

Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

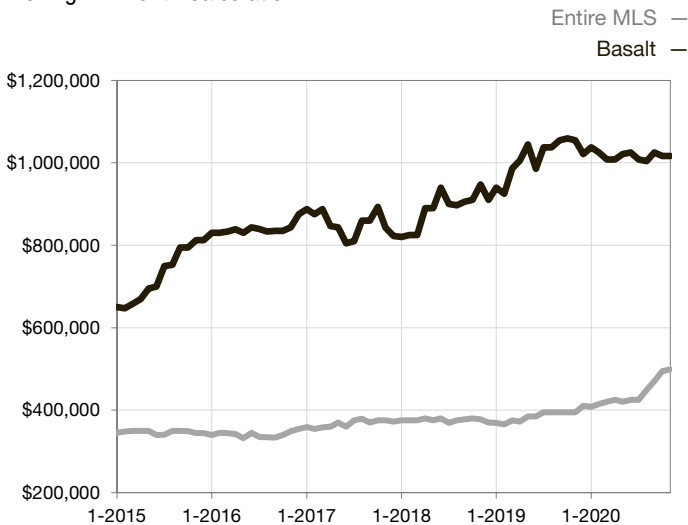
Single Family	November			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Key Metrics						
New Listings	6	4	- 33.3%	104	81	- 22.1%
Sold Listings	5	9	+ 80.0%	50	73	+ 46.0%
Median Sales Price*	\$1,025,000	\$1,035,000	+ 1.0%	\$1,055,000	\$1,035,000	- 1.9%
Average Sales Price*	\$1,777,500	\$1,399,664	- 21.3%	\$1,386,228	\$1,475,784	+ 6.5%
Percent of List Price Received*	90.8%	95.6%	+ 5.3%	94.6%	95.6%	+ 1.1%
Days on Market Until Sale	72	131	+ 81.9%	121	142	+ 17.4%
Inventory of Homes for Sale	62	21	- 66.1%	--	--	--
Months Supply of Inventory	13.8	3.2	- 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.

Townhouse/Condo	November			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Key Metrics						
New Listings	6	2	- 66.7%	90	90	0.0%
Sold Listings	12	8	- 33.3%	73	98	+ 34.2%
Median Sales Price*	\$714,450	\$652,000	- 8.7%	\$565,000	\$623,450	+ 10.3%
Average Sales Price*	\$795,268	\$618,625	- 22.2%	\$635,923	\$793,796	+ 24.8%
Percent of List Price Received*	98.9%	98.3%	- 0.6%	97.9%	97.7%	- 0.2%
Days on Market Until Sale	238	17	- 92.9%	120	116	- 3.3%
Inventory of Homes for Sale	42	8	- 81.0%	--	--	--
Months Supply of Inventory	6.5	0.9	- 86.2%	--	--	--

* 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

