

# Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Carbondale

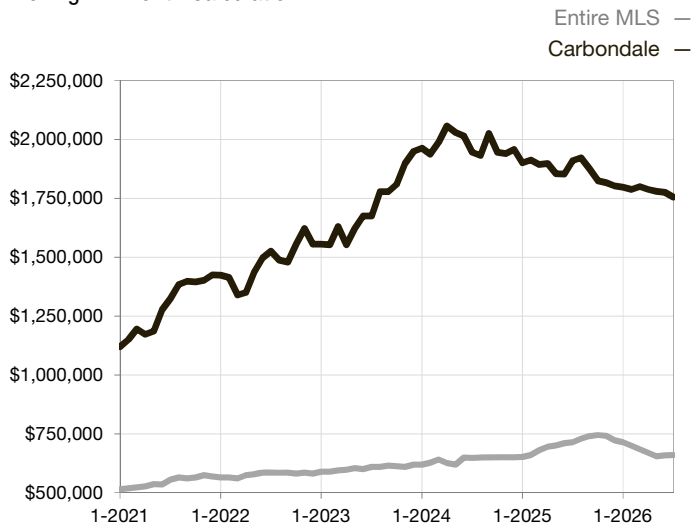
| Single Family                   | July        |             |                                   | Year to Date |             |                                   |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|-------------|-----------------------------------|
|                                 | 2025        | 2026        | Percent Change from Previous Year | Thru 07-2025 | Thru 7-2026 | Percent Change from Previous Year |
| Key Metrics                     |             |             |                                   |              |             |                                   |
| New Listings                    | 20          | 21          | + 5.0%                            | 130          | 129         | - 0.8%                            |
| Sold Listings                   | 13          | 13          | 0.0%                              | 73           | 64          | - 12.3%                           |
| Median Sales Price*             | \$1,780,000 | \$1,385,000 | - 22.2%                           | \$1,807,000  | \$1,670,080 | - 7.6%                            |
| Average Sales Price*            | \$3,457,808 | \$1,763,654 | - 49.0%                           | \$2,547,555  | \$2,245,891 | - 11.8%                           |
| Percent of List Price Received* | 96.4%       | 96.6%       | + 0.2%                            | 96.3%        | 95.7%       | - 0.6%                            |
| Days on Market Until Sale       | 91          | 71          | - 22.0%                           | 118          | 137         | + 16.1%                           |
| Inventory of Homes for Sale     | 79          | 84          | + 6.3%                            | --           | --          | --                                |
| Months Supply of Inventory      | 7.4         | 8.3         | + 12.2%                           | --           | --          | --                                |

\* 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                 | July        |             |                                   | Year to Date |             |                                   |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|-------------|-----------------------------------|
|                                 | 2025        | 2026        | Percent Change from Previous Year | Thru 07-2025 | Thru 7-2026 | Percent Change from Previous Year |
| Key Metrics                     |             |             |                                   |              |             |                                   |
| New Listings                    | 8           | 9           | + 12.5%                           | 45           | 41          | - 8.9%                            |
| Sold Listings                   | 3           | 2           | - 33.3%                           | 25           | 32          | + 28.0%                           |
| Median Sales Price*             | \$986,000   | \$2,240,000 | + 127.2%                          | \$895,000    | \$872,500   | - 2.5%                            |
| Average Sales Price*            | \$1,372,000 | \$2,240,000 | + 63.3%                           | \$1,134,040  | \$1,198,061 | + 5.6%                            |
| Percent of List Price Received* | 94.7%       | 96.5%       | + 1.9%                            | 97.0%        | 97.5%       | + 0.5%                            |
| Days on Market Until Sale       | 144         | 273         | + 89.6%                           | 99           | 119         | + 20.2%                           |
| Inventory of Homes for Sale     | 29          | 14          | - 51.7%                           | --           | --          | --                                |
| Months Supply of Inventory      | 7.9         | 3.0         | - 62.0%                           | --           | --          | --                                |

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

