

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

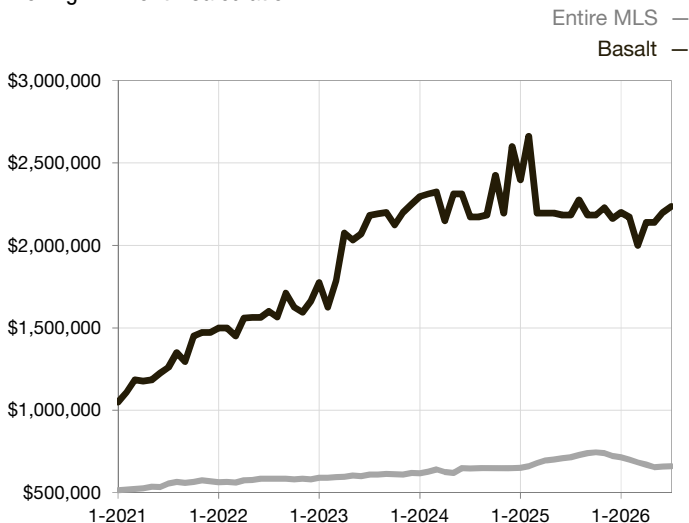
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 7-2026	Percent Change from Previous Year
New Listings	14	11	- 21.4%	47	46	- 2.1%
Sold Listings	3	2	- 33.3%	10	16	+ 60.0%
Median Sales Price*	\$2,755,000	\$2,912,500	+ 5.7%	\$2,470,000	\$2,518,900	+ 2.0%
Average Sales Price*	\$5,798,333	\$2,912,500	- 49.8%	\$3,612,000	\$3,183,269	- 11.9%
Percent of List Price Received*	94.6%	96.5%	+ 2.0%	94.7%	92.5%	- 2.3%
Days on Market Until Sale	197	143	- 27.4%	244	159	- 34.8%
Inventory of Homes for Sale	41	42	+ 2.4%	--	--	--
Months Supply of Inventory	16.7	14.8	- 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	\$1,125,000	- 38.6%	\$1,687,500	\$1,112,500	- 34.1%
Average Sales Price*	\$1,832,500	\$1,198,600	- 34.6%	\$2,004,757	\$1,276,817	- 36.3%
Percent of List Price Received*	95.1%	97.8%	+ 2.8%	97.4%	96.0%	- 1.4%
Days on Market Until Sale	68	58	- 14.7%	256	128	- 50.0%
Inventory of Homes for Sale	61	58	- 4.9%	--	--	--
Months Supply of Inventory	13.4	11.6	- 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 Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

