

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

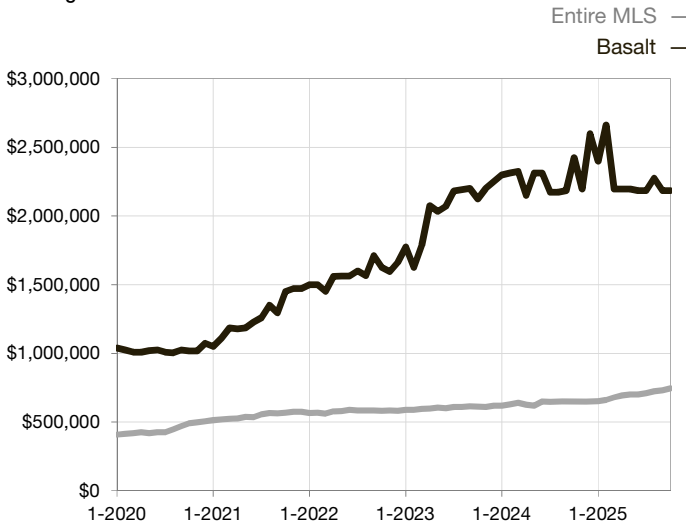
Single Family	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Key Metrics						
New Listings	6	3	- 50.0%	53	52	- 1.9%
Sold Listings	4	4	0.0%	28	24	- 14.3%
Median Sales Price*	\$2,825,000	\$2,830,000	+ 0.2%	\$2,460,850	\$2,162,500	- 12.1%
Average Sales Price*	\$2,565,000	\$2,696,000	+ 5.1%	\$3,213,904	\$2,807,333	- 12.7%
Percent of List Price Received*	98.8%	88.0%	- 10.9%	96.5%	94.1%	- 2.5%
Days on Market Until Sale	69	209	+ 202.9%	136	191	+ 40.4%
Inventory of Homes for Sale	27	23	- 14.8%	--	--	--
Months Supply of Inventory	9.6	8.2	- 14.6%	--	--	--

* 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		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Key Metrics						
New Listings	12	8	- 33.3%	78	93	+ 19.2%
Sold Listings	6	9	+ 50.0%	32	53	+ 65.6%
Median Sales Price*	\$1,297,500	\$2,150,000	+ 65.7%	\$1,135,000	\$1,500,000	+ 32.2%
Average Sales Price*	\$1,255,667	\$1,885,489	+ 50.2%	\$1,406,707	\$1,824,753	+ 29.7%
Percent of List Price Received*	95.6%	98.5%	+ 3.0%	96.6%	97.4%	+ 0.8%
Days on Market Until Sale	114	149	+ 30.7%	131	209	+ 59.5%
Inventory of Homes for Sale	37	40	+ 8.1%	--	--	--
Months Supply of Inventory	12.0	7.9	- 34.2%	--	--	--

* 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

