

Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

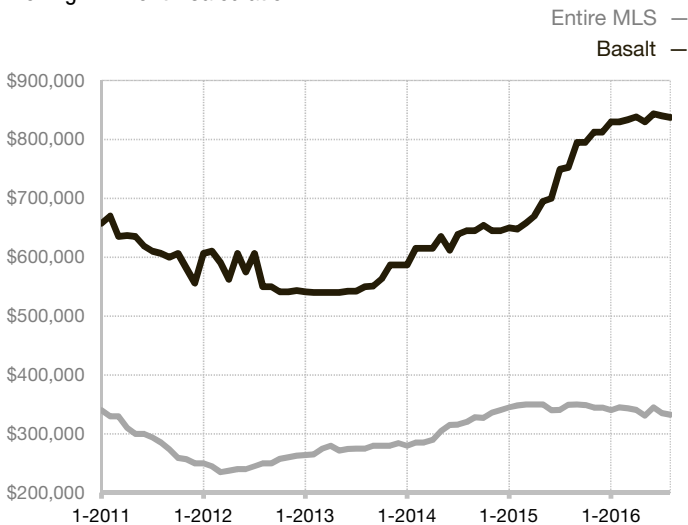
Single Family Key Metrics	August			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 8-2016	Percent Change from Previous Year
New Listings	5	7	+ 40.0%	73	81	+ 11.0%
Sold Listings	9	3	- 66.7%	37	26	- 29.7%
Median Sales Price*	\$840,000	\$780,000	- 7.1%	\$840,000	\$856,278	+ 1.9%
Average Sales Price*	\$1,127,222	\$1,688,333	+ 49.8%	\$1,074,986	\$1,082,128	+ 0.7%
Percent of List Price Received*	96.0%	98.7%	+ 2.8%	94.5%	93.7%	- 0.8%
Days on Market Until Sale	161	32	- 80.1%	186	136	- 26.9%
Inventory of Homes for Sale	62	70	+ 12.9%	--	--	--
Months Supply of Inventory	12.2	19.5	+ 59.8%	--	--	--

* 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 Key Metrics	August			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 8-2016	Percent Change from Previous Year
New Listings	6	8	+ 33.3%	72	63	- 12.5%
Sold Listings	13	12	- 7.7%	58	44	- 24.1%
Median Sales Price*	\$350,000	\$417,000	+ 19.1%	\$419,250	\$449,000	+ 7.1%
Average Sales Price*	\$410,846	\$423,383	+ 3.1%	\$438,495	\$555,021	+ 26.6%
Percent of List Price Received*	96.7%	96.5%	- 0.2%	97.3%	97.7%	+ 0.4%
Days on Market Until Sale	134	74	- 44.8%	126	121	- 4.0%
Inventory of Homes for Sale	51	33	- 35.3%	--	--	--
Months Supply of Inventory	7.0	5.3	- 24.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

