

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Basalt

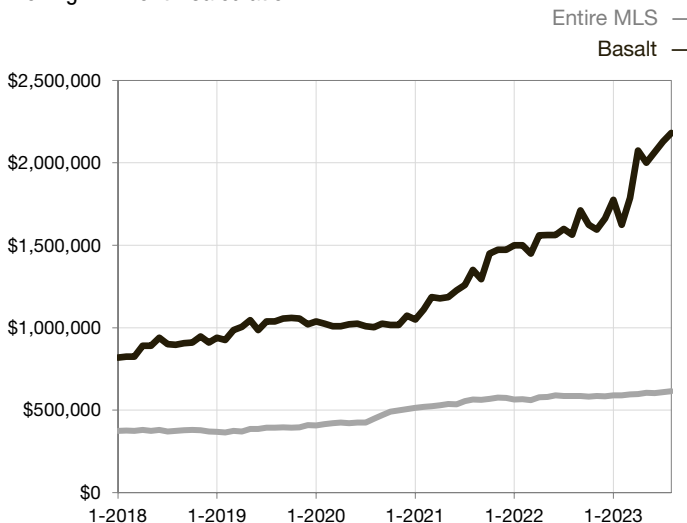
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 8-2023	Percent Change from Previous Year
New Listings	9	8	- 11.1%	54	49	- 9.3%
Sold Listings	3	4	+ 33.3%	19	32	+ 68.4%
Median Sales Price*	\$1,095,000	\$1,685,000	+ 53.9%	\$1,560,000	\$2,272,500	+ 45.7%
Average Sales Price*	\$1,235,000	\$2,080,000	+ 68.4%	\$1,783,974	\$2,622,500	+ 47.0%
Percent of List Price Received*	93.2%	96.5%	+ 3.5%	97.3%	95.6%	- 1.7%
Days on Market Until Sale	29	27	- 6.9%	71	101	+ 42.3%
Inventory of Homes for Sale	36	18	- 50.0%	--	--	--
Months Supply of Inventory	8.8	4.6	- 47.7%	--	--	--

\* 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 8-2023	Percent Change from Previous Year
New Listings	17	14	- 17.6%	84	59	- 29.8%
Sold Listings	9	4	- 55.6%	56	54	- 3.6%
Median Sales Price*	\$960,000	\$2,100,000	+ 118.8%	\$922,500	\$969,500	+ 5.1%
Average Sales Price*	\$1,033,000	\$2,567,500	+ 148.5%	\$1,045,598	\$1,245,299	+ 19.1%
Percent of List Price Received*	96.0%	93.6%	- 2.5%	101.0%	99.0%	- 2.0%
Days on Market Until Sale	33	74	+ 124.2%	23	48	+ 108.7%
Inventory of Homes for Sale	33	27	- 18.2%	--	--	--
Months Supply of Inventory	4.7	4.3	- 8.5%	--	--	--

\* 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

