

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

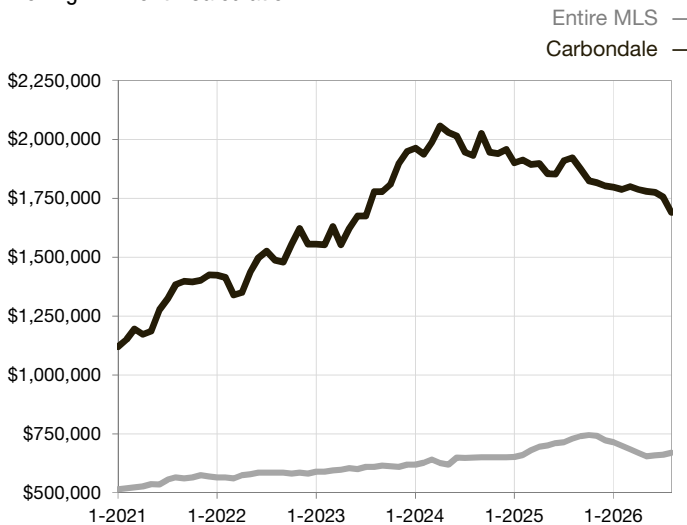
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 8-2026	Percent Change from Previous Year
New Listings	14	17	+ 21.4%	144	147	+ 2.1%
Sold Listings	12	15	+ 25.0%	85	79	- 7.1%
Median Sales Price*	\$2,725,000	\$1,599,000	- 41.3%	\$1,920,000	\$1,650,000	- 14.1%
Average Sales Price*	\$3,276,667	\$1,961,667	- 40.1%	\$2,650,488	\$2,191,925	- 17.3%
Percent of List Price Received*	95.3%	95.5%	+ 0.2%	96.1%	95.7%	- 0.4%
Days on Market Until Sale	96	116	+ 20.8%	115	133	+ 15.7%
Inventory of Homes for Sale	73	84	+ 15.1%	--	--	--
Months Supply of Inventory	6.8	8.1	+ 19.1%	--	--	--

* 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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 8-2026	Percent Change from Previous Year
New Listings	7	4	- 42.9%	52	46	- 11.5%
Sold Listings	2	7	+ 250.0%	27	39	+ 44.4%
Median Sales Price*	\$811,313	\$920,000	+ 13.4%	\$872,625	\$895,000	+ 2.6%
Average Sales Price*	\$811,313	\$952,071	+ 17.3%	\$1,110,134	\$1,153,909	+ 3.9%
Percent of List Price Received*	98.8%	96.3%	- 2.5%	97.1%	97.2%	+ 0.1%
Days on Market Until Sale	66	103	+ 56.1%	97	116	+ 19.6%
Inventory of Homes for Sale	26	14	- 46.2%	--	--	--
Months Supply of Inventory	7.4	2.8	- 62.2%	--	--	--

* 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

