

Local Market Update – September 2019

A Research Tool Provided by Aspen Glenwood MLS



Basalt Proper

Eagle and Pitkin Counties

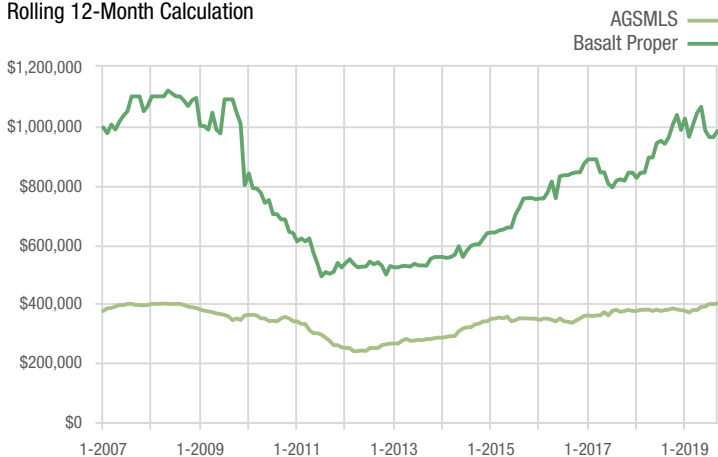
Single Family	September			Year to Date		
	2018	2019	% Change	Thru 9-2018	Thru 9-2019	% Change
New Listings	7	3	- 57.1%	62	70	+ 12.9%
Pending Sales	3	4	+ 33.3%	41	40	- 2.4%
Closed Sales	4	4	0.0%	31	36	+ 16.1%
Days on Market Until Sale	70	108	+ 54.3%	160	177	+ 10.6%
Median Sales Price*	\$965,500	\$1,354,450	+ 40.3%	\$940,000	\$960,000	+ 2.1%
Average Sales Price*	\$1,890,250	\$1,287,225	- 31.9%	\$1,356,058	\$1,254,030	- 7.5%
Percent of List Price Received*	98.8%	95.5%	- 3.3%	96.0%	94.9%	- 1.1%
Inventory of Homes for Sale	33	35	+ 6.1%	—	—	—
Months Supply of Inventory	7.9	8.6	+ 8.9%	—	—	—

Townhouse/Condo/Duplex	September			Year to Date		
	2018	2019	% Change	Thru 9-2018	Thru 9-2019	% Change
New Listings	9	5	- 44.4%	80	70	- 12.5%
Pending Sales	11	10	- 9.1%	55	61	+ 10.9%
Closed Sales	9	7	- 22.2%	49	45	- 8.2%
Days on Market Until Sale	257	164	- 36.2%	184	148	- 19.6%
Median Sales Price*	\$535,000	\$512,000	- 4.3%	\$505,000	\$549,000	+ 8.7%
Average Sales Price*	\$576,867	\$486,759	- 15.6%	\$582,768	\$581,679	- 0.2%
Percent of List Price Received*	97.1%	98.2%	+ 1.1%	98.2%	97.4%	- 0.8%
Inventory of Homes for Sale	41	29	- 29.3%	—	—	—
Months Supply of Inventory	6.4	4.9	- 23.4%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

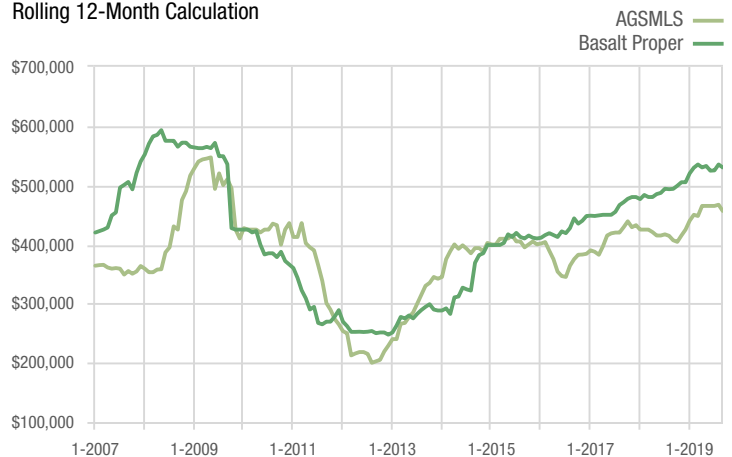
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.