

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

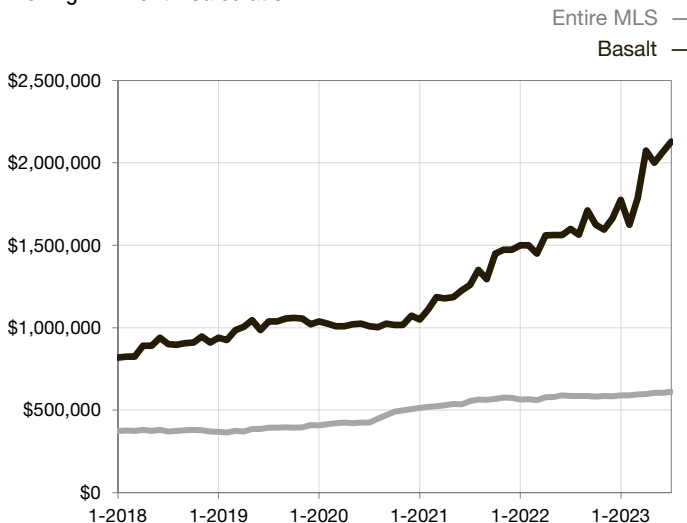
Single Family	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 7-2023	Percent Change from Previous Year
New Listings	10	7	- 30.0%	45	41	- 8.9%
Sold Listings	2	5	+ 150.0%	16	28	+ 75.0%
Median Sales Price*	\$2,222,500	\$2,800,000	+ 26.0%	\$1,632,500	\$2,460,000	+ 50.7%
Average Sales Price*	\$2,222,500	\$3,350,000	+ 50.7%	\$1,886,906	\$2,700,000	+ 43.1%
Percent of List Price Received*	94.5%	93.9%	- 0.6%	98.1%	95.5%	- 2.7%
Days on Market Until Sale	76	110	+ 44.7%	78	111	+ 42.3%
Inventory of Homes for Sale	34	20	- 41.2%	--	--	--
Months Supply of Inventory	7.7	5.2	- 32.5%	--	--	--

* 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 7-2023	Percent Change from Previous Year
New Listings	11	10	- 9.1%	67	45	- 32.8%
Sold Listings	3	5	+ 66.7%	47	50	+ 6.4%
Median Sales Price*	\$750,000	\$1,550,000	+ 106.7%	\$914,000	\$955,000	+ 4.5%
Average Sales Price*	\$891,667	\$1,384,600	+ 55.3%	\$1,048,011	\$1,139,523	+ 8.7%
Percent of List Price Received*	110.6%	98.7%	- 10.8%	102.0%	99.4%	- 2.5%
Days on Market Until Sale	7	29	+ 314.3%	21	46	+ 119.0%
Inventory of Homes for Sale	26	22	- 15.4%	--	--	--
Months Supply of Inventory	3.5	3.3	- 5.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

