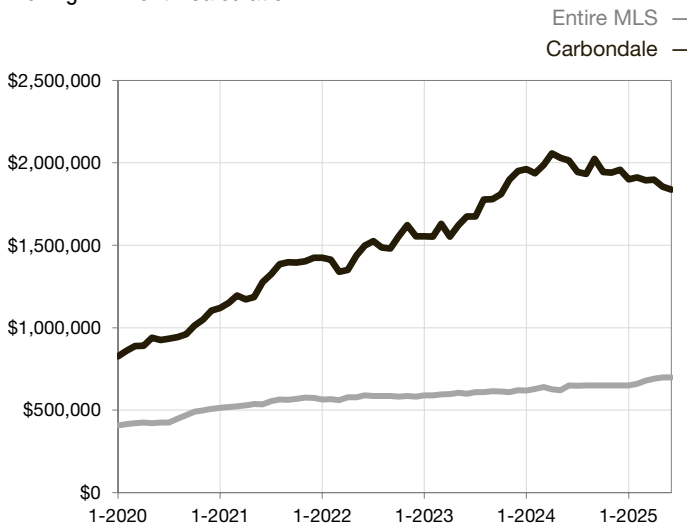
Single Family	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 6-2025	Percent Change from Previous Year
New Listings	26	26	0.0%	99	109	+ 10.1%
Sold Listings	10	15	+ 50.0%	58	60	+ 3.4%
Median Sales Price*	\$2,105,000	\$2,125,000	+ 1.0%	\$2,100,000	\$1,803,500	- 14.1%
Average Sales Price*	\$2,845,002	\$2,562,400	- 9.9%	\$2,353,214	\$2,328,867	- 1.0%
Percent of List Price Received*	95.9%	95.6%	- 0.3%	96.6%	96.2%	- 0.4%
Days on Market Until Sale	270	91	- 66.3%	152	120	- 21.1%
Inventory of Homes for Sale	61	77	+ 26.2%	--	--	--
Months Supply of Inventory	5.6	7.0	+ 25.0%	--	--	--

\* 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	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 6-2025	Percent Change from Previous Year
New Listings	6	8	+ 33.3%	32	34	+ 6.3%
Sold Listings	5	5	0.0%	24	21	- 12.5%
Median Sales Price*	\$885,000	\$895,000	+ 1.1%	\$1,165,000	\$870,000	- 25.3%
Average Sales Price*	\$1,165,800	\$1,075,600	- 7.7%	\$1,199,829	\$1,108,238	- 7.6%
Percent of List Price Received*	95.4%	98.1%	+ 2.8%	97.6%	97.2%	- 0.4%
Days on Market Until Sale	96	124	+ 29.2%	152	95	- 37.5%
Inventory of Homes for Sale	19	22	+ 15.8%	--	--	--
Months Supply of Inventory	4.4	6.3	+ 43.2%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

