

# Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Basalt

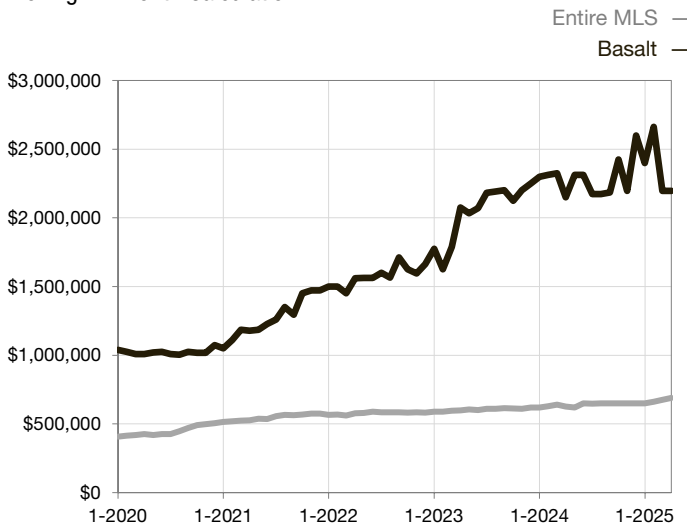
	April			Year to Date		
Single Family						
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 4-2025	Percent Change from Previous Year
New Listings	5	2	- 60.0%	14	10	- 28.6%
Sold Listings	3	1	- 66.7%	9	5	- 44.4%
Median Sales Price*	\$2,025,000	\$1,400,000	- 30.9%	\$3,350,000	\$2,185,000	- 34.8%
Average Sales Price*	\$2,583,333	\$1,400,000	- 45.8%	\$4,538,333	\$2,860,000	- 37.0%
Percent of List Price Received*	96.3%	89.5%	- 7.1%	97.2%	94.0%	- 3.3%
Days on Market Until Sale	147	332	+ 125.9%	136	200	+ 47.1%
Inventory of Homes for Sale	21	20	- 4.8%	--	--	--
Months Supply of Inventory	5.4	7.1	+ 31.5%	--	--	--

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

	April			Year to Date		
Townhouse/Condo						
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 4-2025	Percent Change from Previous Year
New Listings	2	8	+ 300.0%	16	40	+ 150.0%
Sold Listings	1	2	+ 100.0%	8	11	+ 37.5%
Median Sales Price*	\$2,115,000	\$2,212,500	+ 4.6%	\$1,127,500	\$1,695,000	+ 50.3%
Average Sales Price*	\$2,115,000	\$2,212,500	+ 4.6%	\$1,286,750	\$1,715,455	+ 33.3%
Percent of List Price Received*	96.1%	96.5%	+ 0.4%	97.6%	95.1%	- 2.6%
Days on Market Until Sale	60	98	+ 63.3%	132	141	+ 6.8%
Inventory of Homes for Sale	26	54	+ 107.7%	--	--	--
Months Supply of Inventory	4.7	15.6	+ 231.9%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

