

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

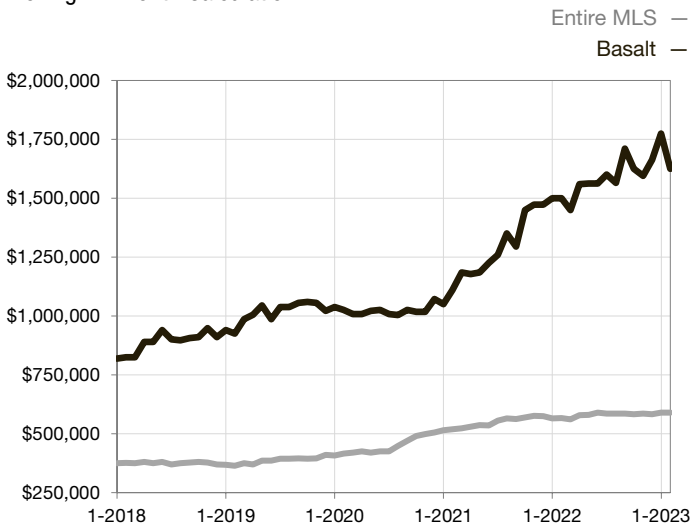
| Single Family Key Metrics | February | | | Year to Date | | |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 02-2022 | Thru 2-2023 | Percent Change from Previous Year |
| New Listings | 2 | 3 | + 50.0% | 4 | 6 | + 50.0% |
| Sold Listings | 4 | 4 | 0.0% | 6 | 9 | + 50.0% |
| Median Sales Price* | \$1,992,500 | \$1,397,500 | - 29.9% | \$1,777,500 | \$1,525,000 | - 14.2% |
| Average Sales Price* | \$1,923,500 | \$1,405,000 | - 27.0% | \$1,864,833 | \$1,767,000 | - 5.2% |
| Percent of List Price Received* | 98.7% | 94.3% | - 4.5% | 98.1% | 97.2% | - 0.9% |
| Days on Market Until Sale | 54 | 104 | + 92.6% | 64 | 61 | - 4.7% |
| Inventory of Homes for Sale | 9 | 8 | - 11.1% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 2.6 | + 62.5% | -- | -- | -- |

* 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 Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 02-2022 | Thru 2-2023 | Percent Change from Previous Year |
| New Listings | 7 | 2 | - 71.4% | 13 | 8 | - 38.5% |
| Sold Listings | 5 | 5 | 0.0% | 8 | 6 | - 25.0% |
| Median Sales Price* | \$989,000 | \$690,000 | - 30.2% | \$954,500 | \$716,250 | - 25.0% |
| Average Sales Price* | \$942,800 | \$738,000 | - 21.7% | \$943,375 | \$738,750 | - 21.7% |
| Percent of List Price Received* | 103.3% | 97.4% | - 5.7% | 102.3% | 97.3% | - 4.9% |
| Days on Market Until Sale | 38 | 48 | + 26.3% | 35 | 53 | + 51.4% |
| Inventory of Homes for Sale | 23 | 19 | - 17.4% | -- | -- | -- |
| Months Supply of Inventory | 3.1 | 3.0 | - 3.2% | -- | -- | -- |

* 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

