

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

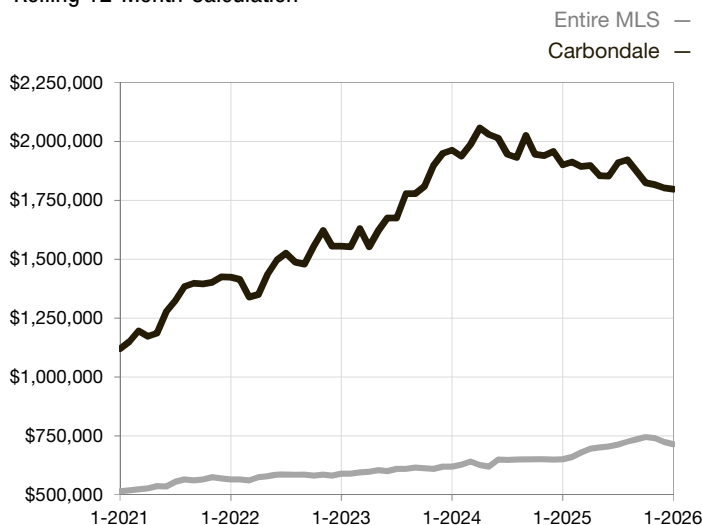
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 1-2026	Percent Change from Previous Year
New Listings	9	5	- 44.4%	9	5	- 44.4%
Sold Listings	15	7	- 53.3%	15	7	- 53.3%
Median Sales Price*	\$1,807,000	\$1,250,000	- 30.8%	\$1,807,000	\$1,250,000	- 30.8%
Average Sales Price*	\$1,798,133	\$1,724,286	- 4.1%	\$1,798,133	\$1,724,286	- 4.1%
Percent of List Price Received*	97.3%	91.6%	- 5.9%	97.3%	91.6%	- 5.9%
Days on Market Until Sale	149	202	+ 35.6%	149	202	+ 35.6%
Inventory of Homes for Sale	44	48	+ 9.1%	--	--	--
Months Supply of Inventory	3.9	4.7	+ 20.5%	--	--	--

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

Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 1-2026	Percent Change from Previous Year
New Listings	5	2	- 60.0%	5	2	- 60.0%
Sold Listings	3	7	+ 133.3%	3	7	+ 133.3%
Median Sales Price*	\$985,000	\$750,000	- 23.9%	\$985,000	\$750,000	- 23.9%
Average Sales Price*	\$1,178,333	\$1,125,563	- 4.5%	\$1,178,333	\$1,125,563	- 4.5%
Percent of List Price Received*	92.3%	96.3%	+ 4.3%	92.3%	96.3%	+ 4.3%
Days on Market Until Sale	116	130	+ 12.1%	116	130	+ 12.1%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	3.9	1.8	- 53.8%	--	--	--

* 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

