

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Basalt

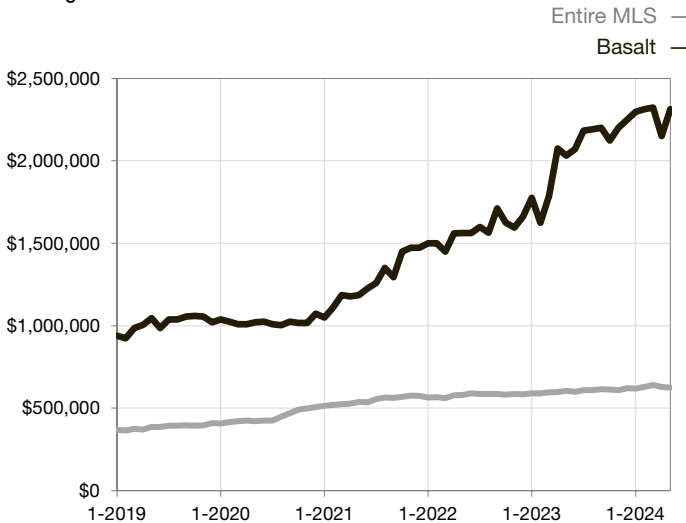
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 5-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	11	6	- 45.5%	25	20	- 20.0%
Sold Listings	2	1	- 50.0%	19	10	- 47.4%
Median Sales Price*	\$1,557,500	<b>\$3,925,000</b>	+ 152.0%	\$2,250,000	<b>\$3,637,500</b>	+ 61.7%
Average Sales Price*	\$1,557,500	<b>\$3,925,000</b>	+ 152.0%	\$2,404,263	<b>\$4,477,000</b>	+ 86.2%
Percent of List Price Received*	90.5%	<b>95.8%</b>	+ 5.9%	96.0%	<b>97.1%</b>	+ 1.1%
Days on Market Until Sale	22	<b>336</b>	+ 1427.3%	102	<b>112</b>	+ 9.8%
Inventory of Homes for Sale	21	<b>24</b>	+ 14.3%	--	--	--
Months Supply of Inventory	6.3	<b>6.3</b>	0.0%	--	--	--

\* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 5-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	9	2	- 77.8%	27	19	- 29.6%
Sold Listings	21	6	- 71.4%	38	14	- 63.2%
Median Sales Price*	\$777,000	<b>\$1,074,680</b>	+ 38.3%	\$942,500	<b>\$1,079,680</b>	+ 14.6%
Average Sales Price*	\$1,018,662	<b>\$1,079,893</b>	+ 6.0%	\$1,098,918	<b>\$1,198,097</b>	+ 9.0%
Percent of List Price Received*	100.5%	<b>95.5%</b>	- 5.0%	99.4%	<b>96.7%</b>	- 2.7%
Days on Market Until Sale	53	<b>80</b>	+ 50.9%	48	<b>90</b>	+ 87.5%
Inventory of Homes for Sale	25	<b>25</b>	0.0%	--	--	--
Months Supply of Inventory	3.6	<b>5.9</b>	+ 63.9%	--	--	--

\* 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

