

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

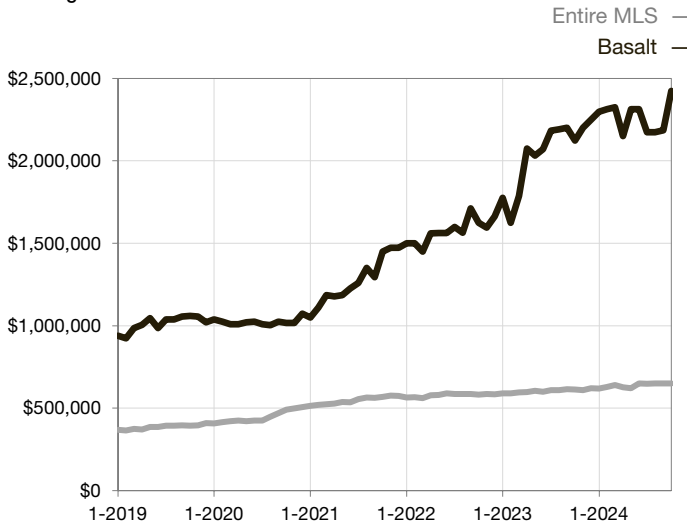
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	7	6	- 14.3%	64	53	- 17.2%
Sold Listings	6	4	- 33.3%	48	28	- 41.7%
Median Sales Price*	\$1,557,500	\$2,825,000	+ 81.4%	\$2,191,500	\$2,460,850	+ 12.3%
Average Sales Price*	\$1,649,167	\$2,565,000	+ 55.5%	\$2,487,696	\$3,213,904	+ 29.2%
Percent of List Price Received*	96.7%	98.8%	+ 2.2%	95.7%	96.5%	+ 0.8%
Days on Market Until Sale	99	69	- 30.3%	118	136	+ 15.3%
Inventory of Homes for Sale	26	26	0.0%	--	--	--
Months Supply of Inventory	5.8	9.2	+ 58.6%	--	--	--

* 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	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	4	12	+ 200.0%	69	79	+ 14.5%
Sold Listings	8	6	- 25.0%	70	32	- 54.3%
Median Sales Price*	\$1,087,500	\$1,297,500	+ 19.3%	\$977,500	\$1,135,000	+ 16.1%
Average Sales Price*	\$1,181,000	\$1,255,667	+ 6.3%	\$1,226,931	\$1,406,707	+ 14.7%
Percent of List Price Received*	99.4%	95.6%	- 3.8%	99.1%	96.6%	- 2.5%
Days on Market Until Sale	98	114	+ 16.3%	178	131	- 26.4%
Inventory of Homes for Sale	30	37	+ 23.3%	--	--	--
Months Supply of Inventory	4.9	12.0	+ 144.9%	--	--	--

* 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

