

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

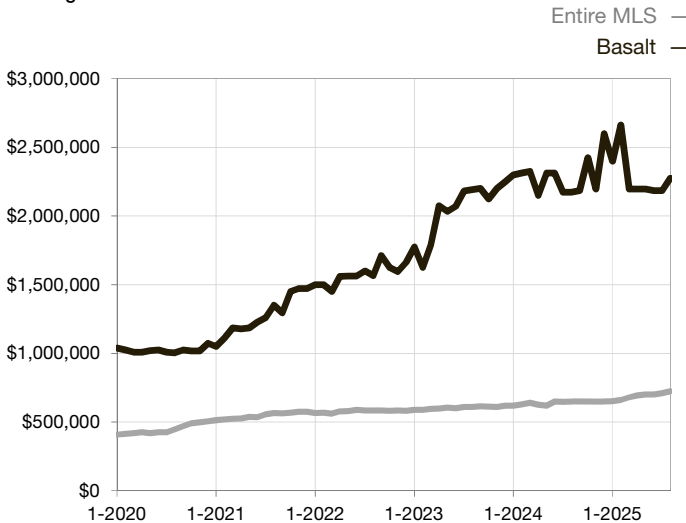
Single Family	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 8-2025	Percent Change from Previous Year
Key Metrics						
New Listings	7	2	- 71.4%	46	46	0.0%
Sold Listings	2	2	0.0%	20	12	- 40.0%
Median Sales Price*	\$1,353,800	\$1,762,500	+ 30.2%	\$2,473,350	\$2,230,000	- 9.8%
Average Sales Price*	\$1,353,800	\$1,762,500	+ 30.2%	\$3,550,965	\$3,303,750	- 7.0%
Percent of List Price Received*	95.9%	100.0%	+ 4.3%	96.5%	95.6%	- 0.9%
Days on Market Until Sale	67	39	- 41.8%	145	209	+ 44.1%
Inventory of Homes for Sale	30	34	+ 13.3%	--	--	--
Months Supply of Inventory	8.3	13.9	+ 67.5%	--	--	--

* 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	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 8-2025	Percent Change from Previous Year
Key Metrics						
New Listings	5	10	+ 100.0%	38	76	+ 100.0%
Sold Listings	2	4	+ 100.0%	23	40	+ 73.9%
Median Sales Price*	\$1,191,875	\$1,073,125	- 10.0%	\$1,100,000	\$1,600,000	+ 45.5%
Average Sales Price*	\$1,191,875	\$1,090,313	- 8.5%	\$1,433,592	\$1,913,313	+ 33.5%
Percent of List Price Received*	95.9%	94.6%	- 1.4%	96.6%	97.1%	+ 0.5%
Days on Market Until Sale	58	67	+ 15.5%	144	237	+ 64.6%
Inventory of Homes for Sale	26	69	+ 165.4%	--	--	--
Months Supply of Inventory	7.3	14.6	+ 100.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

