

# Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Basalt

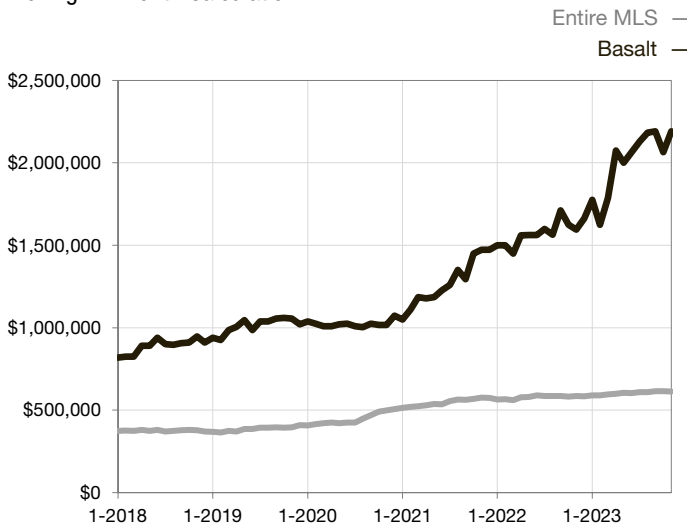
Single Family	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
New Listings	3	0	- 100.0%	68	63	- 7.4%
Sold Listings	5	2	- 60.0%	33	51	+ 54.5%
Median Sales Price*	\$1,800,000	\$2,590,000	+ 43.9%	\$1,625,000	\$2,200,000	+ 35.4%
Average Sales Price*	\$3,091,000	\$2,590,000	- 16.2%	\$2,057,333	\$2,461,557	+ 19.6%
Percent of List Price Received*	95.1%	95.7%	+ 0.6%	96.5%	95.8%	- 0.7%
Days on Market Until Sale	21	143	+ 581.0%	53	82	+ 54.7%
Inventory of Homes for Sale	29	22	- 24.1%	--	--	--
Months Supply of Inventory	8.3	5.1	- 38.6%	--	--	--

\* 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	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
New Listings	4	5	+ 25.0%	96	72	- 25.0%
Sold Listings	3	3	0.0%	77	72	- 6.5%
Median Sales Price*	\$929,454	\$932,408	+ 0.3%	\$950,000	\$977,500	+ 2.9%
Average Sales Price*	\$1,076,485	\$1,285,803	+ 19.4%	\$1,164,051	\$1,233,230	+ 5.9%
Percent of List Price Received*	95.9%	100.6%	+ 4.9%	100.3%	99.2%	- 1.1%
Days on Market Until Sale	29	19	- 34.5%	32	45	+ 40.6%
Inventory of Homes for Sale	34	23	- 32.4%	--	--	--
Months Supply of Inventory	5.1	3.8	- 25.5%	--	--	--

\* 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

