

Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

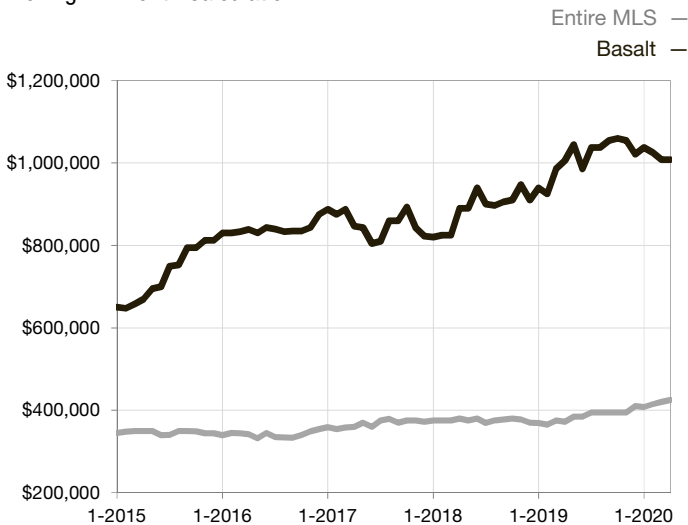
Single Family	April			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 4-2020	Percent Change from Previous Year
Key Metrics						
New Listings	12	3	- 75.0%	26	12	- 53.8%
Sold Listings	3	3	0.0%	11	17	+ 54.5%
Median Sales Price*	\$1,253,500	\$1,325,000	+ 5.7%	\$1,580,500	\$1,075,000	- 32.0%
Average Sales Price*	\$1,547,833	\$1,365,000	- 11.8%	\$1,782,955	\$1,244,794	- 30.2%
Percent of List Price Received*	92.2%	92.3%	+ 0.1%	95.5%	96.0%	+ 0.5%
Days on Market Until Sale	151	250	+ 65.6%	148	146	- 1.4%
Inventory of Homes for Sale	47	37	- 21.3%	--	--	--
Months Supply of Inventory	9.1	7.2	- 20.9%	--	--	--

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

Townhouse/Condo	April			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 4-2020	Percent Change from Previous Year
Key Metrics						
New Listings	5	1	- 80.0%	27	27	0.0%
Sold Listings	3	5	+ 66.7%	16	16	0.0%
Median Sales Price*	\$450,000	\$530,000	+ 17.8%	\$669,750	\$563,750	- 15.8%
Average Sales Price*	\$518,333	\$707,935	+ 36.6%	\$730,344	\$715,317	- 2.1%
Percent of List Price Received*	96.2%	97.4%	+ 1.2%	97.2%	97.2%	0.0%
Days on Market Until Sale	159	69	- 56.6%	101	112	+ 10.9%
Inventory of Homes for Sale	47	25	- 46.8%	--	--	--
Months Supply of Inventory	9.0	3.8	- 57.8%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

