

Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

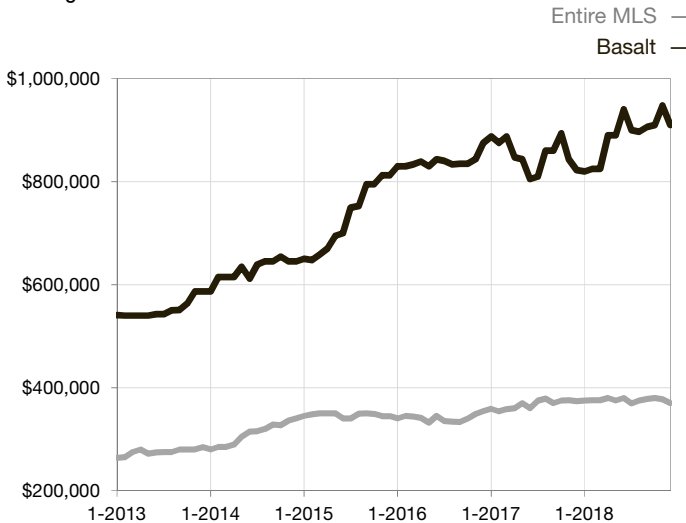
Single Family	December			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Key Metrics						
New Listings	2	5	+ 150.0%	85	90	+ 5.9%
Sold Listings	7	4	- 42.9%	50	63	+ 26.0%
Median Sales Price*	\$1,050,000	\$1,026,750	- 2.2%	\$822,500	\$910,000	+ 10.6%
Average Sales Price*	\$1,525,571	\$1,947,020	+ 27.6%	\$1,116,510	\$1,425,983	+ 27.7%
Percent of List Price Received*	94.6%	94.1%	- 0.5%	94.6%	94.6%	0.0%
Days on Market Until Sale	151	292	+ 93.4%	192	155	- 19.3%
Inventory of Homes for Sale	47	40	- 14.9%	--	--	--
Months Supply of Inventory	9.4	7.0	- 25.5%	--	--	--

* 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	December			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Key Metrics						
New Listings	0	3	--	92	111	+ 20.7%
Sold Listings	10	5	- 50.0%	77	70	- 9.1%
Median Sales Price*	\$471,000	\$495,000	+ 5.1%	\$485,000	\$509,500	+ 5.1%
Average Sales Price*	\$518,885	\$673,800	+ 29.9%	\$522,343	\$570,026	+ 9.1%
Percent of List Price Received*	98.7%	97.1%	- 1.6%	97.7%	98.1%	+ 0.4%
Days on Market Until Sale	122	147	+ 20.5%	100	130	+ 30.0%
Inventory of Homes for Sale	28	35	+ 25.0%	--	--	--
Months Supply of Inventory	4.4	6.0	+ 36.4%	--	--	--

* 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

