

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Basalt

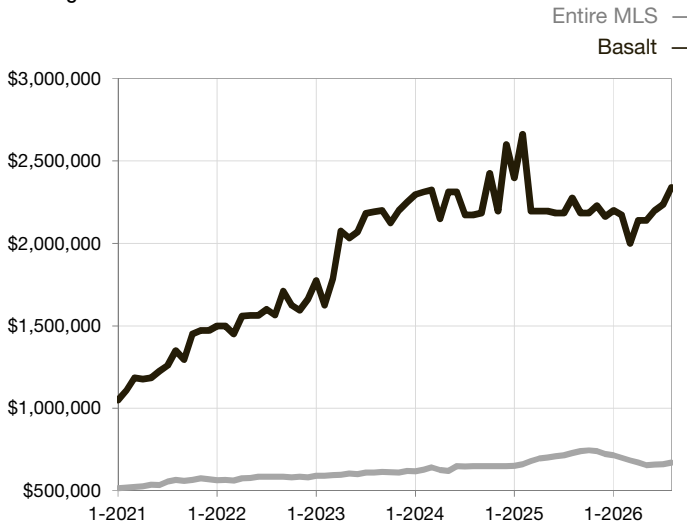
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 8-2026	Percent Change from Previous Year
New Listings	2	7	+ 250.0%	49	54	+ 10.2%
Sold Listings	2	2	0.0%	12	18	+ 50.0%
Median Sales Price*	\$1,762,500	\$2,650,000	+ 50.4%	\$2,230,000	\$2,518,900	+ 13.0%
Average Sales Price*	\$1,762,500	\$2,650,000	+ 50.4%	\$3,303,750	\$3,124,017	- 5.4%
Percent of List Price Received*	100.0%	92.3%	- 7.7%	95.6%	92.5%	- 3.2%
Days on Market Until Sale	39	162	+ 315.4%	209	159	- 23.9%
Inventory of Homes for Sale	35	45	+ 28.6%	--	--	--
Months Supply of Inventory	14.3	15.9	+ 11.2%	--	--	--

* 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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 8-2026	Percent Change from Previous Year
New Listings	10	27	+ 170.0%	79	111	+ 40.5%
Sold Listings	4	18	+ 350.0%	40	60	+ 50.0%
Median Sales Price*	\$1,073,125	\$812,750	- 24.3%	\$1,600,000	\$936,250	- 41.5%
Average Sales Price*	\$1,090,313	\$1,111,653	+ 2.0%	\$1,913,313	\$1,098,185	- 42.6%
Percent of List Price Received*	94.6%	98.8%	+ 4.4%	97.1%	97.6%	+ 0.5%
Days on Market Until Sale	67	429	+ 540.3%	237	331	+ 39.7%
Inventory of Homes for Sale	65	62	- 4.6%	--	--	--
Months Supply of Inventory	13.8	8.7	- 37.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

