

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

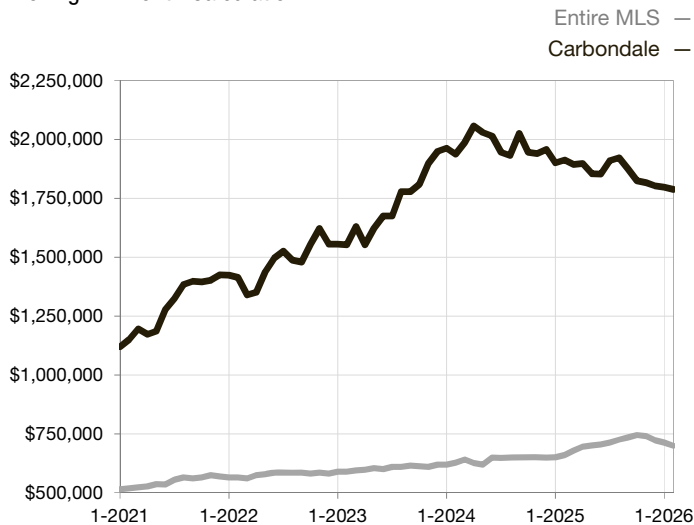
Single Family	February			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 2-2026	Percent Change from Previous Year
New Listings	13	9	- 30.8%	22	14	- 36.4%
Sold Listings	10	4	- 60.0%	25	11	- 56.0%
Median Sales Price*	\$1,745,000	\$1,367,800	- 21.6%	\$1,800,000	\$1,265,000	- 29.7%
Average Sales Price*	\$2,337,000	\$2,337,150	+ 0.0%	\$2,013,680	\$1,947,145	- 3.3%
Percent of List Price Received*	96.6%	100.4%	+ 3.9%	97.0%	94.8%	- 2.3%
Days on Market Until Sale	123	167	+ 35.8%	139	189	+ 36.0%
Inventory of Homes for Sale	52	47	- 9.6%	--	--	--
Months Supply of Inventory	4.4	4.9	+ 11.4%	--	--	--

* 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	February			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 2-2026	Percent Change from Previous Year
New Listings	2	6	+ 200.0%	7	8	+ 14.3%
Sold Listings	3	4	+ 33.3%	6	11	+ 83.3%
Median Sales Price*	\$780,000	\$1,870,000	+ 139.7%	\$917,500	\$850,000	- 7.4%
Average Sales Price*	\$838,333	\$2,049,000	+ 144.4%	\$1,008,333	\$1,461,358	+ 44.9%
Percent of List Price Received*	99.2%	97.6%	- 1.6%	95.8%	96.8%	+ 1.0%
Days on Market Until Sale	50	258	+ 416.0%	83	177	+ 113.3%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	4.0	2.9	- 27.5%	--	--	--

* 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

