

Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

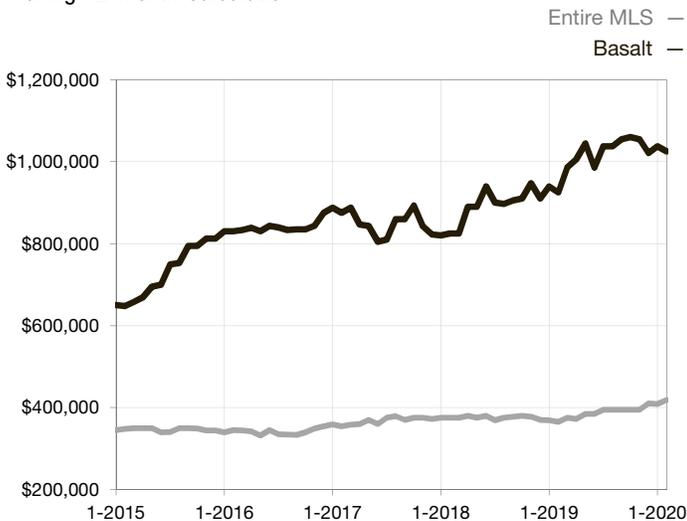
Single Family	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 2-2020	Percent Change from Previous Year
Key Metrics						
New Listings	3	4	+ 33.3%	9	6	- 33.3%
Sold Listings	1	2	+ 100.0%	3	8	+ 166.7%
Median Sales Price*	\$1,580,500	\$982,500	- 37.8%	\$1,580,500	\$1,077,500	- 31.8%
Average Sales Price*	\$1,580,500	\$982,500	- 37.8%	\$1,758,500	\$1,380,813	- 21.5%
Percent of List Price Received*	93.0%	96.0%	+ 3.2%	94.6%	96.4%	+ 1.9%
Days on Market Until Sale	339	84	- 75.2%	132	96	- 27.3%
Inventory of Homes for Sale	51	38	- 25.5%	--	--	--
Months Supply of Inventory	9.6	7.5	- 21.9%	--	--	--

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

Townhouse/Condo	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 2-2020	Percent Change from Previous Year
Key Metrics						
New Listings	5	2	- 60.0%	10	16	+ 60.0%
Sold Listings	4	4	0.0%	8	9	+ 12.5%
Median Sales Price*	\$693,500	\$549,750	- 20.7%	\$693,500	\$575,000	- 17.1%
Average Sales Price*	\$850,500	\$588,375	- 30.8%	\$785,250	\$738,933	- 5.9%
Percent of List Price Received*	96.2%	97.4%	+ 1.2%	96.9%	97.3%	+ 0.4%
Days on Market Until Sale	56	55	- 1.8%	97	148	+ 52.6%
Inventory of Homes for Sale	54	19	- 64.8%	--	--	--
Months Supply of Inventory	9.7	2.8	- 71.1%	--	--	--

* 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

