

# Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Boulder County

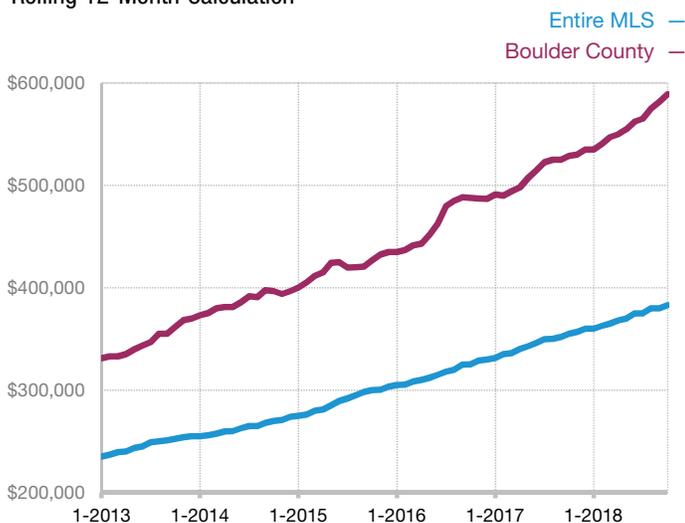
Single Family	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	521	<b>447</b>	- 14.2%	--	--	--
Under Contract	197	<b>210</b>	+ 6.6%	1,836	<b>1,949</b>	+ 6.2%
New Listings	202	<b>216</b>	+ 6.9%	2,517	<b>2,563</b>	+ 1.8%
Sold Listings	203	<b>176</b>	- 13.3%	1,686	<b>1,846</b>	+ 9.5%
Days on Market Until Sale	36	<b>32</b>	- 11.1%	28	<b>33</b>	+ 17.9%
Median Sales Price*	\$524,250	<b>\$582,000</b>	+ 11.0%	\$535,000	<b>\$595,900</b>	+ 11.4%
Average Sales Price*	\$616,833	<b>\$697,328</b>	+ 13.0%	\$631,176	<b>\$702,504</b>	+ 11.3%
Percent of List Price Received*	98.6%	<b>98.4%</b>	- 0.2%	99.7%	<b>99.5%</b>	- 0.2%

\* 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	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	115	<b>144</b>	+ 25.2%	--	--	--
Under Contract	64	<b>72</b>	+ 12.5%	584	<b>720</b>	+ 23.3%
New Listings	55	<b>75</b>	+ 36.4%	724	<b>909</b>	+ 25.6%
Sold Listings	65	<b>57</b>	- 12.3%	519	<b>660</b>	+ 27.2%
Days on Market Until Sale	26	<b>37</b>	+ 42.3%	24	<b>25</b>	+ 4.2%
Median Sales Price*	\$345,000	<b>\$358,000</b>	+ 3.8%	\$352,500	<b>\$370,000</b>	+ 5.0%
Average Sales Price*	\$395,520	<b>\$413,246</b>	+ 4.5%	\$391,894	<b>\$421,939</b>	+ 7.7%
Percent of List Price Received*	99.3%	<b>99.1%</b>	- 0.2%	100.4%	<b>100.3%</b>	- 0.1%

\* 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

