

APRIL 2026

LOCAL MARKET UPDATE

CARBONDALE



COLDWELL BANKER
MASON MORSE

A Research Tool Provided by the Colorado Association of REALTORS®

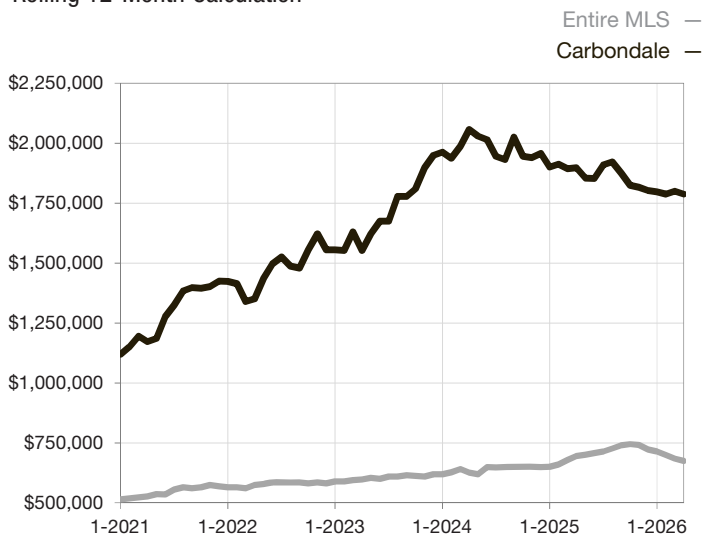
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 4-2026	Percent Change from Previous Year
Key Metrics						
New Listings	20	15	- 25.0%	59	46	- 22.0%
Sold Listings	8	13	+ 62.5%	36	30	- 16.7%
Median Sales Price*	\$3,325,000	\$1,970,000	- 40.8%	\$1,816,000	\$1,775,000	- 2.3%
Average Sales Price*	\$3,734,375	\$2,243,154	- 39.9%	\$2,434,361	\$2,063,453	- 15.2%
Percent of List Price Received*	93.4%	96.6%	+ 3.4%	96.4%	95.2%	- 1.2%
Days on Market Until Sale	154	148	- 3.9%	143	166	+ 16.1%
Inventory of Homes for Sale	59	49	- 16.9%	--	--	--
Months Supply of Inventory	5.4	4.7	- 13.0%	--	--	--

* 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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 4-2026	Percent Change from Previous Year
Key Metrics						
New Listings	7	7	0.0%	20	23	+ 15.0%
Sold Listings	2	7	+ 250.0%	12	18	+ 50.0%
Median Sales Price*	\$2,020,000	\$743,000	- 63.2%	\$1,017,500	\$811,166	- 20.3%
Average Sales Price*	\$2,020,000	\$904,429	- 55.2%	\$1,271,667	\$1,244,775	- 2.1%
Percent of List Price Received*	99.8%	97.2%	- 2.6%	97.7%	96.9%	- 0.8%
Days on Market Until Sale	60	73	+ 21.7%	73	139	+ 90.4%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	5.4	2.6	- 51.9%	--	--	--

* 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

