

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

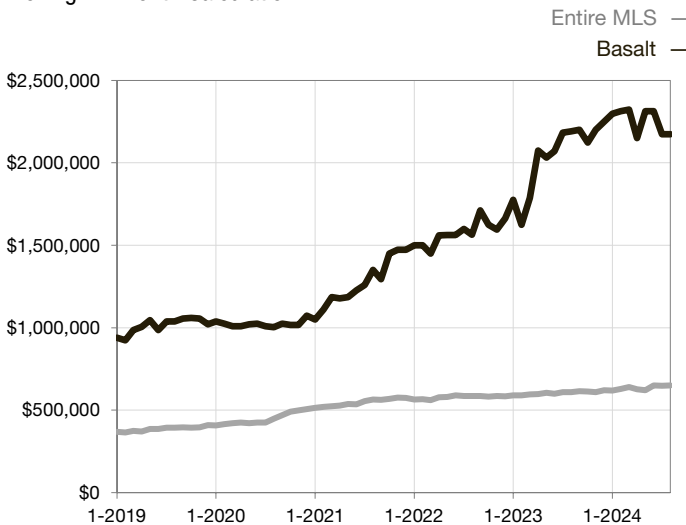
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 8-2024	Percent Change from Previous Year
Key Metrics						
New Listings	8	7	- 12.5%	49	45	- 8.2%
Sold Listings	4	2	- 50.0%	31	20	- 35.5%
Median Sales Price*	\$1,685,000	\$1,353,800	- 19.7%	\$2,295,000	\$2,473,350	+ 7.8%
Average Sales Price*	\$2,080,000	\$1,353,800	- 34.9%	\$2,676,452	\$3,550,965	+ 32.7%
Percent of List Price Received*	96.5%	95.9%	- 0.6%	95.6%	96.5%	+ 0.9%
Days on Market Until Sale	27	74	+ 174.1%	104	112	+ 7.7%
Inventory of Homes for Sale	21	31	+ 47.6%	--	--	--
Months Supply of Inventory	5.5	8.5	+ 54.5%	--	--	--

* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 8-2024	Percent Change from Previous Year
Key Metrics						
New Listings	15	4	- 73.3%	61	39	- 36.1%
Sold Listings	4	2	- 50.0%	55	23	- 58.2%
Median Sales Price*	\$2,100,000	\$1,191,875	- 43.2%	\$969,000	\$1,100,000	+ 13.5%
Average Sales Price*	\$2,567,500	\$1,191,875	- 53.6%	\$1,239,930	\$1,433,592	+ 15.6%
Percent of List Price Received*	93.6%	95.9%	+ 2.5%	99.0%	96.6%	- 2.4%
Days on Market Until Sale	74	11	- 85.1%	47	103	+ 119.1%
Inventory of Homes for Sale	36	27	- 25.0%	--	--	--
Months Supply of Inventory	5.6	7.5	+ 33.9%	--	--	--

* 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

