

APRIL 2026

# LOCAL MARKET UPDATE

## BASALT



**COLDWELL BANKER**  
MASON MORSE

A Research Tool Provided by the Colorado Association of REALTORS®

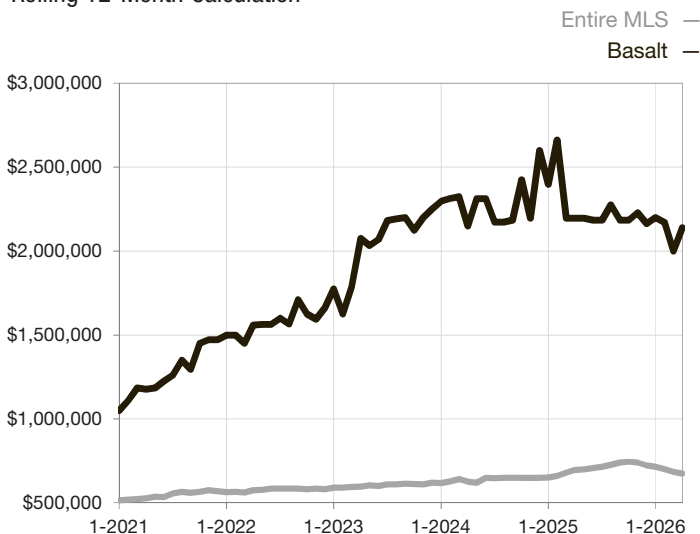
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 4-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	7	+ 133.3%	11	20	+ 81.8%
Sold Listings	1	1	0.0%	5	10	+ 100.0%
Median Sales Price*	\$1,400,000	<b>\$8,300,000</b>	+ 492.9%	\$2,185,000	<b>\$2,177,250</b>	- 0.4%
Average Sales Price*	\$1,400,000	<b>\$8,300,000</b>	+ 492.9%	\$2,860,000	<b>\$2,914,830</b>	+ 1.9%
Percent of List Price Received*	89.5%	<b>100.0%</b>	+ 11.7%	94.0%	<b>90.8%</b>	- 3.4%
Days on Market Until Sale	340	<b>290</b>	- 14.7%	202	<b>153</b>	- 24.3%
Inventory of Homes for Sale	21	<b>27</b>	+ 28.6%	--	--	--
Months Supply of Inventory	7.5	<b>9.8</b>	+ 30.7%	--	--	--

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

Townhouse/Condo	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 4-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	5	- 37.5%	41	42	+ 2.4%
Sold Listings	2	3	+ 50.0%	11	12	+ 9.1%
Median Sales Price*	\$2,212,500	<b>\$1,337,500</b>	- 39.5%	\$1,695,000	<b>\$1,368,750</b>	- 19.2%
Average Sales Price*	\$2,212,500	<b>\$1,312,500</b>	- 40.7%	\$1,715,455	<b>\$1,465,542</b>	- 14.6%
Percent of List Price Received*	96.5%	<b>92.7%</b>	- 3.9%	95.1%	<b>94.6%</b>	- 0.5%
Days on Market Until Sale	98	<b>61</b>	- 37.8%	141	<b>158</b>	+ 12.1%
Inventory of Homes for Sale	49	<b>37</b>	- 24.5%	--	--	--
Months Supply of Inventory	14.2	<b>6.6</b>	- 53.5%	--	--	--

\* 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

