



<p>Inventory 123</p> <p>12% ↑ from Apr 2016:</p> <p>110</p> <p>Current Avg. Asking Price: \$1,101,151</p>	<p>Avg Sales Price/SF \$367</p> <p>10% ↑ from Apr 2016:</p> <p>\$334</p> <p>Current Avg. Asking Price/SF: \$633,167</p>	<p>Sales Last 12 Mo 141</p> <p>-6% → from Apr 2016:</p> <p>150</p> <p>Average Sold Price: \$571,972 Median Sold Price: \$501,000</p>
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all basalt property
(under \$7.5 million)

	listed		closed			2016	2015	2014	2013
	at 04/30/2017	at 04/30/2017	last 12 mo	change	prev 12 mo				
Number	123	24	141	-6%	150	24	31	148	89
Dollar Volume	\$149,523,628	\$15,196,000	\$95,718,474	-8%	\$103,632,231	\$13,727,328	\$22,607,539	\$104,598,685	\$51,003,912
Avg Price/SF	\$493	\$463	\$367	10%	\$334	\$362	\$360	\$367	\$286
Avg Price Paid			\$678,854	-2%	\$690,882	\$571,972	\$729,275	\$706,748	\$573,078
<i>Lowest Selling Price</i>			\$39,000	-22%	\$50,000	\$193,000	\$50,000	\$39,000	\$31,000
<i>Highest Selling Price</i>			\$3,640,000	-8%	\$3,950,000	\$1,100,000	\$2,500,000	\$3,640,000	\$3,925,000
Avg Asking Price	\$1,101,151	\$633,167	\$717,464	-3%	\$736,896	\$593,823	\$769,463	\$748,405	\$627,916
<i>Lowest Asking Price</i>	\$76,000	\$58,000	\$39,000	-35%	\$59,900	\$215,000	\$59,900	\$39,000	\$37,500
<i>Highest Asking Price</i>	\$6,950,000	\$2,100,000	\$3,640,000	-33%	\$5,395,000	\$1,275,000	\$2,995,000	\$3,640,000	\$4,895,000
Avg Ask/Sold Discount			4.6%	0.40	4.2%	3.9%	4.7%	4.7%	5.8%
Avg Days on Market	260	251	216	-7%	232	210	301	235	248

current basalt general activity report



excludes luxury properties
due to distortion of averages

condominiums/townhomes

	listed	pending	last 12 mo	change	prev 12 mo	closed		2016	2015	2014	2013
	at 04/30/2017	at 04/30/2017				2017 YTD	2016 YTD				
Number	43	13	86	6%	81	14	13	85	85	55	39
Dollar Volume	\$29,545,080	\$9,333,500	\$45,757,919	19%	\$38,449,212	\$7,902,328	\$6,896,700	\$44,752,291	\$38,827,112	\$25,153,615	\$14,423,785
AVG Price per SQ FT	\$466	\$545	\$369	11%	\$334	\$380	\$375	\$369	\$314	\$304	\$258
Avg Price Paid			\$532,069	12%	\$474,682	\$564,452	\$530,515	\$526,498	\$456,790	\$457,338	\$369,841
<i>Lowest Selling Price</i>			\$200,000	8%	\$186,001	\$340,000	\$280,000	\$200,000	\$186,001	\$187,000	\$137,000
<i>Highest Selling Price</i>			\$1,580,938	78%	\$888,266	\$971,828	\$876,600	\$1,580,938	\$888,266	\$1,750,000	\$1,270,000
Avg Asking Price	\$687,095	\$717,962	\$544,417	12%	\$485,124	\$570,126	\$538,188	\$539,230	\$467,649	\$467,983	\$383,349
<i>Lowest Asking Price</i>	\$329,000	\$350,000	\$215,000	23%	\$175,000	\$349,000	\$280,000	\$215,000	\$175,000	\$184,900	\$149,500
<i>Highest Asking Price</i>	\$1,525,000	\$2,100,000	\$1,699,000	94%	\$876,600	\$941,460	\$876,600	\$1,699,000	\$876,600	\$1,750,000	\$1,295,000
Avg Ask/Sold Discount			2.5%	0.08	2.4%	1.2%	1.7%	2.6%	2.6%	2.5%	3.6%
Avg Days on Market	214	128	193	-7%	207	175	257	205	192	149	204

single family homes

	listed	pending	last 12 mo	change	prev 12 mo	closed		2016	2015	2014	2013
	at 04/30/2017	at 04/30/2017				2017 YTD	2016 YTD				
Number	60	6	45	-22%	58	6	13	52	56	50	39
Dollar Volume	\$95,864,149	\$4,538,000	\$47,890,055	-22%	\$61,266,519	\$4,865,000	\$14,729,339	\$57,754,394	\$56,751,680	\$42,676,900	\$34,004,827
AVG Price per SQ FT	\$512	\$287	\$363	9%	\$334	\$321	\$344	\$363	\$331	\$304	\$314
Avg Price Paid			\$1,064,223	1%	\$1,056,319	\$810,833	\$1,133,026	\$1,110,661	\$1,013,423	\$853,538	\$871,919
<i>Lowest Selling Price</i>			\$385,000	-3%	\$395,000	\$662,000	\$581,000	\$385,000	\$320,000	\$360,000	\$210,000
<i>Highest Selling Price</i>			\$3,640,000	-8%	\$3,950,000	\$1,100,000	\$2,500,000	\$3,640,000	\$3,950,000	\$2,800,000	\$3,925,000
Avg Asking Price	\$1,597,736	\$756,333	\$1,154,544	1%	\$1,148,250	\$860,833	\$1,213,385	\$1,203,144	\$1,105,348	\$922,546	\$972,010
<i>Lowest Asking Price</i>	\$445,000	\$695,000	\$389,000	-2%	\$395,000	\$669,000	\$599,000	\$389,000	\$334,000	\$394,500	\$214,900
<i>Highest Asking Price</i>	\$6,950,000	\$875,000	\$3,640,000	-33%	\$5,395,000	\$1,275,000	\$2,995,000	\$3,640,000	\$5,395,000	\$3,495,000	\$4,895,000
Avg Ask/Sold Discount			7.1%	1.54	5.5%	4.7%	5.5%	6.9%	5.5%	5.9%	6.2%
Avg Days on Market	210	409	202	-10%	224	182	310	232	224	239	292

single family lots

	listed	pending	last 12 mo	change	prev 12 mo	closed		2016	2015	2014	2013
	at 04/30/2017	at 04/30/2017				2017 YTD	2016 YTD				
Number	25	5	10	-9%	11	4	5	11	6	12	11
Dollar Volume	\$24,114,399	\$1,324,500	\$2,070,500	-47%	\$3,916,500	\$960,000	\$981,500	\$2,092,000	\$2,935,000	\$10,992,290	\$2,575,300
Avg Price Paid			\$207,050	-42%	\$356,045	\$240,000	\$196,300	\$190,182	\$489,167	\$916,024	\$234,118
<i>Lowest Selling Price</i>			\$39,000	-22%	\$50,000	\$193,000	\$50,000	\$39,000	\$168,000	\$56,000	\$31,000
<i>Highest Selling Price</i>			\$270,000	-86%	\$1,925,000	\$270,000	\$344,000	\$344,000	\$1,925,000	\$5,900,000	\$690,000
Avg Asking Price	\$964,576	\$264,900	\$238,800	-43%	\$421,900	\$276,250	\$216,580	\$215,082	\$593,000	\$1,044,708	\$275,045
<i>Lowest Asking Price</i>	\$76,000	\$58,000	\$39,000	-35%	\$59,900	\$215,000	\$59,900	\$39,000	\$173,000	\$58,000	\$37,500
<i>Highest Asking Price</i>	\$5,999,999	\$500,000	\$350,000	-86%	\$2,450,000	\$350,000	\$349,000	\$349,000	\$2,450,000	\$6,750,000	\$895,000
Avg Ask/Sold Discount			11.7%	1.16	10.5%	12.0%	10.3%	10.9%	10.7%	8.8%	12.3%
Avg Days on Market	519	379	475	3%	463	376	391	473	523	354	246