

Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

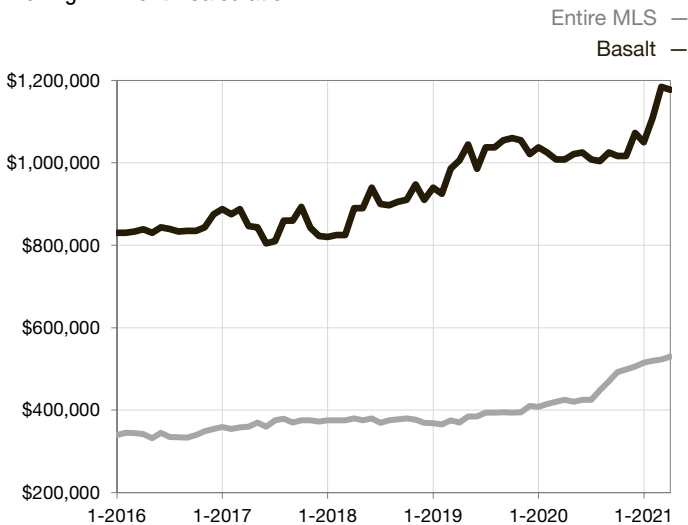
Single Family	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 4-2021	Percent Change from Previous Year
Key Metrics						
New Listings	4	2	- 50.0%	15	17	+ 13.3%
Sold Listings	3	6	+ 100.0%	17	27	+ 58.8%
Median Sales Price*	\$1,325,000	\$1,307,500	- 1.3%	\$1,075,000	\$1,495,000	+ 39.1%
Average Sales Price*	\$1,365,000	\$1,715,667	+ 25.7%	\$1,244,794	\$1,885,833	+ 51.5%
Percent of List Price Received*	92.3%	94.7%	+ 2.6%	96.0%	95.2%	- 0.8%
Days on Market Until Sale	250	199	- 20.4%	146	161	+ 10.3%
Inventory of Homes for Sale	46	13	- 71.7%	--	--	--
Months Supply of Inventory	8.9	1.8	- 79.8%	--	--	--

* 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	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 4-2021	Percent Change from Previous Year
Key Metrics						
New Listings	2	13	+ 550.0%	30	30	0.0%
Sold Listings	5	2	- 60.0%	16	16	0.0%
Median Sales Price*	\$530,000	\$668,750	+ 26.2%	\$563,750	\$618,000	+ 9.6%
Average Sales Price*	\$707,935	\$668,750	- 5.5%	\$715,317	\$673,266	- 5.9%
Percent of List Price Received*	97.4%	97.0%	- 0.4%	97.2%	97.2%	0.0%
Days on Market Until Sale	69	38	- 44.9%	112	96	- 14.3%
Inventory of Homes for Sale	40	7	- 82.5%	--	--	--
Months Supply of Inventory	6.0	0.8	- 86.7%	--	--	--

* 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

