

# Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Basalt

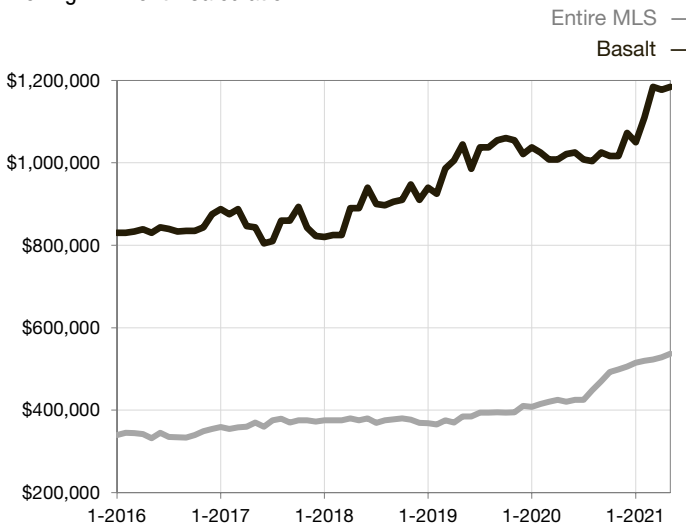
Single Family	May			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 5-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	16	5	- 68.8%	31	23	- 25.8%
Sold Listings	1	2	+ 100.0%	18	29	+ 61.1%
Median Sales Price*	\$2,330,000	\$1,660,000	- 28.8%	\$1,077,500	\$1,495,000	+ 38.7%
Average Sales Price*	\$2,330,000	\$1,660,000	- 28.8%	\$1,305,083	\$1,870,259	+ 43.3%
Percent of List Price Received*	94.1%	101.0%	+ 7.3%	95.8%	95.6%	- 0.2%
Days on Market Until Sale	270	10	- 96.3%	153	150	- 2.0%
Inventory of Homes for Sale	46	14	- 69.6%	--	--	--
Months Supply of Inventory	9.5	1.9	- 80.0%	--	--	--

\* 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	May			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 5-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	6	8	+ 33.3%	36	40	+ 11.1%
Sold Listings	3	7	+ 133.3%	19	23	+ 21.1%
Median Sales Price*	\$483,000	\$665,000	+ 37.7%	\$552,500	\$621,000	+ 12.4%
Average Sales Price*	\$873,333	\$689,579	- 21.0%	\$740,267	\$678,230	- 8.4%
Percent of List Price Received*	95.4%	99.5%	+ 4.3%	96.9%	97.9%	+ 1.0%
Days on Market Until Sale	33	71	+ 115.2%	100	88	- 12.0%
Inventory of Homes for Sale	38	8	- 78.9%	--	--	--
Months Supply of Inventory	6.1	0.9	- 85.2%	--	--	--

\* 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

