

Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

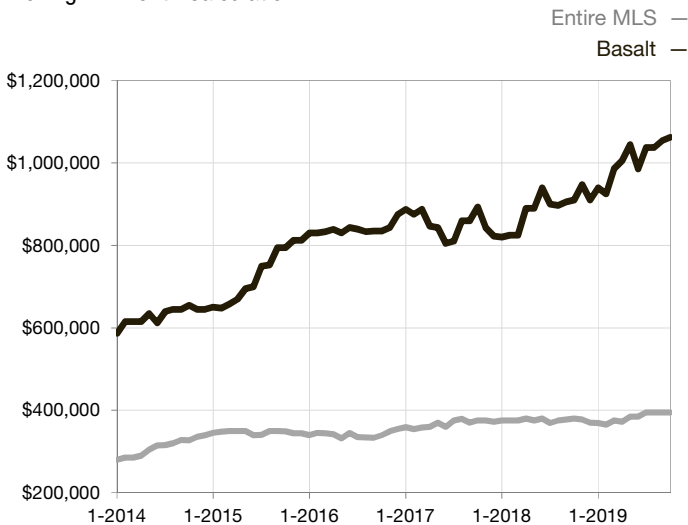
Single Family Key Metrics	October			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
New Listings	6	4	- 33.3%	86	98	+ 14.0%
Sold Listings	11	5	- 54.5%	55	44	- 20.0%
Median Sales Price*	\$955,000	\$1,150,000	+ 20.4%	\$910,000	\$1,062,500	+ 16.8%
Average Sales Price*	\$1,493,598	\$1,322,000	- 11.5%	\$1,317,634	\$1,352,816	+ 2.7%
Percent of List Price Received*	93.8%	95.2%	+ 1.5%	94.6%	95.0%	+ 0.4%
Days on Market Until Sale	223	40	- 82.1%	152	128	- 15.8%
Inventory of Homes for Sale	49	57	+ 16.3%	--	--	--
Months Supply of Inventory	7.6	13.2	+ 73.7%	--	--	--

* 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 Key Metrics	October			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
New Listings	18	5	- 72.2%	108	83	- 23.1%
Sold Listings	12	11	- 8.3%	63	61	- 3.2%
Median Sales Price*	\$511,500	\$528,100	+ 3.2%	\$514,000	\$549,000	+ 6.8%
Average Sales Price*	\$494,557	\$539,100	+ 9.0%	\$566,870	\$604,576	+ 6.7%
Percent of List Price Received*	98.2%	98.7%	+ 0.5%	98.2%	97.7%	- 0.5%
Days on Market Until Sale	57	62	+ 8.8%	130	97	- 25.4%
Inventory of Homes for Sale	58	30	- 48.3%	--	--	--
Months Supply of Inventory	8.4	5.3	- 36.9%	--	--	--

* 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

