

Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

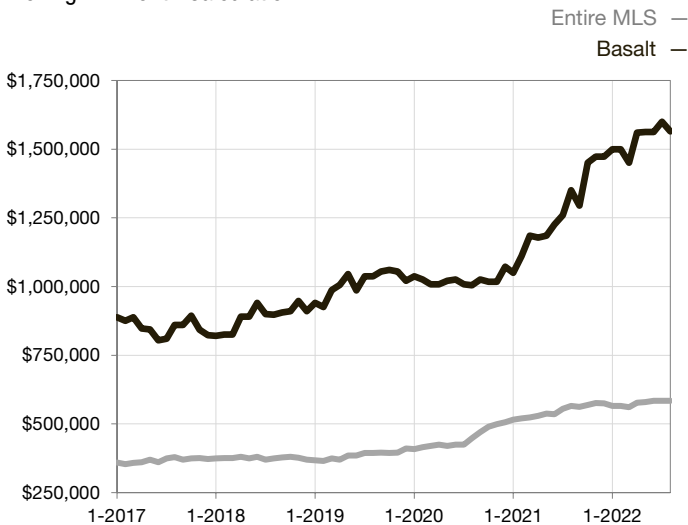
Single Family	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 8-2022	Percent Change from Previous Year
Key Metrics						
New Listings	9	12	+ 33.3%	59	56	- 5.1%
Sold Listings	7	3	- 57.1%	46	19	- 58.7%
Median Sales Price*	\$1,350,000	\$1,095,000	- 18.9%	\$1,450,000	\$1,560,000	+ 7.6%
Average Sales Price*	\$2,132,143	\$1,235,000	- 42.1%	\$1,886,359	\$1,783,974	- 5.4%
Percent of List Price Received*	98.0%	93.2%	- 4.9%	96.0%	97.3%	+ 1.4%
Days on Market Until Sale	57	29	- 49.1%	114	71	- 37.7%
Inventory of Homes for Sale	26	37	+ 42.3%	--	--	--
Months Supply of Inventory	3.9	9.1	+ 133.3%	--	--	--

* 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	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 8-2022	Percent Change from Previous Year
Key Metrics						
New Listings	10	11	+ 10.0%	81	78	- 3.7%
Sold Listings	14	9	- 35.7%	57	56	- 1.8%
Median Sales Price*	\$771,250	\$960,000	+ 24.5%	\$643,000	\$922,500	+ 43.5%
Average Sales Price*	\$910,243	\$1,033,000	+ 13.5%	\$742,346	\$1,045,598	+ 40.9%
Percent of List Price Received*	99.6%	96.0%	- 3.6%	99.6%	101.0%	+ 1.4%
Days on Market Until Sale	38	33	- 13.2%	50	23	- 54.0%
Inventory of Homes for Sale	16	20	+ 25.0%	--	--	--
Months Supply of Inventory	1.6	2.9	+ 81.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

