

# Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Basalt

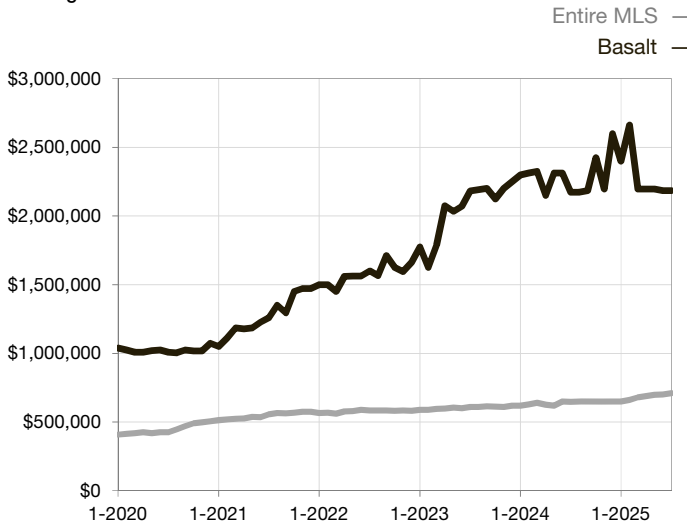
Single Family	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 7-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	7	11	+ 57.1%	39	43	+ 10.3%
Sold Listings	5	3	- 40.0%	18	10	- 44.4%
Median Sales Price*	\$2,196,700	<b>\$2,755,000</b>	+ 25.4%	\$3,050,000	<b>\$2,470,000</b>	- 19.0%
Average Sales Price*	\$2,264,340	<b>\$5,798,333</b>	+ 156.1%	\$3,795,094	<b>\$3,612,000</b>	- 4.8%
Percent of List Price Received*	95.1%	<b>94.6%</b>	- 0.5%	96.5%	<b>94.7%</b>	- 1.9%
Days on Market Until Sale	187	197	+ 5.3%	153	243	+ 58.8%
Inventory of Homes for Sale	31	39	+ 25.8%	--	--	--
Months Supply of Inventory	8.1	15.9	+ 96.3%	--	--	--

\* 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	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 7-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	8	0.0%	33	66	+ 100.0%
Sold Listings	5	2	- 60.0%	21	36	+ 71.4%
Median Sales Price*	\$2,090,000	<b>\$1,832,500</b>	- 12.3%	\$1,100,000	<b>\$1,687,500</b>	+ 53.4%
Average Sales Price*	\$1,986,600	<b>\$1,832,500</b>	- 7.8%	\$1,456,612	<b>\$2,004,757</b>	+ 37.6%
Percent of List Price Received*	94.9%	<b>95.1%</b>	+ 0.2%	96.6%	<b>97.4%</b>	+ 0.8%
Days on Market Until Sale	218	68	- 68.8%	152	256	+ 68.4%
Inventory of Homes for Sale	27	66	+ 144.4%	--	--	--
Months Supply of Inventory	7.2	14.5	+ 101.4%	--	--	--

\* 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

