

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

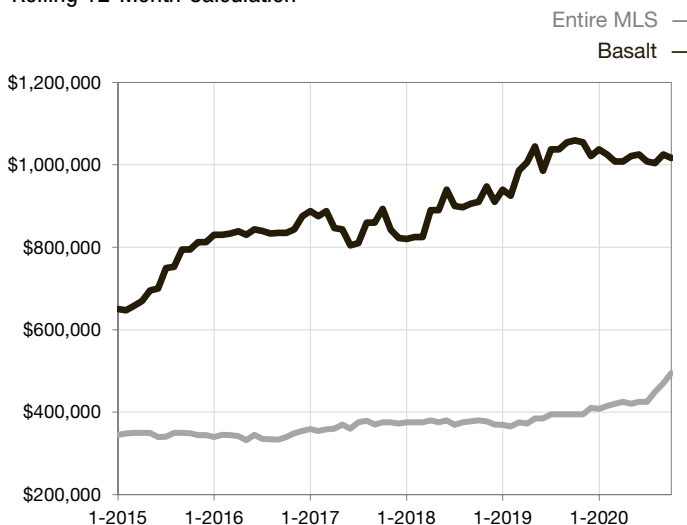
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	4	2	- 50.0%	98	77	- 21.4%
Sold Listings	6	8	+ 33.3%	45	64	+ 42.2%
Median Sales Price*	\$1,047,500	\$953,000	- 9.0%	\$1,060,000	\$1,038,000	- 2.1%
Average Sales Price*	\$1,251,667	\$1,192,974	- 4.7%	\$1,342,753	\$1,486,489	+ 10.7%
Percent of List Price Received*	95.5%	99.0%	+ 3.7%	95.1%	95.6%	+ 0.5%
Days on Market Until Sale	48	52	+ 8.3%	127	144	+ 13.4%
Inventory of Homes for Sale	65	26	- 60.0%	--	--	--
Months Supply of Inventory	14.7	4.2	- 71.4%	--	--	--

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

Townhouse/Condo	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	6	5	- 16.7%	84	87	+ 3.6%
Sold Listings	11	28	+ 154.5%	61	90	+ 47.5%
Median Sales Price*	\$528,100	\$844,950	+ 60.0%	\$549,000	\$623,450	+ 13.6%
Average Sales Price*	\$539,100	\$953,314	+ 76.8%	\$604,576	\$809,366	+ 33.9%
Percent of List Price Received*	98.7%	99.5%	+ 0.8%	97.7%	97.7%	0.0%
Days on Market Until Sale	62	128	+ 106.5%	97	125	+ 28.9%
Inventory of Homes for Sale	40	12	- 70.0%	--	--	--
Months Supply of Inventory	7.1	1.3	- 81.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

