

Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

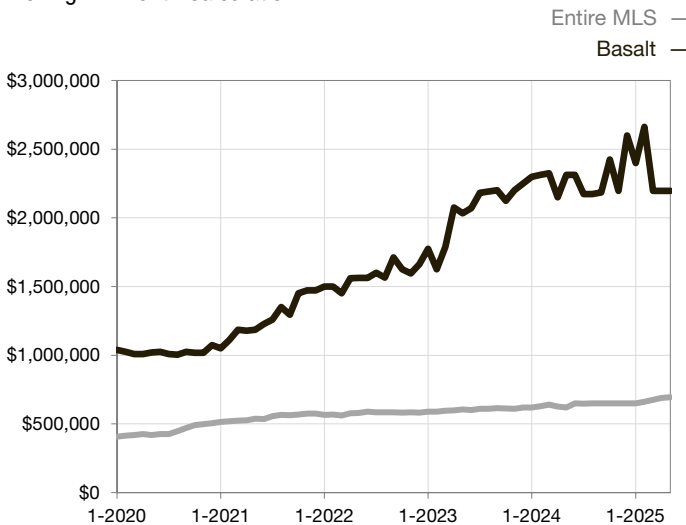
Single Family Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 5-2025	Percent Change from Previous Year
New Listings	6	9	+ 50.0%	20	20	0.0%
Sold Listings	1	1	0.0%	10	6	- 40.0%
Median Sales Price*	\$3,925,000	\$3,175,000	- 19.1%	\$3,637,500	\$2,680,000	- 26.3%
Average Sales Price*	\$3,925,000	\$3,175,000	- 19.1%	\$4,477,000	\$2,912,500	- 34.9%
Percent of List Price Received*	95.8%	100.0%	+ 4.4%	97.1%	95.0%	- 2.2%
Days on Market Until Sale	369	593	+ 60.7%	159	266	+ 67.3%
Inventory of Homes for Sale	25	27	+ 8.0%	--	--	--
Months Supply of Inventory	6.5	9.6	+ 47.7%	--	--	--

* 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 Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 5-2025	Percent Change from Previous Year
New Listings	3	6	+ 100.0%	19	46	+ 142.1%
Sold Listings	6	20	+ 233.3%	14	31	+ 121.4%
Median Sales Price*	\$1,074,680	\$1,977,500	+ 84.0%	\$1,079,680	\$1,810,000	+ 67.6%
Average Sales Price*	\$1,079,893	\$2,318,563	+ 114.7%	\$1,198,097	\$2,104,556	+ 75.7%
Percent of List Price Received*	95.5%	98.8%	+ 3.5%	96.7%	97.5%	+ 0.8%
Days on Market Until Sale	127	369	+ 190.6%	130	288	+ 121.5%
Inventory of Homes for Sale	25	59	+ 136.0%	--	--	--
Months Supply of Inventory	5.9	12.5	+ 111.9%	--	--	--

* 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

