

SEPTEMBER 2025

LOCAL MARKET UPDATE

BASALT



COLDWELL BANKER
MASON MORSE

A Research Tool Provided by the Colorado Association of REALTORS®

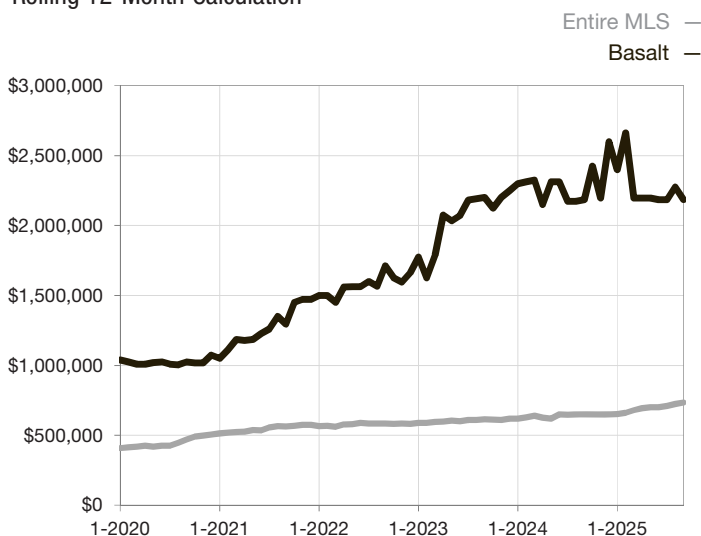
| Single Family | September | | | Year to Date | | |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| | 2024 | 2025 | Percent Change from Previous Year | Thru 09-2024 | Thru 9-2025 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| 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 | | |
|---------------------------------|-------------|------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| | 2024 | 2025 | Percent Change from Previous Year | Thru 09-2024 | Thru 9-2025 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| 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

