

# Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## Basalt

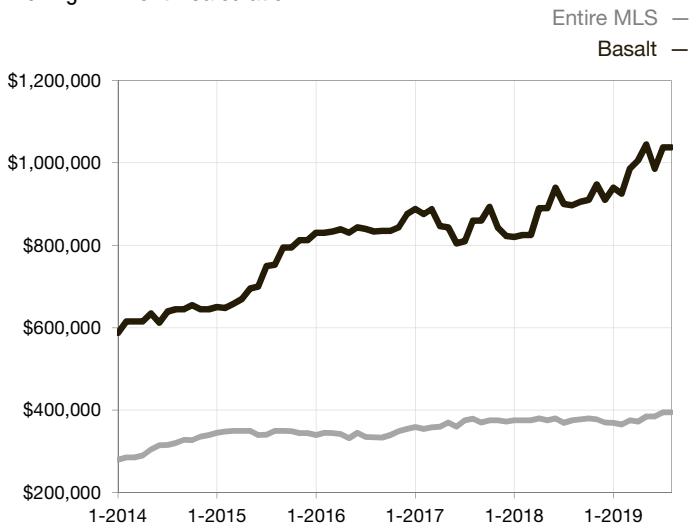
Single Family	August			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 8-2019	Percent Change from Previous Year
New Listings	9	10	+ 11.1%	75	87	+ 16.0%
Sold Listings	9	5	- 44.4%	39	36	- 7.7%
Median Sales Price*	\$986,500	\$995,000	+ 0.9%	\$900,000	\$1,055,000	+ 17.2%
Average Sales Price*	\$1,028,222	\$1,771,250	+ 72.3%	\$1,200,751	\$1,344,583	+ 12.0%
Percent of List Price Received*	95.1%	93.5%	- 1.7%	94.4%	95.1%	+ 0.7%
Days on Market Until Sale	60	206	+ 243.3%	133	145	+ 9.0%
Inventory of Homes for Sale	57	67	+ 17.5%	--	--	--
Months Supply of Inventory	9.8	13.4	+ 36.7%	--	--	--

\* 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	August			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 8-2019	Percent Change from Previous Year
New Listings	6	9	+ 50.0%	80	71	- 11.3%
Sold Listings	5	8	+ 60.0%	42	41	- 2.4%
Median Sales Price*	\$395,000	\$557,500	+ 41.1%	\$512,500	\$565,000	+ 10.2%
Average Sales Price*	\$593,540	\$572,625	- 3.5%	\$585,389	\$625,774	+ 6.9%
Percent of List Price Received*	98.6%	98.2%	- 0.4%	98.5%	97.3%	- 1.2%
Days on Market Until Sale	85	94	+ 10.6%	122	102	- 16.4%
Inventory of Homes for Sale	51	38	- 25.5%	--	--	--
Months Supply of Inventory	7.8	6.6	- 15.4%	--	--	--

\* 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

