

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

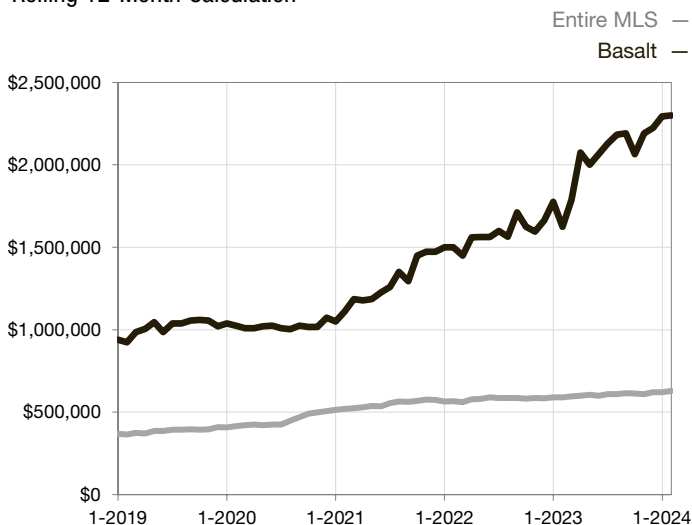
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 2-2024	Percent Change from Previous Year
New Listings	4	3	- 25.0%	7	5	- 28.6%
Sold Listings	4	2	- 50.0%	9	2	- 77.8%
Median Sales Price*	\$1,397,500	\$1,875,000	+ 34.2%	\$1,525,000	\$1,875,000	+ 23.0%
Average Sales Price*	\$1,405,000	\$1,875,000	+ 33.5%	\$1,767,000	\$1,875,000	+ 6.1%
Percent of List Price Received*	94.3%	94.0%	- 0.3%	97.2%	94.0%	- 3.3%
Days on Market Until Sale	104	137	+ 31.7%	61	137	+ 124.6%
Inventory of Homes for Sale	17	22	+ 29.4%	--	--	--
Months Supply of Inventory	5.5	5.4	- 1.8%	--	--	--

* 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	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 2-2024	Percent Change from Previous Year
New Listings	4	6	+ 50.0%	10	9	- 10.0%
Sold Listings	5	1	- 80.0%	6	4	- 33.3%
Median Sales Price*	\$690,000	\$820,000	+ 18.8%	\$716,250	\$1,375,000	+ 92.0%
Average Sales Price*	\$738,000	\$820,000	+ 11.1%	\$738,750	\$1,391,250	+ 88.3%
Percent of List Price Received*	97.4%	96.6%	- 0.8%	97.3%	98.7%	+ 1.4%
Days on Market Until Sale	48	6	- 87.5%	53	178	+ 235.8%
Inventory of Homes for Sale	28	27	- 3.6%	--	--	--
Months Supply of Inventory	4.4	4.5	+ 2.3%	--	--	--

* 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

