

# Local Market Update for April 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## Basalt

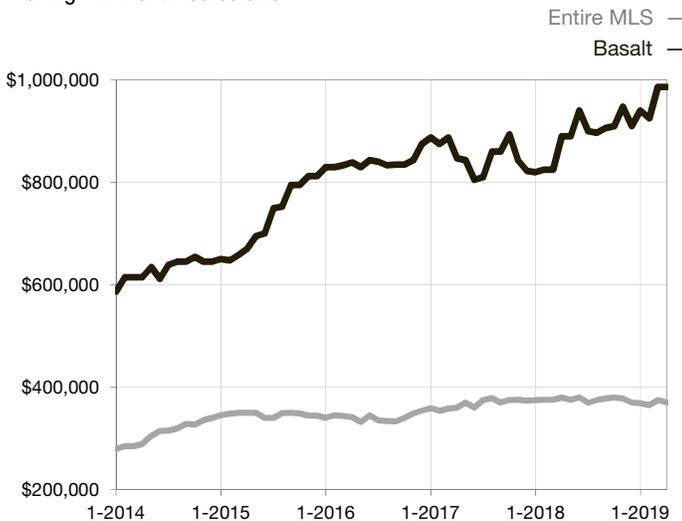
Single Family Key Metrics	April			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 4-2019	Percent Change from Previous Year
New Listings	13	12	- 7.7%	32	26	- 18.8%
Sold Listings	6	2	- 66.7%	12	10	- 16.7%
Median Sales Price*	\$988,500	<b>\$1,695,000</b>	+ 71.5%	\$976,000	<b>\$1,607,000</b>	+ 64.7%
Average Sales Price*	\$1,733,667	<b>\$1,695,000</b>	- 2.2%	\$1,543,083	<b>\$1,835,900</b>	+ 19.0%
Percent of List Price Received*	96.9%	<b>89.9%</b>	- 7.2%	95.4%	<b>95.4%</b>	0.0%
Days on Market Until Sale	110	<b>227</b>	+ 106.4%	120	<b>163</b>	+ 35.8%
Inventory of Homes for Sale	54	<b>36</b>	- 33.3%	--	--	--
Months Supply of Inventory	10.4	<b>7.1</b>	- 31.7%	--	--	--

\* 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 Key Metrics	April			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 4-2019	Percent Change from Previous Year
New Listings	15	5	- 66.7%	35	27	- 22.9%
Sold Listings	9	3	- 66.7%	23	16	- 30.4%
Median Sales Price*	\$540,350	<b>\$450,000</b>	- 16.7%	\$500,000	<b>\$669,750</b>	+ 34.0%
Average Sales Price*	\$634,706	<b>\$518,333</b>	- 18.3%	\$553,919	<b>\$730,344</b>	+ 31.9%
Percent of List Price Received*	98.3%	<b>96.2%</b>	- 2.1%	98.6%	<b>97.2%</b>	- 1.4%
Days on Market Until Sale	122	<b>159</b>	+ 30.3%	138	<b>101</b>	- 26.8%
Inventory of Homes for Sale	34	<b>31</b>	- 8.8%	--	--	--
Months Supply of Inventory	4.7	<b>5.9</b>	+ 25.5%	--	--	--

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



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

