

MAY 2026

LOCAL MARKET UPDATE

BASALT



COLDWELL BANKER
MASON MORSE

A Research Tool Provided by the Colorado Association of REALTORS®

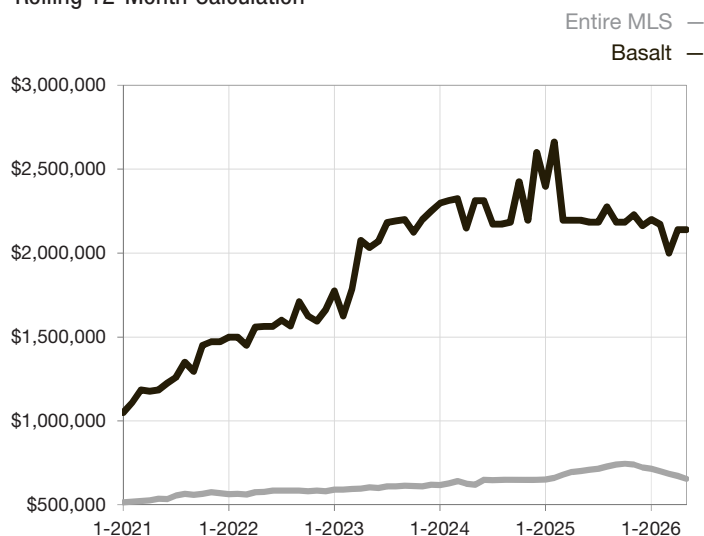
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 5-2026	Percent Change from Previous Year
New Listings	9	8	- 11.1%	20	28	+ 40.0%
Sold Listings	1	1	0.0%	6	11	+ 83.3%
Median Sales Price*	\$3,175,000	\$4,630,000	+ 45.8%	\$2,680,000	\$2,479,500	- 7.5%
Average Sales Price*	\$3,175,000	\$4,630,000	+ 45.8%	\$2,912,500	\$3,070,755	+ 5.4%
Percent of List Price Received*	100.0%	96.5%	- 3.5%	95.0%	91.3%	- 3.9%
Days on Market Until Sale	593	136	- 77.1%	267	151	- 43.4%
Inventory of Homes for Sale	27	32	+ 18.5%	--	--	--
Months Supply of Inventory	9.6	11.6	+ 20.8%	--	--	--

* 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	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 5-2026	Percent Change from Previous Year
New Listings	8	11	+ 37.5%	49	55	+ 12.2%
Sold Listings	20	6	- 70.0%	31	18	- 41.9%
Median Sales Price*	\$1,977,500	\$715,000	- 63.8%	\$1,810,000	\$1,099,500	- 39.3%
Average Sales Price*	\$2,318,563	\$761,667	- 67.1%	\$2,104,556	\$1,230,917	- 41.5%
Percent of List Price Received*	98.8%	96.9%	- 1.9%	97.5%	95.4%	- 2.2%
Days on Market Until Sale	369	88	- 76.2%	288	135	- 53.1%
Inventory of Homes for Sale	55	44	- 20.0%	--	--	--
Months Supply of Inventory	11.6	10.0	- 13.8%	--	--	--

* 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

