

Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

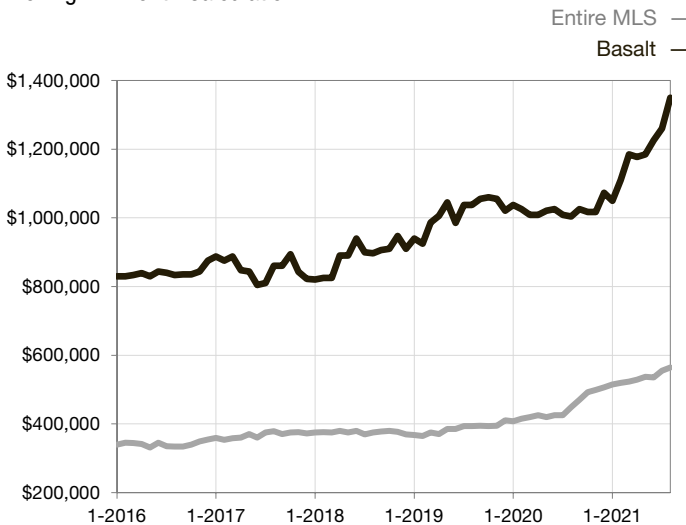
Single Family	August			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 8-2021	Percent Change from Previous Year
Key Metrics						
New Listings	10	9	- 10.0%	63	59	- 6.3%
Sold Listings	11	7	- 36.4%	44	46	+ 4.5%
Median Sales Price*	\$945,000	\$1,350,000	+ 42.9%	\$976,500	\$1,450,000	+ 48.5%
Average Sales Price*	\$1,969,136	\$2,132,143	+ 8.3%	\$1,486,489	\$1,886,359	+ 26.9%
Percent of List Price Received*	95.8%	98.0%	+ 2.3%	95.0%	96.0%	+ 1.1%
Days on Market Until Sale	108	57	- 47.2%	152	114	- 25.0%
Inventory of Homes for Sale	41	19	- 53.7%	--	--	--
Months Supply of Inventory	7.7	2.9	- 62.3%	--	--	--

* 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	August			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 8-2021	Percent Change from Previous Year
Key Metrics						
New Listings	10	9	- 10.0%	72	78	+ 8.3%
Sold Listings	7	14	+ 100.0%	42	57	+ 35.7%
Median Sales Price*	\$770,000	\$771,250	+ 0.2%	\$538,250	\$643,000	+ 19.5%
Average Sales Price*	\$1,030,000	\$910,243	- 11.6%	\$771,838	\$742,346	- 3.8%
Percent of List Price Received*	96.7%	99.6%	+ 3.0%	96.3%	99.6%	+ 3.4%
Days on Market Until Sale	72	38	- 47.2%	122	50	- 59.0%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	3.0	1.2	- 60.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

