

Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

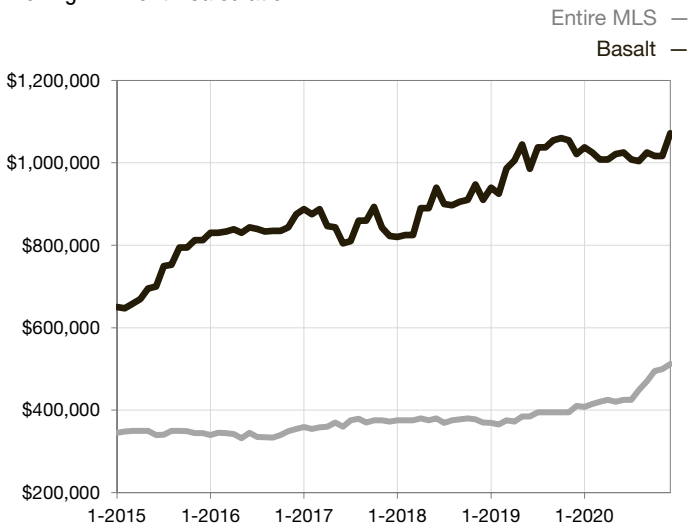
Single Family	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Key Metrics						
New Listings	1	3	+ 200.0%	105	85	- 19.0%
Sold Listings	6	5	- 16.7%	56	78	+ 39.3%
Median Sales Price*	\$992,500	\$1,225,000	+ 23.4%	\$1,021,000	\$1,072,500	+ 5.0%
Average Sales Price*	\$991,141	\$2,016,000	+ 103.4%	\$1,343,897	\$1,510,414	+ 12.4%
Percent of List Price Received*	95.7%	95.2%	- 0.5%	94.8%	95.6%	+ 0.8%
Days on Market Until Sale	97	164	+ 69.1%	119	144	+ 21.0%
Inventory of Homes for Sale	55	18	- 67.3%	--	--	--
Months Supply of Inventory	11.8	2.8	- 76.3%	--	--	--

* 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	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Key Metrics						
New Listings	5	2	- 60.0%	95	94	- 1.1%
Sold Listings	7	4	- 42.9%	80	102	+ 27.5%
Median Sales Price*	\$595,000	\$715,000	+ 20.2%	\$565,000	\$623,450	+ 10.3%
Average Sales Price*	\$737,129	\$708,750	- 3.8%	\$644,778	\$790,461	+ 22.6%
Percent of List Price Received*	97.7%	99.4%	+ 1.7%	97.9%	97.8%	- 0.1%
Days on Market Until Sale	77	28	- 63.6%	117	113	- 3.4%
Inventory of Homes for Sale	36	9	- 75.0%	--	--	--
Months Supply of Inventory	5.4	1.1	- 79.6%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

