

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

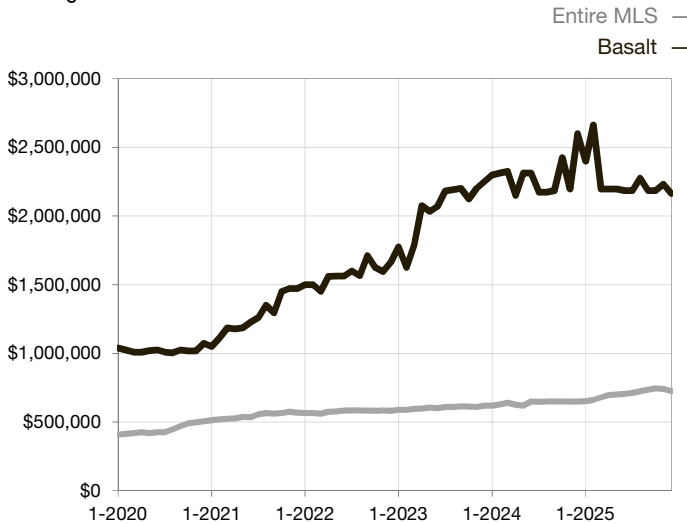
| Single Family | December | | | Year to Date | | |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2024 | 2025 | Percent Change from Previous Year | Thru 12-2024 | Thru 12-2025 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 2 | 5 | + 150.0% | 55 | 59 | + 7.3% |
| Sold Listings | 5 | 3 | - 40.0% | 35 | 28 | - 20.0% |
| Median Sales Price* | \$3,700,000 | \$2,200,000 | - 40.5% | \$2,600,000 | \$2,162,500 | - 16.8% |
| Average Sales Price* | \$3,907,983 | \$3,458,333 | - 11.5% | \$3,204,092 | \$2,837,536 | - 11.4% |
| Percent of List Price Received* | 93.4% | 95.6% | + 2.4% | 95.9% | 94.1% | - 1.9% |
| Days on Market Until Sale | 218 | 134 | - 38.5% | 149 | 183 | + 22.8% |
| Inventory of Homes for Sale | 17 | 20 | + 17.6% | -- | -- | -- |
| Months Supply of Inventory | 5.3 | 7.9 | + 49.1% | -- | -- | -- |

* 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 | | |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2024 | 2025 | Percent Change from Previous Year | Thru 12-2024 | Thru 12-2025 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 5 | 2 | - 60.0% | 87 | 102 | + 17.2% |
| Sold Listings | 3 | 8 | + 166.7% | 35 | 66 | + 88.6% |
| Median Sales Price* | \$1,495,000 | \$974,000 | - 34.8% | \$1,175,000 | \$1,322,500 | + 12.6% |
| Average Sales Price* | \$1,498,333 | \$1,306,625 | - 12.8% | \$1,414,560 | \$1,711,892 | + 21.0% |
| Percent of List Price Received* | 100.0% | 94.6% | - 5.4% | 96.9% | 96.8% | - 0.1% |
| Days on Market Until Sale | 60 | 75 | + 25.0% | 125 | 181 | + 44.8% |
| Inventory of Homes for Sale | 37 | 36 | - 2.7% | -- | -- | -- |
| Months Supply of Inventory | 11.6 | 6.5 | - 44.0% | -- | -- | -- |

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

