

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

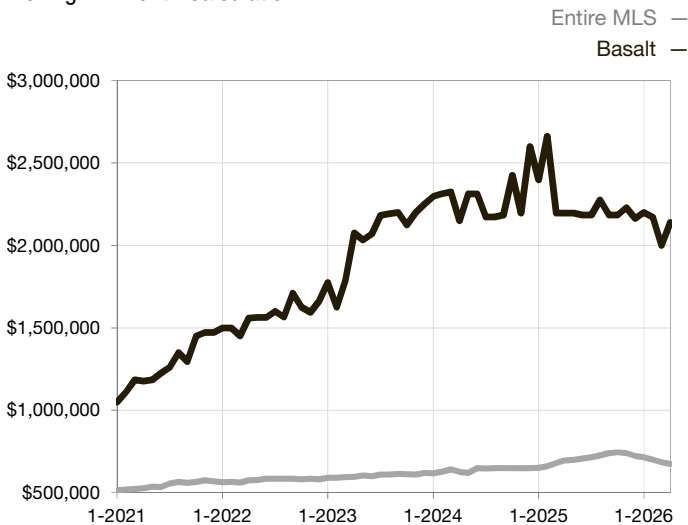
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 4-2026	Percent Change from Previous Year
Key Metrics						
New Listings	3	7	+ 133.3%	11	20	+ 81.8%
Sold Listings	1	1	0.0%	5	10	+ 100.0%
Median Sales Price*	\$1,400,000	\$8,300,000	+ 492.9%	\$2,185,000	\$2,177,250	- 0.4%
Average Sales Price*	\$1,400,000	\$8,300,000	+ 492.9%	\$2,860,000	\$2,914,830	+ 1.9%
Percent of List Price Received*	89.5%	100.0%	+ 11.7%	94.0%	90.8%	- 3.4%
Days on Market Until Sale	340	290	- 14.7%	202	153	- 24.3%
Inventory of Homes for Sale	21	27	+ 28.6%	--	--	--
Months Supply of Inventory	7.5	9.8	+ 30.7%	--	--	--

* 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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 4-2026	Percent Change from Previous Year
Key Metrics						
New Listings	8	5	- 37.5%	41	42	+ 2.4%
Sold Listings	2	3	+ 50.0%	11	12	+ 9.1%
Median Sales Price*	\$2,212,500	\$1,337,500	- 39.5%	\$1,695,000	\$1,368,750	- 19.2%
Average Sales Price*	\$2,212,500	\$1,312,500	- 40.7%	\$1,715,455	\$1,465,542	- 14.6%
Percent of List Price Received*	96.5%	92.7%	- 3.9%	95.1%	94.6%	- 0.5%
Days on Market Until Sale	98	61	- 37.8%	141	158	+ 12.1%
Inventory of Homes for Sale	49	37	- 24.5%	--	--	--
Months Supply of Inventory	14.2	6.6	- 53.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

