

Local Market Update for June 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

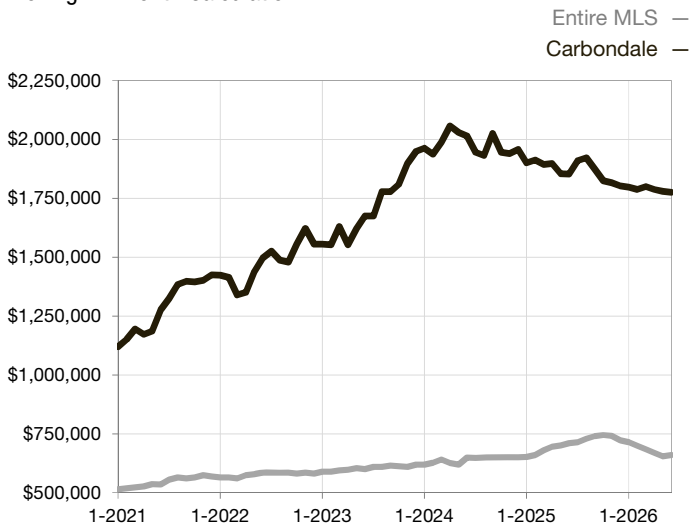
Single Family	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 6-2026	Percent Change from Previous Year
New Listings	26	24	- 7.7%	110	104	- 5.5%
Sold Listings	15	11	- 26.7%	60	51	- 15.0%
Median Sales Price*	\$2,200,000	\$2,550,000	+ 15.9%	\$1,816,000	\$1,750,000	- 3.6%
Average Sales Price*	\$2,648,267	\$3,245,950	+ 22.6%	\$2,350,333	\$2,368,815	+ 0.8%
Percent of List Price Received*	95.6%	97.5%	+ 2.0%	96.2%	95.5%	- 0.7%
Days on Market Until Sale	92	158	+ 71.7%	124	154	+ 24.2%
Inventory of Homes for Sale	82	82	0.0%	--	--	--
Months Supply of Inventory	7.5	8.1	+ 8.0%	--	--	--

* 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		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 6-2026	Percent Change from Previous Year
New Listings	10	4	- 60.0%	37	32	- 13.5%
Sold Listings	6	4	- 33.3%	22	30	+ 36.4%
Median Sales Price*	\$907,500	\$827,500	- 8.8%	\$882,500	\$842,500	- 4.5%
Average Sales Price*	\$1,056,667	\$821,250	- 22.3%	\$1,101,591	\$1,128,598	+ 2.5%
Percent of List Price Received*	98.2%	99.7%	+ 1.5%	97.3%	97.5%	+ 0.2%
Days on Market Until Sale	110	63	- 42.7%	93	108	+ 16.1%
Inventory of Homes for Sale	26	14	- 46.2%	--	--	--
Months Supply of Inventory	7.3	3.0	- 58.9%	--	--	--

* 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

