

# Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Basalt

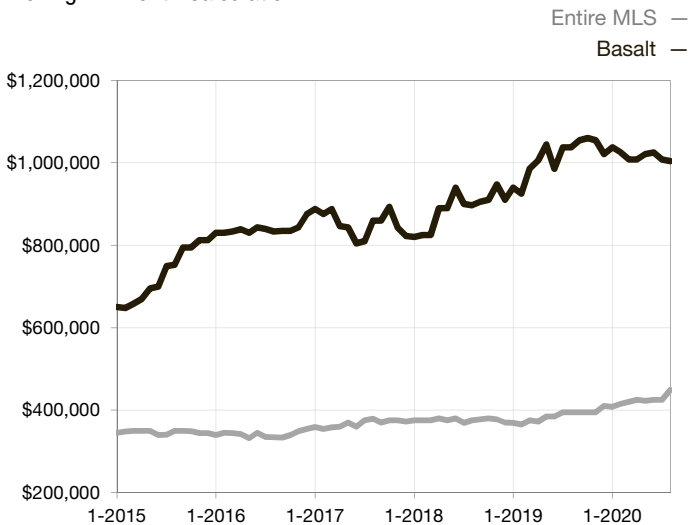
Single Family	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 8-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	10	10	0.0%	89	61	- 31.5%
Sold Listings	5	11	+ 120.0%	36	44	+ 22.2%
Median Sales Price*	\$995,000	<b>\$945,000</b>	- 5.0%	\$1,055,000	<b>\$976,500</b>	- 7.4%
Average Sales Price*	\$1,771,250	<b>\$1,969,136</b>	+ 11.2%	\$1,344,583	<b>\$1,486,489</b>	+ 10.6%
Percent of List Price Received*	93.5%	<b>95.8%</b>	+ 2.5%	95.1%	<b>95.0%</b>	- 0.1%
Days on Market Until Sale	206	108	- 47.6%	145	152	+ 4.8%
Inventory of Homes for Sale	76	35	- 53.9%	--	--	--
Months Supply of Inventory	15.2	6.6	- 56.6%	--	--	--

\* 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	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 8-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	10	9	- 10.0%	72	70	- 2.8%
Sold Listings	8	7	- 12.5%	41	42	+ 2.4%
Median Sales Price*	\$557,500	<b>\$770,000</b>	+ 38.1%	\$565,000	<b>\$538,250</b>	- 4.7%
Average Sales Price*	\$572,625	<b>\$1,030,000</b>	+ 79.9%	\$625,774	<b>\$771,838</b>	+ 23.3%
Percent of List Price Received*	98.2%	<b>96.7%</b>	- 1.5%	97.3%	<b>96.3%</b>	- 1.0%
Days on Market Until Sale	94	72	- 23.4%	102	122	+ 19.6%
Inventory of Homes for Sale	47	13	- 72.3%	--	--	--
Months Supply of Inventory	8.2	1.9	- 76.8%	--	--	--

\* 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

