

Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

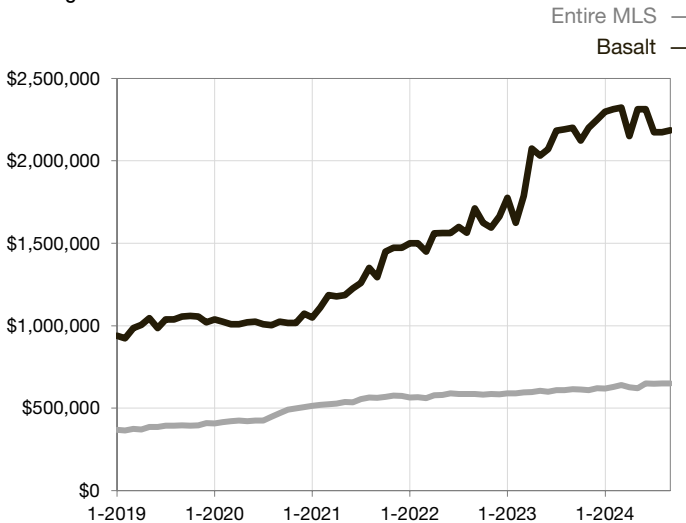
Single Family	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 9-2024	Percent Change from Previous Year
Key Metrics						
New Listings	8	1	- 87.5%	57	47	- 17.5%
Sold Listings	11	4	- 63.6%	42	24	- 42.9%
Median Sales Price*	\$1,925,000	\$2,142,500	+ 11.3%	\$2,272,500	\$2,190,850	- 3.6%
Average Sales Price*	\$2,413,127	\$2,177,500	- 9.8%	\$2,607,486	\$3,322,054	+ 27.4%
Percent of List Price Received*	95.7%	94.2%	- 1.6%	95.6%	96.1%	+ 0.5%
Days on Market Until Sale	67	160	+ 138.8%	121	147	+ 21.5%
Inventory of Homes for Sale	22	26	+ 18.2%	--	--	--
Months Supply of Inventory	5.0	8.7	+ 74.0%	--	--	--

* 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	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 9-2024	Percent Change from Previous Year
Key Metrics						
New Listings	4	28	+ 600.0%	65	67	+ 3.1%
Sold Listings	7	3	- 57.1%	62	26	- 58.1%
Median Sales Price*	\$1,175,000	\$1,068,000	- 9.1%	\$977,500	\$1,100,000	+ 12.5%
Average Sales Price*	\$1,177,286	\$1,502,667	+ 27.6%	\$1,232,857	\$1,441,562	+ 16.9%
Percent of List Price Received*	99.6%	98.9%	- 0.7%	99.0%	96.8%	- 2.2%
Days on Market Until Sale	49	68	+ 38.8%	189	135	- 28.6%
Inventory of Homes for Sale	29	34	+ 17.2%	--	--	--
Months Supply of Inventory	4.8	10.5	+ 118.8%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

