

Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

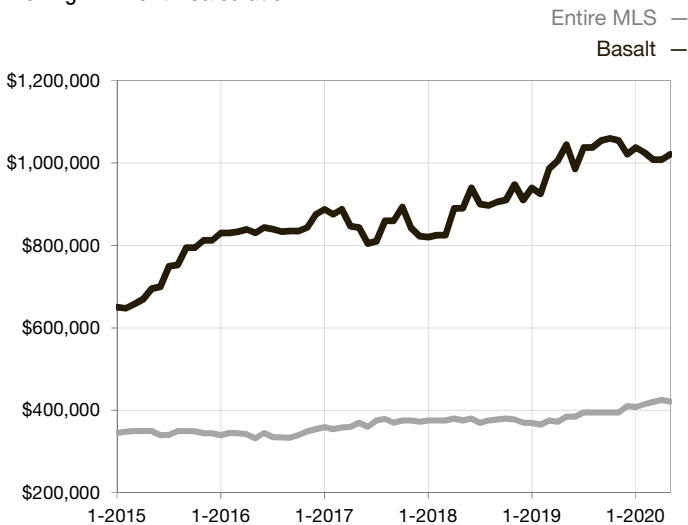
Single Family Key Metrics	May			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 5-2020	Percent Change from Previous Year
New Listings	17	15	- 11.8%	43	28	- 34.9%
Sold Listings	5	1	- 80.0%	16	18	+ 12.5%
Median Sales Price*	\$875,000	\$2,330,000	+ 166.3%	\$1,266,155	\$1,077,500	- 14.9%
Average Sales Price*	\$885,562	\$2,330,000	+ 163.1%	\$1,502,519	\$1,305,083	- 13.1%
Percent of List Price Received*	95.9%	94.1%	- 1.9%	95.6%	95.8%	+ 0.2%
Days on Market Until Sale	155	270	+ 74.2%	151	153	+ 1.3%
Inventory of Homes for Sale	60	38	- 36.7%	--	--	--
Months Supply of Inventory	12.0	7.9	- 34.2%	--	--	--

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

Townhouse/Condo Key Metrics	May			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 5-2020	Percent Change from Previous Year
New Listings	8	6	- 25.0%	35	35	0.0%
Sold Listings	8	2	- 75.0%	24	18	- 25.0%
Median Sales Price*	\$513,250	\$460,000	- 10.4%	\$565,000	\$549,750	- 2.7%
Average Sales Price*	\$506,531	\$460,000	- 9.2%	\$655,740	\$686,949	+ 4.8%
Percent of List Price Received*	96.3%	97.2%	+ 0.9%	96.9%	97.2%	+ 0.3%
Days on Market Until Sale	146	19	- 87.0%	116	102	- 12.1%
Inventory of Homes for Sale	47	28	- 40.4%	--	--	--
Months Supply of Inventory	8.5	4.5	- 47.1%	--	--	--

* 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

