

# Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



## Basalt

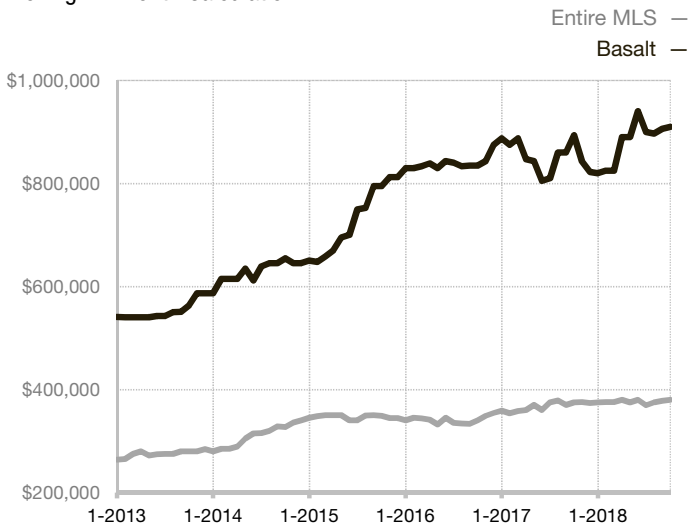
Single Family	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	6	+ 200.0%	80	82	+ 2.5%
Sold Listings	3	11	+ 266.7%	34	55	+ 61.8%
Median Sales Price*	\$1,040,000	<b>\$955,000</b>	- 8.2%	\$810,000	<b>\$910,000</b>	+ 12.3%
Average Sales Price*	\$1,306,667	<b>\$1,493,598</b>	+ 14.3%	\$1,102,929	<b>\$1,317,634</b>	+ 19.5%
Percent of List Price Received*	98.5%	<b>93.8%</b>	- 4.8%	94.9%	<b>94.6%</b>	- 0.3%
Days on Market Until Sale	104	<b>223</b>	+ 114.4%	199	<b>152</b>	- 23.6%
Inventory of Homes for Sale	57	<b>43</b>	- 24.6%	--	--	--
Months Supply of Inventory	12.1	<b>6.7</b>	- 44.6%	--	--	--

\* 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	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	17	14	- 17.6%	88	102	+ 15.9%
Sold Listings	10	11	+ 10.0%	57	62	+ 8.8%
Median Sales Price*	\$490,000	<b>\$514,000</b>	+ 4.9%	\$485,000	<b>\$517,000</b>	+ 6.6%
Average Sales Price*	\$501,690	<b>\$494,062</b>	- 1.5%	\$536,448	<b>\$567,949</b>	+ 5.9%
Percent of List Price Received*	97.6%	<b>98.7%</b>	+ 1.1%	97.6%	<b>98.3%</b>	+ 0.7%
Days on Market Until Sale	193	<b>58</b>	- 69.9%	92	<b>131</b>	+ 42.4%
Inventory of Homes for Sale	38	<b>45</b>	+ 18.4%	--	--	--
Months Supply of Inventory	5.8	<b>6.6</b>	+ 13.8%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

