

Basalt 81621

ZIP code · CO · Colorado > Eagle County > Basalt

BALANCED MARKET

\$605K

MEDIAN SALE PRICE

-56.6%

1-YR CHANGE

104

SALES (12 MO)

\$1.7M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



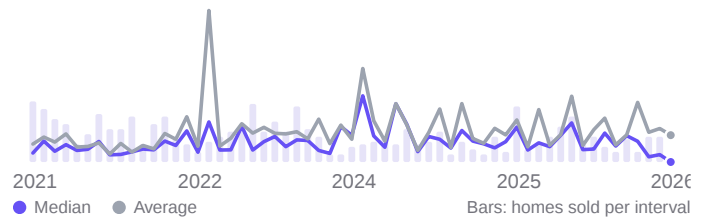
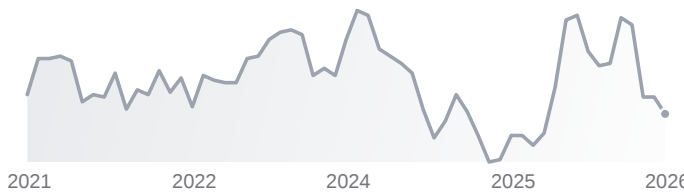
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$420K · Average \$1.6M

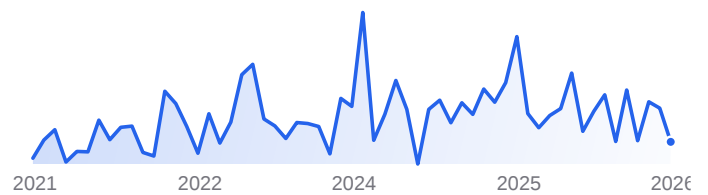
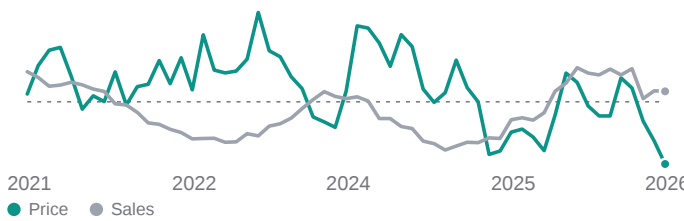


Growth (year over year)

Price -56.6% · Sales +9.5%

Price per square foot

\$626/ft²

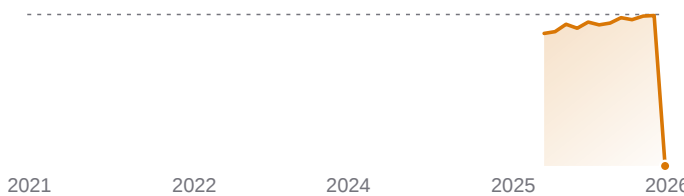


Sale premium vs estimated value

-46.1%

Annual turnover (share of homes sold)

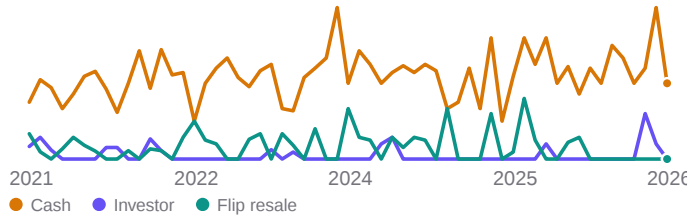
3.9%



BUYERS & OUTCOMES

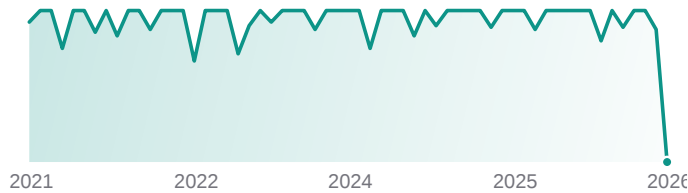
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



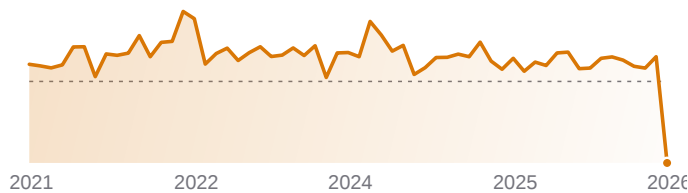
Sellers who sold at a gain

0%

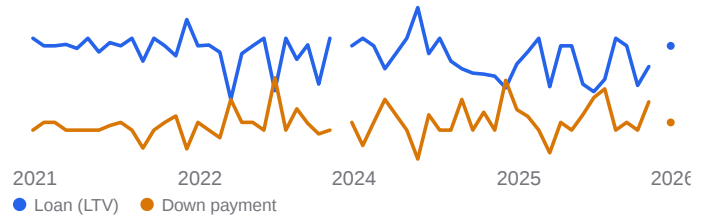


Median annualized return at resale

-37.5%

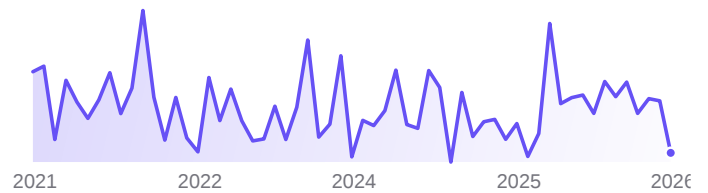


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



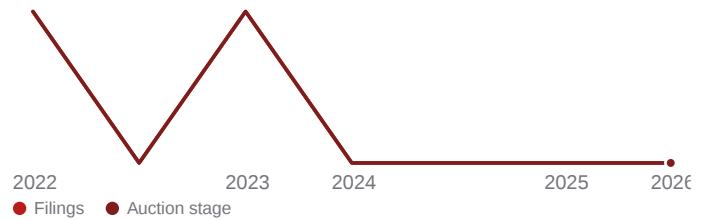
Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,661
Median value (AVM)	\$1.7M
Median size	1,943 ft²
Median bedrooms	3
Median year built	1996
Single family	61%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	1.2%
Owner occupied	51%
Company owned	32%
Median loan-to-value	21%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	6,483
Density	23 / mi ²
Median household income	\$93K
Average household income	\$131K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	124
Homes occupied	84%
Bachelor's or higher	38%
Poverty rate	8.5%
Unemployment	1.3%
Average temp	38°F
Annual precip	27 in
Sunshine	71%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.