

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

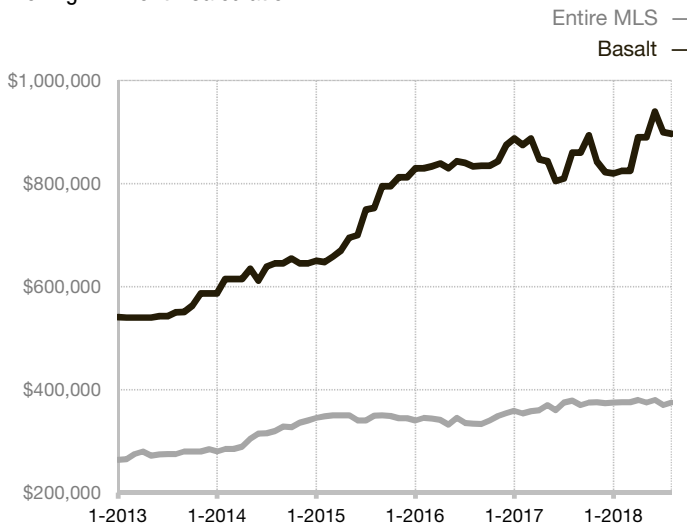
Single Family Key Metrics	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 8-2018	Percent Change from Previous Year
New Listings	9	7	- 22.2%	73	72	- 1.4%
Sold Listings	6	9	+ 50.0%	25	39	+ 56.0%
Median Sales Price*	\$1,037,500	\$986,500	- 4.9%	\$810,000	\$900,000	+ 11.1%
Average Sales Price*	\$1,337,500	\$1,028,222	- 23.1%	\$1,027,840	\$1,200,751	+ 16.8%
Percent of List Price Received*	93.8%	95.1%	+ 1.4%	95.4%	94.4%	- 1.0%
Days on Market Until Sale	44	60	+ 36.4%	165	133	- 19.4%
Inventory of Homes for Sale	70	52	- 25.7%	--	--	--
Months Supply of Inventory	15.6	8.9	- 42.9%	--	--	--

* 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		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 8-2018	Percent Change from Previous Year
New Listings	8	6	- 25.0%	67	79	+ 17.9%
Sold Listings	6	5	- 16.7%	41	42	+ 2.4%
Median Sales Price*	\$495,000	\$395,000	- 20.2%	\$485,000	\$512,500	+ 5.7%
Average Sales Price*	\$480,833	\$593,540	+ 23.4%	\$529,723	\$585,389	+ 10.5%
Percent of List Price Received*	98.3%	98.6%	+ 0.3%	97.6%	98.5%	+ 0.9%
Days on Market Until Sale	12	85	+ 608.3%	70	122	+ 74.3%
Inventory of Homes for Sale	54	43	- 20.4%	--	--	--
Months Supply of Inventory	8.2	6.6	- 19.5%	--	--	--

* 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

