

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

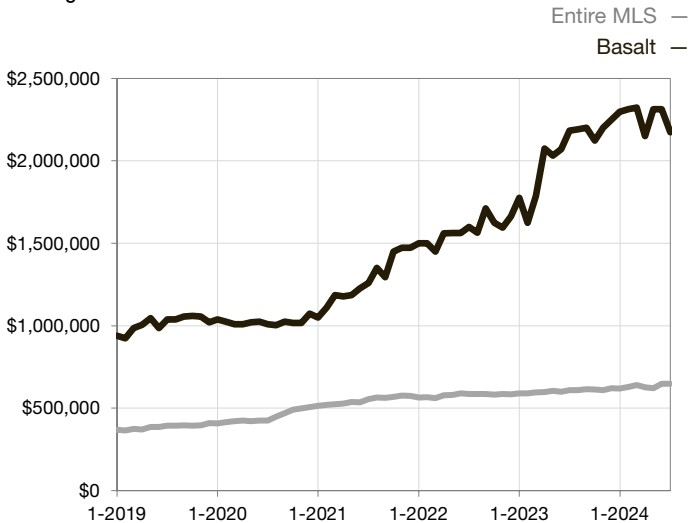
| Single Family | July | | | Year to Date | | |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 07-2023 | Thru 7-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 7 | 6 | - 14.3% | 41 | 38 | - 7.3% |
| Sold Listings | 5 | 5 | 0.0% | 27 | 18 | - 33.3% |
| Median Sales Price* | \$2,800,000 | \$2,196,700 | - 21.5% | \$2,625,000 | \$3,050,000 | + 16.2% |
| Average Sales Price* | \$3,350,000 | \$2,264,340 | - 32.4% | \$2,764,815 | \$3,795,094 | + 37.3% |
| Percent of List Price Received* | 93.9% | 95.1% | + 1.3% | 95.4% | 96.5% | + 1.2% |
| Days on Market Until Sale | 110 | 165 | + 50.0% | 115 | 116 | + 0.9% |
| Inventory of Homes for Sale | 23 | 31 | + 34.8% | -- | -- | -- |
| Months Supply of Inventory | 6.1 | 8.1 | + 32.8% | -- | -- | -- |

* 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 | | |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 07-2023 | Thru 7-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 10 | 9 | - 10.0% | 46 | 35 | - 23.9% |
| Sold Listings | 5 | 5 | 0.0% | 51 | 21 | - 58.8% |
| Median Sales Price* | \$1,550,000 | \$2,090,000 | + 34.8% | \$950,000 | \$1,100,000 | + 15.8% |
| Average Sales Price* | \$1,384,600 | \$1,986,600 | + 43.5% | \$1,135,807 | \$1,456,612 | + 28.2% |
| Percent of List Price Received* | 98.7% | 94.9% | - 3.9% | 99.4% | 96.6% | - 2.8% |
| Days on Market Until Sale | 29 | 193 | + 565.5% | 45 | 112 | + 148.9% |
| Inventory of Homes for Sale | 30 | 28 | - 6.7% | -- | -- | -- |
| Months Supply of Inventory | 4.4 | 7.5 | + 70.5% | -- | -- | -- |

* 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

