

# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Basalt

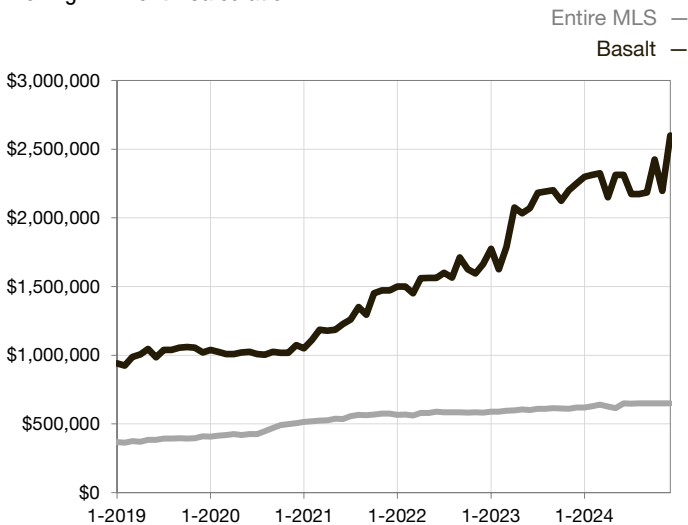
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	1	- 50.0%	67	54	- 19.4%
Sold Listings	1	5	+ 400.0%	51	35	- 31.4%
Median Sales Price*	\$2,425,000	<b>\$3,700,000</b>	+ 52.6%	\$2,250,000	<b>\$2,600,000</b>	+ 15.6%
Average Sales Price*	\$2,425,000	<b>\$3,907,983</b>	+ 61.2%	\$2,490,478	<b>\$3,204,092</b>	+ 28.7%
Percent of List Price Received*	91.5%	<b>93.4%</b>	+ 2.1%	95.7%	<b>95.9%</b>	+ 0.2%
Days on Market Until Sale	288	<b>218</b>	- 24.3%	125	<b>149</b>	+ 19.2%
Inventory of Homes for Sale	23	<b>15</b>	- 34.8%	--	--	--
Months Supply of Inventory	5.4	<b>4.7</b>	- 13.0%	--	--	--

\* 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	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	4	+ 33.3%	78	88	+ 12.8%
Sold Listings	2	3	+ 50.0%	75	35	- 53.3%
Median Sales Price*	\$736,500	<b>\$1,495,000</b>	+ 103.0%	\$970,000	<b>\$1,175,000</b>	+ 21.1%
Average Sales Price*	\$736,500	<b>\$1,498,333</b>	+ 103.4%	\$1,216,207	<b>\$1,414,560</b>	+ 16.3%
Percent of List Price Received*	95.6%	<b>100.0%</b>	+ 4.6%	99.0%	<b>96.9%</b>	- 2.1%
Days on Market Until Sale	48	<b>60</b>	+ 25.0%	169	<b>125</b>	- 26.0%
Inventory of Homes for Sale	32	<b>37</b>	+ 15.6%	--	--	--
Months Supply of Inventory	5.1	<b>11.6</b>	+ 127.5%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

