

MAY 2026

LOCAL MARKET UPDATE

CARBONDALE

COLDWELL BANKER
MASON MORSE

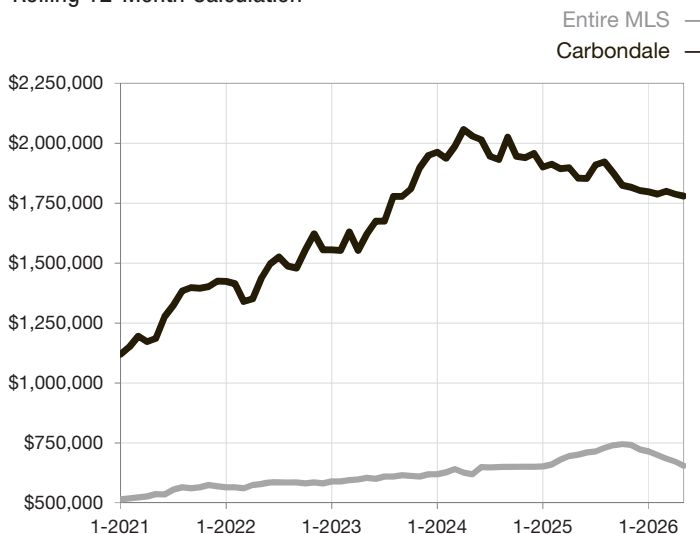
A Research Tool Provided by the Colorado Association of REALTORS®

Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 5-2026	Percent Change from Previous Year
New Listings	25	33	+ 32.0%	84	78	- 7.1%
Sold Listings	9	10	+ 11.1%	45	40	- 11.1%
Median Sales Price*	\$1,435,000	\$1,387,500	- 3.3%	\$1,795,000	\$1,575,000	- 12.3%
Average Sales Price*	\$1,517,667	\$2,320,050	+ 52.9%	\$2,251,022	\$2,127,603	- 5.5%
Percent of List Price Received*	96.6%	93.9%	- 2.8%	96.4%	94.9%	- 1.6%
Days on Market Until Sale	81	114	+ 40.7%	131	153	+ 16.8%
Inventory of Homes for Sale	72	70	- 2.8%	--	--	--
Months Supply of Inventory	6.8	6.7	- 1.5%	--	--	--

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

Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 5-2026	Percent Change from Previous Year
New Listings	7	3	- 57.1%	27	28	+ 3.7%
Sold Listings	4	8	+ 100.0%	16	26	+ 62.5%
Median Sales Price*	\$742,500	\$928,500	+ 25.1%	\$831,250	\$842,500	+ 1.4%
Average Sales Price*	\$658,750	\$1,020,875	+ 55.0%	\$1,118,438	\$1,175,882	+ 5.1%
Percent of List Price Received*	94.7%	97.7%	+ 3.2%	97.0%	97.2%	+ 0.2%
Days on Market Until Sale	128	63	- 50.8%	87	115	+ 32.2%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	5.4	2.2	- 59.3%	--	--	--

* 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