

Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

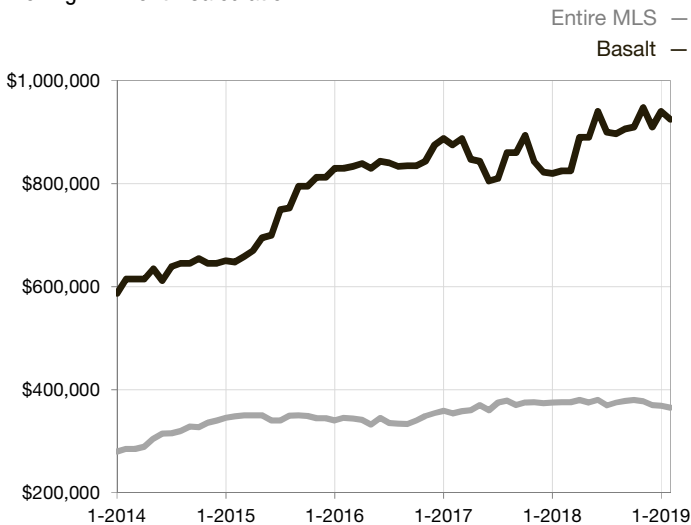
Single Family Key Metrics	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 2-2019	Percent Change from Previous Year
New Listings	7	3	- 57.1%	11	8	- 27.3%
Sold Listings	2	1	- 50.0%	2	3	+ 50.0%
Median Sales Price*	\$1,800,000	\$1,580,500	- 12.2%	\$1,800,000	\$1,580,500	- 12.2%
Average Sales Price*	\$1,800,000	\$1,580,500	- 12.2%	\$1,800,000	\$1,758,500	- 2.3%
Percent of List Price Received*	91.0%	93.0%	+ 2.2%	91.0%	94.6%	+ 4.0%
Days on Market Until Sale	176	339	+ 92.6%	176	132	- 25.0%
Inventory of Homes for Sale	50	40	- 20.0%	--	--	--
Months Supply of Inventory	9.8	7.5	- 23.5%	--	--	--

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

Townhouse-Condo Key Metrics	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 2-2019	Percent Change from Previous Year
New Listings	9	4	- 55.6%	14	9	- 35.7%
Sold Listings	4	4	0.0%	11	8	- 27.3%
Median Sales Price*	\$502,500	\$693,500	+ 38.0%	\$499,000	\$693,500	+ 39.0%
Average Sales Price*	\$601,000	\$850,500	+ 41.5%	\$519,980	\$785,250	+ 51.0%
Percent of List Price Received*	97.4%	96.2%	- 1.2%	98.4%	96.9%	- 1.5%
Days on Market Until Sale	221	56	- 74.7%	184	97	- 47.3%
Inventory of Homes for Sale	33	36	+ 9.1%	--	--	--
Months Supply of Inventory	5.0	6.4	+ 28.0%	--	--	--

* 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

