

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

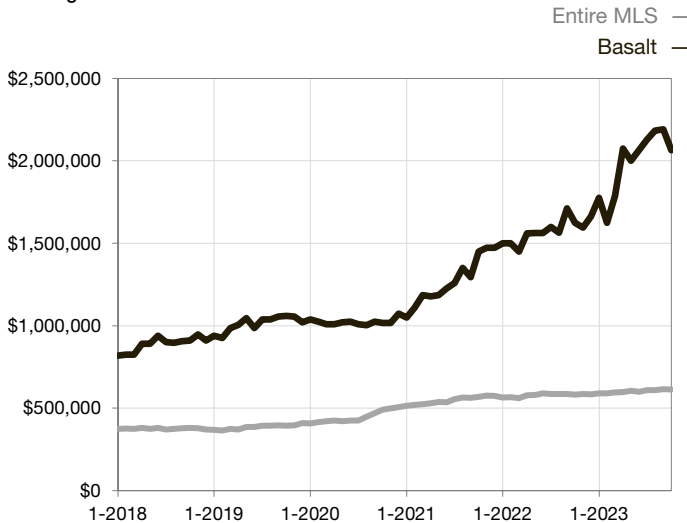
| Single Family | October | | | Year to Date | | |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2022 | 2023 | Percent Change from Previous Year | Thru 10-2022 | Thru 10-2023 | Percent Change from Previous Year |
| New Listings | 4 | 6 | + 50.0% | 65 | 63 | - 3.1% |
| Sold Listings | 5 | 6 | + 20.0% | 28 | 49 | + 75.0% |
| Median Sales Price* | \$2,075,000 | \$1,557,500 | - 24.9% | \$1,595,000 | \$2,183,000 | + 36.9% |
| Average Sales Price* | \$2,002,800 | \$1,649,167 | - 17.7% | \$1,872,750 | \$2,456,314 | + 31.2% |
| Percent of List Price Received* | 96.0% | 96.7% | + 0.7% | 96.7% | 95.8% | - 0.9% |
| Days on Market Until Sale | 47 | 56 | + 19.1% | 59 | 80 | + 35.6% |
| Inventory of Homes for Sale | 31 | 25 | - 19.4% | -- | -- | -- |
| Months Supply of Inventory | 9.1 | 5.5 | - 39.6% | -- | -- | -- |

* 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 | October | | | Year to Date | | |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2022 | 2023 | Percent Change from Previous Year | Thru 10-2022 | Thru 10-2023 | Percent Change from Previous Year |
| New Listings | 3 | 4 | + 33.3% | 92 | 67 | - 27.2% |
| Sold Listings | 6 | 8 | + 33.3% | 74 | 69 | - 6.8% |
| Median Sales Price* | \$1,212,500 | \$1,087,500 | - 10.3% | \$955,000 | \$985,000 | + 3.1% |
| Average Sales Price* | \$1,132,500 | \$1,181,000 | + 4.3% | \$1,167,601 | \$1,230,944 | + 5.4% |
| Percent of List Price Received* | 98.2% | 99.4% | + 1.2% | 100.5% | 99.1% | - 1.4% |
| Days on Market Until Sale | 47 | 64 | + 36.2% | 32 | 46 | + 43.8% |
| Inventory of Homes for Sale | 33 | 24 | - 27.3% | -- | -- | -- |
| Months Supply of Inventory | 4.6 | 3.9 | - 15.2% | -- | -- | -- |

* 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

