

Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

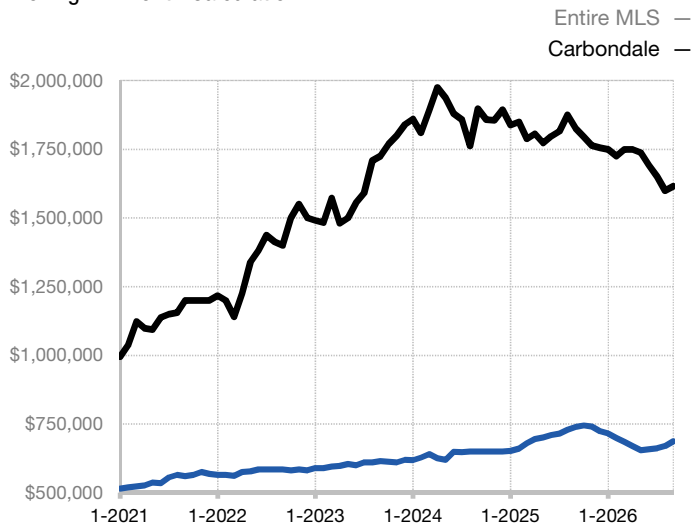
Single Family	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	16	24	+ 50.0%	187	197	+ 5.3%
Sold Listings	16	14	- 12.5%	107	101	- 5.6%
Median Sales Price*	\$1,638,500	\$2,425,000	+ 48.0%	\$1,807,000	\$1,650,000	- 8.7%
Average Sales Price*	\$1,876,094	\$2,366,357	+ 26.1%	\$2,470,495	\$2,255,955	- 8.7%
Percent of List Price Received*	94.6%	94.8%	+ 0.2%	95.7%	95.3%	- 0.4%
Days on Market Until Sale	144	164	+ 13.9%	119	141	+ 18.5%
Inventory of Homes for Sale	95	109	+ 14.7%	--	--	--
Months Supply of Inventory	8.2	9.4	+ 14.6%	--	--	--

* 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	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	6	3	- 50.0%	58	50	- 13.8%
Sold Listings	5	7	+ 40.0%	32	46	+ 43.8%
Median Sales Price*	\$905,000	\$950,000	+ 5.0%	\$892,000	\$900,500	+ 1.0%
Average Sales Price*	\$1,092,600	\$1,338,604	+ 22.5%	\$1,107,395	\$1,182,014	+ 6.7%
Percent of List Price Received*	95.1%	96.7%	+ 1.7%	96.8%	97.2%	+ 0.4%
Days on Market Until Sale	74	146	+ 97.3%	93	120	+ 29.0%
Inventory of Homes for Sale	22	12	- 45.5%	--	--	--
Months Supply of Inventory	6.3	2.3	- 63.5%	--	--	--

* 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

