

Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

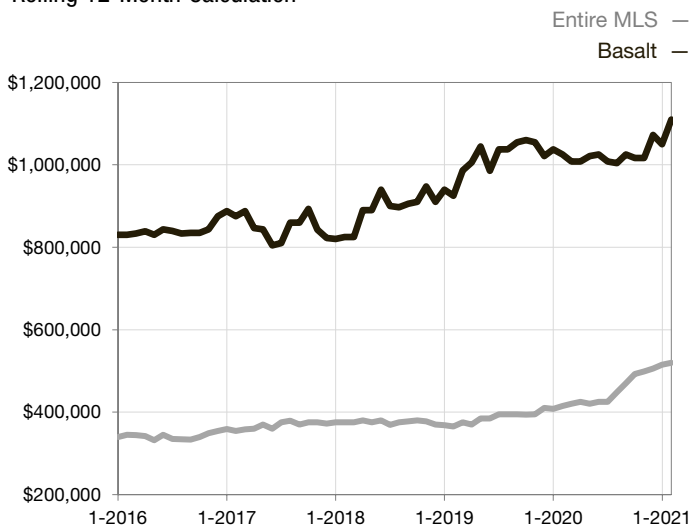
Single Family	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 2-2021	Percent Change from Previous Year
New Listings	5	4	- 20.0%	8	7	- 12.5%
Sold Listings	2	10	+ 400.0%	8	15	+ 87.5%
Median Sales Price*	\$982,500	\$1,780,000	+ 81.2%	\$1,077,500	\$1,660,000	+ 54.1%
Average Sales Price*	\$982,500	\$1,558,850	+ 58.7%	\$1,380,813	\$1,473,233	+ 6.7%
Percent of List Price Received*	96.0%	96.0%	0.0%	96.4%	96.0%	- 0.4%
Days on Market Until Sale	84	122	+ 45.2%	96	185	+ 92.7%
Inventory of Homes for Sale	49	15	- 69.4%	--	--	--
Months Supply of Inventory	9.6	2.1	- 78.1%	--	--	--

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

Townhouse/Condo	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 2-2021	Percent Change from Previous Year
New Listings	5	3	- 40.0%	20	10	- 50.0%
Sold Listings	4	3	- 25.0%	9	5	- 44.4%
Median Sales Price*	\$549,750	\$665,000	+ 21.0%	\$575,000	\$665,000	+ 15.7%
Average Sales Price*	\$588,375	\$585,000	- 0.6%	\$738,933	\$607,000	- 17.9%
Percent of List Price Received*	97.4%	98.0%	+ 0.6%	97.3%	95.9%	- 1.4%
Days on Market Until Sale	55	289	+ 425.5%	148	183	+ 23.6%
Inventory of Homes for Sale	38	6	- 84.2%	--	--	--
Months Supply of Inventory	5.6	0.7	- 87.5%	--	--	--

* 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

