

JULY 2026

LOCAL MARKET UPDATE

CARBONDALE

COLDWELL BANKER
MASON MORSE

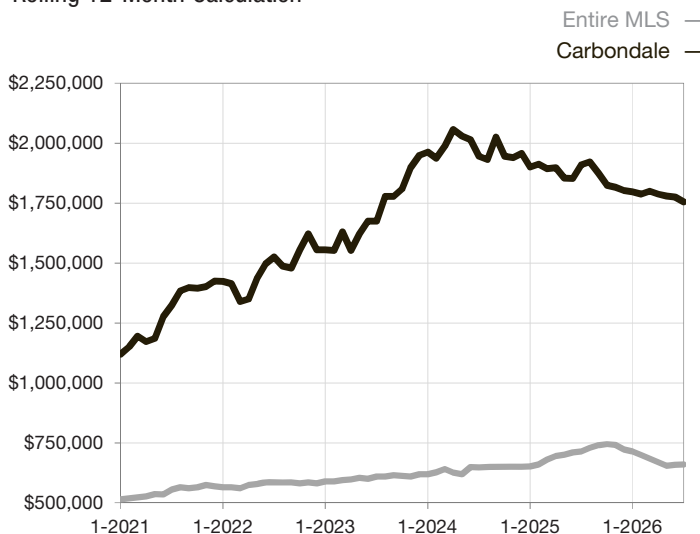
A Research Tool Provided by the Colorado Association of REALTORS®

Single Family	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 7-2026	Percent Change from Previous Year
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
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 CalculationMedian Sales Price – Townhouse-Condo
Rolling 12-Month Calculation