

# Local Market Update for Quarter 3-2014

A Research Tool Provided by the Colorado Association of REALTORS®



## Basalt

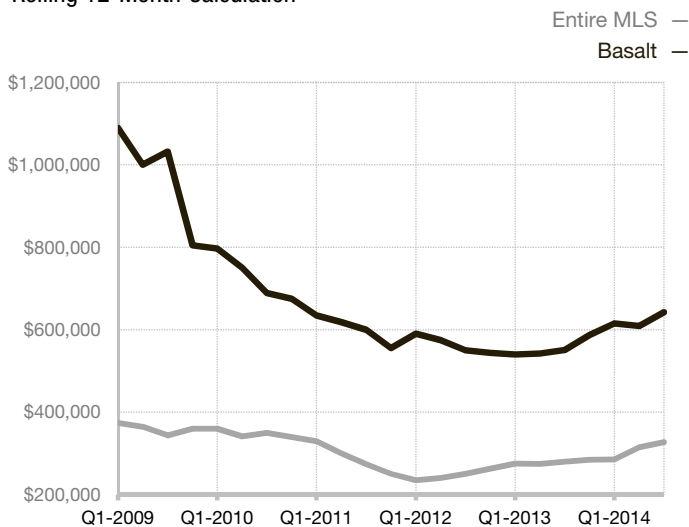
	Quarter 3			Year to Date		
Key Metrics	2013	2014	Percent Change from Previous Year	Thru Q3-2013	Thru Q3-2014	Percent Change from Previous Year
New Listings	18	23	+ 27.8%	65	80	+ 23.1%
Sold Listings	11	16	+ 45.5%	28	36	+ 28.6%
Median Sales Price*	\$557,500	<b>\$641,500</b>	+ 15.1%	\$559,750	<b>\$619,000</b>	+ 10.6%
Average Sales Price*	\$1,040,364	<b>\$837,500</b>	- 19.5%	\$807,837	<b>\$840,125</b>	+ 4.0%
Percent of List Price Received*	94.3%	<b>94.6%</b>	+ 0.3%	95.2%	<b>93.6%</b>	- 1.7%
Days on Market Until Sale	183	107	- 41.5%	190	191	+ 0.5%
Inventory of Homes for Sale	64	64	0.0%	--	--	--
Months Supply of Inventory	15.7	16.0	+ 1.9%	--	--	--

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

	Quarter 3			Year to Date		
Key Metrics	2013	2014	Percent Change from Previous Year	Thru Q3-2013	Thru Q3-2014	Percent Change from Previous Year
New Listings	13	17	+ 30.8%	53	73	+ 37.7%
Sold Listings	11	17	+ 54.5%	33	38	+ 15.2%
Median Sales Price*	\$316,000	<b>\$419,040</b>	+ 32.6%	\$299,000	<b>\$391,750</b>	+ 31.0%
Average Sales Price*	\$395,655	<b>\$479,808</b>	+ 21.3%	\$357,243	<b>\$459,914</b>	+ 28.7%
Percent of List Price Received*	95.2%	<b>96.0%</b>	+ 0.8%	96.6%	<b>96.9%</b>	+ 0.3%
Days on Market Until Sale	129	100	- 22.5%	122	90	- 26.2%
Inventory of Homes for Sale	34	40	+ 17.6%	--	--	--
Months Supply of Inventory	8.5	10.0	+ 17.6%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

