

JULY 2026

## LOCAL MARKET UPDATE

## BASALT

COLDWELL BANKER  
MASON MORSE

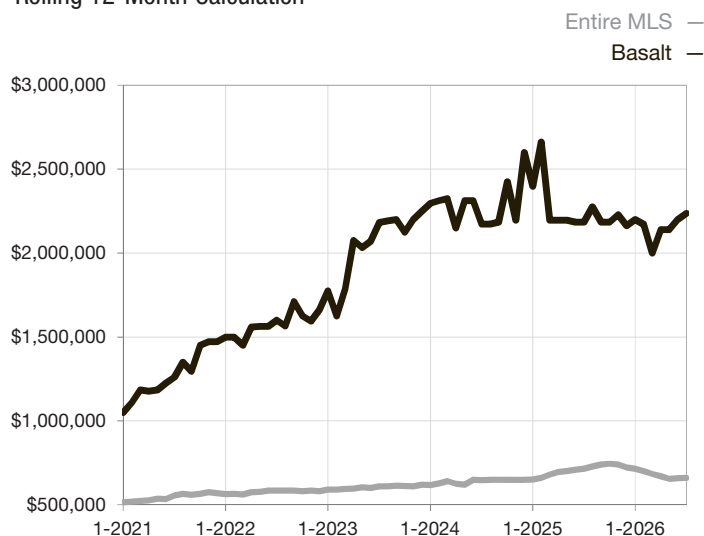
A Research Tool Provided by the Colorado Association of REALTORS®

| Single Family                   | July        |                    |                                   | Year to Date |                    |                                   |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| Key Metrics                     | 2025        | 2026               | Percent Change from Previous Year | Thru 07-2025 | Thru 7-2026        | Percent Change from Previous Year |
| New Listings                    | 14          | 11                 | - 21.4%                           | 47           | 46                 | - 2.1%                            |
| Sold Listings                   | 3           | 2                  | - 33.3%                           | 10           | 16                 | + 60.0%                           |
| Median Sales Price*             | \$2,755,000 | <b>\$2,912,500</b> | + 5.7%                            | \$2,470,000  | <b>\$2,518,900</b> | + 2.0%                            |
| Average Sales Price*            | \$5,798,333 | <b>\$2,912,500</b> | - 49.8%                           | \$3,612,000  | <b>\$3,183,269</b> | - 11.9%                           |
| Percent of List Price Received* | 94.6%       | <b>96.5%</b>       | + 2.0%                            | 94.7%        | <b>92.5%</b>       | - 2.3%                            |
| Days on Market Until Sale       | 197         | <b>143</b>         | - 27.4%                           | 244          | <b>159</b>         | - 34.8%                           |
| Inventory of Homes for Sale     | 41          | <b>42</b>          | + 2.4%                            | --           | --                 | --                                |
| Months Supply of Inventory      | 16.7        | <b>14.8</b>        | - 11.4%                           | --           | --                 | --                                |

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

| Townhouse/Condo                 | July        |                    |                                   | Year to Date |                    |                                   |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| Key Metrics                     | 2025        | 2026               | Percent Change from Previous Year | Thru 07-2025 | Thru 7-2026        | Percent Change from Previous Year |
| New Listings                    | 8           | 14                 | + 75.0%                           | 68           | 84                 | + 23.5%                           |
| Sold Listings                   | 2           | 5                  | + 150.0%                          | 36           | 30                 | - 16.7%                           |
| Median Sales Price*             | \$1,832,500 | <b>\$1,125,000</b> | - 38.6%                           | \$1,687,500  | <b>\$1,112,500</b> | - 34.1%                           |
| Average Sales Price*            | \$1,832,500 | <b>\$1,198,600</b> | - 34.6%                           | \$2,004,757  | <b>\$1,276,817</b> | - 36.3%                           |
| Percent of List Price Received* | 95.1%       | <b>97.8%</b>       | + 2.8%                            | 97.4%        | <b>96.0%</b>       | - 1.4%                            |
| Days on Market Until Sale       | 68          | <b>58</b>          | - 14.7%                           | 256          | <b>128</b>         | - 50.0%                           |
| Inventory of Homes for Sale     | 61          | <b>58</b>          | - 4.9%                            | --           | --                 | --                                |
| Months Supply of Inventory      | 13.4        | <b>11.6</b>        | - 13.4%                           | --           | --                 | --                                |

\* 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 CalculationMedian Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation