

MARCH 2025

LOCAL MARKET UPDATE

BASALT



COLDWELL BANKER
MASON MORSE

A Research Tool Provided by the Colorado Association of REALTORS®

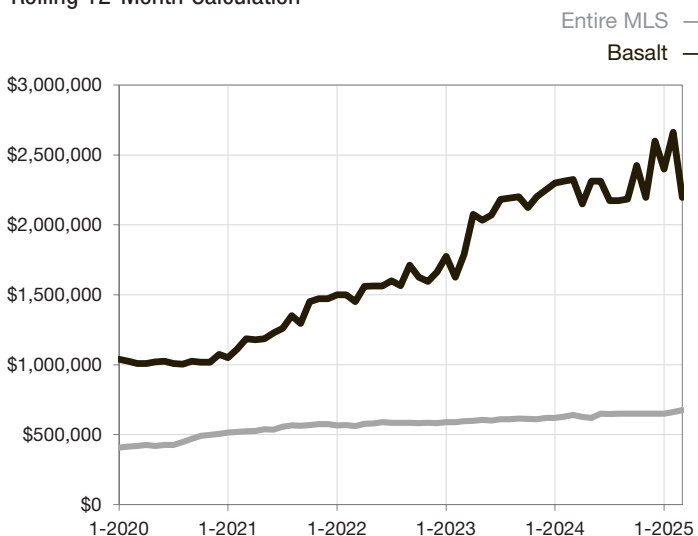
Single Family	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 3-2025	Percent Change from Previous Year
Key Metrics						
New Listings	3	4	+ 33.3%	9	8	- 11.1%
Sold Listings	4	3	- 25.0%	6	4	- 33.3%
Median Sales Price*	\$5,497,500	\$4,100,000	- 25.4%	\$3,922,500	\$3,142,500	- 19.9%
Average Sales Price*	\$7,336,250	\$3,571,667	- 51.3%	\$5,515,833	\$3,225,000	- 41.5%
Percent of List Price Received*	99.4%	93.7%	- 5.7%	97.6%	95.1%	- 2.6%
Days on Market Until Sale	105	164	+ 56.2%	130	168	+ 29.2%
Inventory of Homes for Sale	21	20	- 4.8%	--	--	--
Months Supply of Inventory	5.1	6.7	+ 31.4%	--	--	--

* 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	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 3-2025	Percent Change from Previous Year
Key Metrics						
New Listings	5	4	- 20.0%	15	32	+ 113.3%
Sold Listings	3	4	+ 33.3%	7	9	+ 28.6%
Median Sales Price*	\$849,000	\$1,867,500	+ 120.0%	\$1,080,000	\$1,695,000	+ 56.9%
Average Sales Price*	\$871,333	\$1,771,250	+ 103.3%	\$1,168,429	\$1,605,000	+ 37.4%
Percent of List Price Received*	96.7%	91.6%	- 5.3%	97.9%	94.8%	- 3.2%
Days on Market Until Sale	52	234	+ 350.0%	143	151	+ 5.6%
Inventory of Homes for Sale	30	59	+ 96.7%	--	--	--
Months Supply of Inventory	5.1	17.5	+ 243.1%	--	--	--

* 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

