

Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

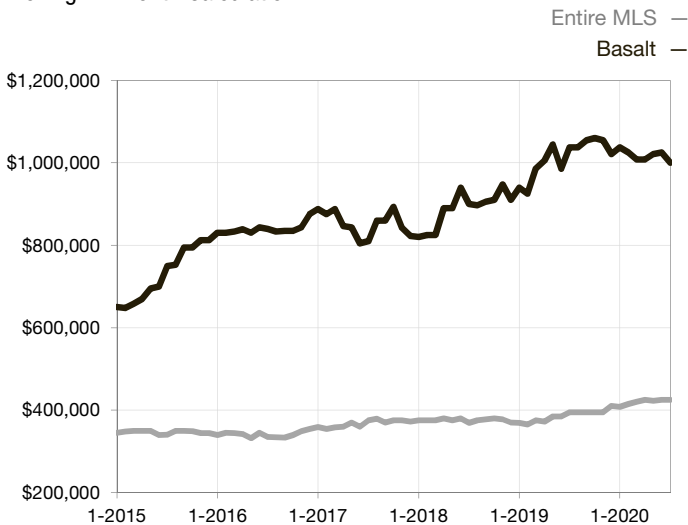
Single Family Key Metrics	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 7-2020	Percent Change from Previous Year
New Listings	15	7	- 53.3%	79	48	- 39.2%
Sold Listings	7	7	0.0%	31	32	+ 3.2%
Median Sales Price*	\$1,060,000	\$805,000	- 24.1%	\$1,060,000	\$957,500	- 9.7%
Average Sales Price*	\$1,211,740	\$956,929	- 21.0%	\$1,275,766	\$1,313,438	+ 3.0%
Percent of List Price Received*	95.3%	94.6%	- 0.7%	95.4%	94.5%	- 0.9%
Days on Market Until Sale	160	126	- 21.3%	135	172	+ 27.4%
Inventory of Homes for Sale	74	32	- 56.8%	--	--	--
Months Supply of Inventory	13.9	6.7	- 51.8%	--	--	--

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

Townhouse/Condo Key Metrics	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 7-2020	Percent Change from Previous Year
New Listings	14	13	- 7.1%	62	62	0.0%
Sold Listings	4	5	+ 25.0%	33	35	+ 6.1%
Median Sales Price*	\$625,000	\$496,000	- 20.6%	\$565,000	\$530,000	- 6.2%
Average Sales Price*	\$634,750	\$662,000	+ 4.3%	\$638,659	\$720,205	+ 12.8%
Percent of List Price Received*	97.5%	98.6%	+ 1.1%	97.1%	96.2%	- 0.9%
Days on Market Until Sale	46	5	- 89.1%	105	132	+ 25.7%
Inventory of Homes for Sale	50	26	- 48.0%	--	--	--
Months Supply of Inventory	9.1	3.8	- 58.2%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

