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Market Report | February 2023

CARBON COUNTY

Highlights:

- Median Sales Price is up 24.8% over a 12 month average and up 20.0% from the same month last year.
- Inventory of Homes for Sale is up 67% over a 12 month average but has declined since fall of 2022.
- Days on Market of 95 days is up 111.1% from the same month last year and the highest level seen since early 2020.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	20.0%	42.9%	6.6%
Same Month Last Year	0.0%	33.3%	150.0%



	February 2022	February 2023	+ / -	12 Month Avg	+ / -
New Listings	18	18	0.0%	27	-2%
Pending Sales	10	8	-20.0%	16	-35%
Closed Sales	15	20	33.3%	20	-23%
Median Sales Price	\$159,150	\$191,000	20.0%	\$231,331	25%
Average Sales Price	\$174,946	\$184,970	5.7%	\$257,584	22%
List to Sale Price Ratio	98.4%	91.4%	-7.1%	94.5%	-3.2%
Days on Market	45	95	111.1%	50	1%
Inventory of Homes for Sale	26	65	150.0%	68	67%
Months Supply of Inventory	1.0	3.3	230.0%	3.1	94%
Single Family Permits	1	0	-100.0%	5	46%

% Change in Median Price

