

Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

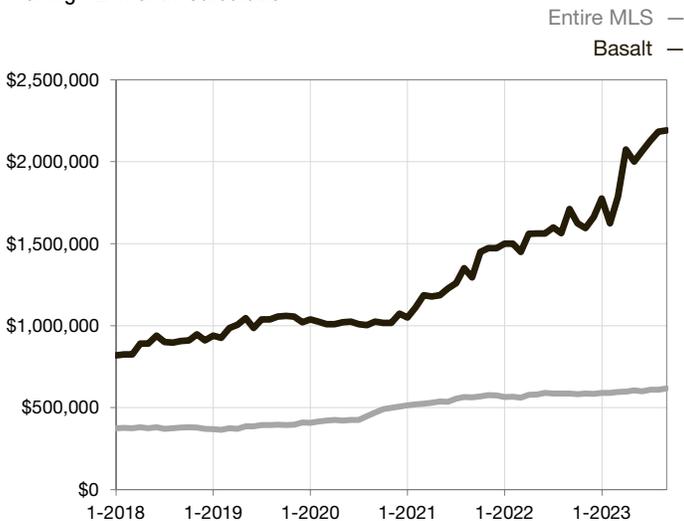
Single Family	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 9-2023	Percent Change from Previous Year
Key Metrics						
New Listings	7	8	+ 14.3%	61	57	- 6.6%
Sold Listings	4	11	+ 175.0%	23	43	+ 87.0%
Median Sales Price*	\$1,700,000	\$1,925,000	+ 13.2%	\$1,565,000	\$2,250,000	+ 43.8%
Average Sales Price*	\$2,131,875	\$2,413,127	+ 13.2%	\$1,844,478	\$2,568,940	+ 39.3%
Percent of List Price Received*	94.8%	95.7%	+ 0.9%	96.9%	95.6%	- 1.3%
Days on Market Until Sale	19	31	+ 63.2%	62	83	+ 33.9%
Inventory of Homes for Sale	33	21	- 36.4%	--	--	--
Months Supply of Inventory	9.0	4.7	- 47.8%	--	--	--

* 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	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 9-2023	Percent Change from Previous Year
Key Metrics						
New Listings	5	4	- 20.0%	89	63	- 29.2%
Sold Listings	12	6	- 50.0%	68	60	- 11.8%
Median Sales Price*	\$1,525,000	\$1,242,500	- 18.5%	\$942,500	\$1,001,500	+ 6.3%
Average Sales Price*	\$1,754,500	\$1,251,833	- 28.7%	\$1,170,699	\$1,245,953	+ 6.4%
Percent of List Price Received*	99.4%	98.7%	- 0.7%	100.7%	99.0%	- 1.7%
Days on Market Until Sale	66	9	- 86.4%	30	44	+ 46.7%
Inventory of Homes for Sale	33	23	- 30.3%	--	--	--
Months Supply of Inventory	4.6	3.9	- 15.2%	--	--	--

* 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

