

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

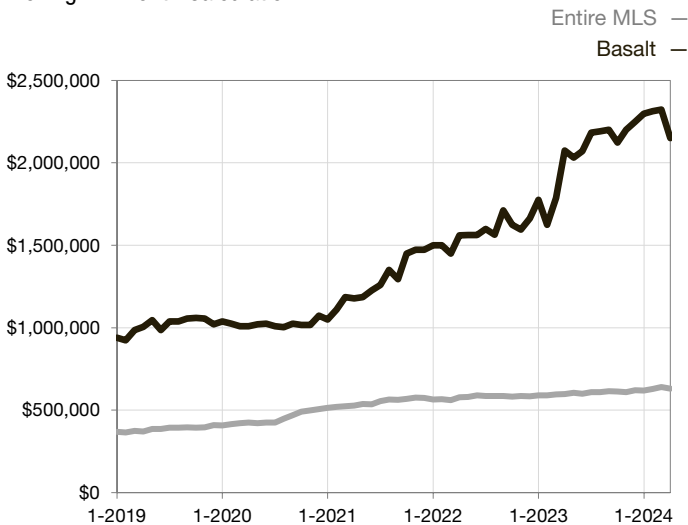
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 4-2024	Percent Change from Previous Year
Key Metrics						
New Listings	2	5	+ 150.0%	14	14	0.0%
Sold Listings	5	3	- 40.0%	17	9	- 47.1%
Median Sales Price*	\$2,750,000	\$2,025,000	- 26.4%	\$2,295,000	\$3,350,000	+ 46.0%
Average Sales Price*	\$3,304,600	\$2,583,333	- 21.8%	\$2,503,882	\$4,538,333	+ 81.3%
Percent of List Price Received*	95.4%	96.3%	+ 0.9%	96.7%	97.2%	+ 0.5%
Days on Market Until Sale	137	104	- 24.1%	111	87	- 21.6%
Inventory of Homes for Sale	17	22	+ 29.4%	--	--	--
Months Supply of Inventory	5.2	5.6	+ 7.7%	--	--	--

* 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		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 4-2024	Percent Change from Previous Year
Key Metrics						
New Listings	5	2	- 60.0%	18	17	- 5.6%
Sold Listings	5	1	- 80.0%	17	8	- 52.9%
Median Sales Price*	\$1,825,000	\$2,115,000	+ 15.9%	\$960,000	\$1,127,500	+ 17.4%
Average Sales Price*	\$1,731,300	\$2,115,000	+ 22.2%	\$1,198,059	\$1,286,750	+ 7.4%
Percent of List Price Received*	99.0%	96.1%	- 2.9%	98.0%	97.6%	- 0.4%
Days on Market Until Sale	41	9	- 78.0%	41	98	+ 139.0%
Inventory of Homes for Sale	24	28	+ 16.7%	--	--	--
Months Supply of Inventory	4.0	5.1	+ 27.5%	--	--	--

* 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

