

# Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Basalt

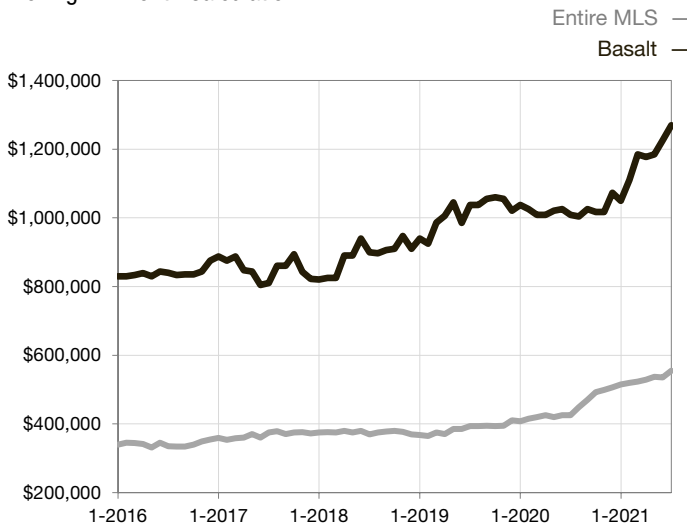
Single Family	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 7-2021	Percent Change from Previous Year
New Listings	10	6	- 40.0%	53	48	- 9.4%
Sold Listings	8	6	- 25.0%	33	38	+ 15.2%
Median Sales Price*	\$832,500	<b>\$1,725,000</b>	+ 107.2%	\$1,025,000	<b>\$1,472,500</b>	+ 43.7%
Average Sales Price*	\$1,051,688	<b>\$1,923,333</b>	+ 82.9%	\$1,325,606	<b>\$1,868,355</b>	+ 40.9%
Percent of List Price Received*	95.2%	<b>98.0%</b>	+ 2.9%	94.7%	<b>95.8%</b>	+ 1.2%
Days on Market Until Sale	113	48	- 57.5%	167	127	- 24.0%
Inventory of Homes for Sale	42	15	- 64.3%	--	--	--
Months Supply of Inventory	8.7	2.2	- 74.7%	--	--	--

\* 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 7-2021	Percent Change from Previous Year
New Listings	12	10	- 16.7%	62	66	+ 6.5%
Sold Listings	5	7	+ 40.0%	35	43	+ 22.9%
Median Sales Price*	\$496,000	<b>\$544,500</b>	+ 9.8%	\$530,000	<b>\$620,000</b>	+ 17.0%
Average Sales Price*	\$662,000	<b>\$643,714</b>	- 2.8%	\$720,205	<b>\$687,681</b>	- 4.5%
Percent of List Price Received*	98.6%	<b>101.2%</b>	+ 2.6%	96.2%	<b>99.5%</b>	+ 3.4%
Days on Market Until Sale	5	14	+ 180.0%	132	53	- 59.8%
Inventory of Homes for Sale	33	7	- 78.8%	--	--	--
Months Supply of Inventory	4.8	0.8	- 83.3%	--	--	--

\* 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

