

Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

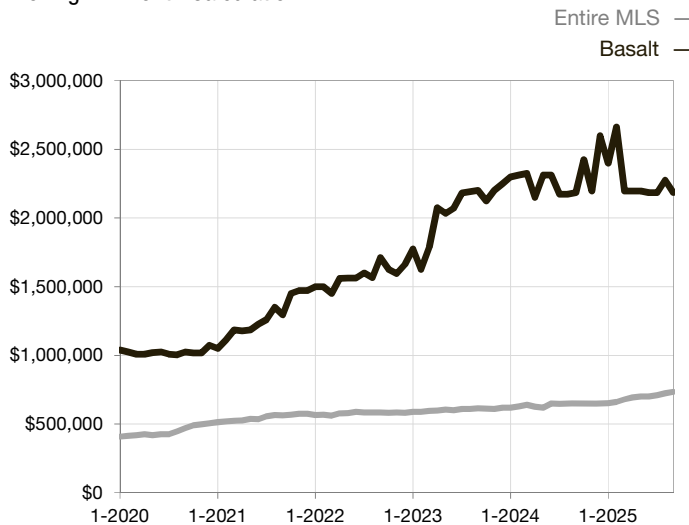
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 9-2025	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	47	49	+ 4.3%
Sold Listings	4	8	+ 100.0%	24	20	- 16.7%
Median Sales Price*	\$2,142,500	\$1,666,000	- 22.2%	\$2,190,850	\$2,070,000	- 5.5%
Average Sales Price*	\$2,177,500	\$2,118,375	- 2.7%	\$3,322,054	\$2,829,600	- 14.8%
Percent of List Price Received*	94.2%	95.0%	+ 0.8%	96.1%	95.4%	- 0.7%
Days on Market Until Sale	160	155	- 3.1%	147	187	+ 27.2%
Inventory of Homes for Sale	27	33	+ 22.2%	--	--	--
Months Supply of Inventory	9.0	11.7	+ 30.0%	--	--	--

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

Townhouse/Condo	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 9-2025	Percent Change from Previous Year
New Listings	28	7	- 75.0%	66	83	+ 25.8%
Sold Listings	3	4	+ 33.3%	26	44	+ 69.2%
Median Sales Price*	\$1,068,000	\$820,000	- 23.2%	\$1,100,000	\$1,412,500	+ 28.4%
Average Sales Price*	\$1,502,667	\$802,500	- 46.6%	\$1,441,562	\$1,812,330	+ 25.7%
Percent of List Price Received*	98.9%	97.3%	- 1.6%	96.8%	97.1%	+ 0.3%
Days on Market Until Sale	68	60	- 11.8%	135	221	+ 63.7%
Inventory of Homes for Sale	37	64	+ 73.0%	--	--	--
Months Supply of Inventory	11.4	13.3	+ 16.7%	--	--	--

* 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

