

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Boulder County

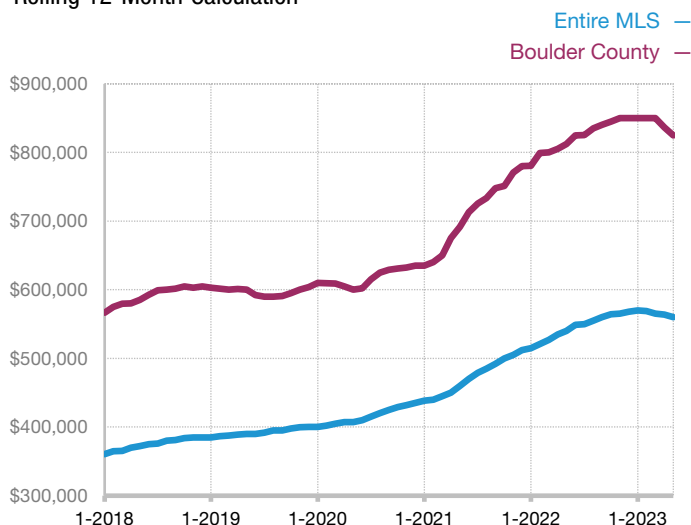
Single Family	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	452	589	+ 30.3%	--	--	--
Under Contract	356	324	- 9.0%	1,397	1,163	- 16.8%
New Listings	512	442	- 13.7%	1,806	1,598	- 11.5%
Sold Listings	340	274	- 19.4%	1,251	944	- 24.5%
Days on Market Until Sale	21	46	+ 119.0%	28	54	+ 92.9%
Median Sales Price*	\$917,500	\$847,000	- 7.7%	\$895,000	\$850,000	- 5.0%
Average Sales Price*	\$1,136,614	\$1,108,026	- 2.5%	\$1,147,950	\$1,142,540	- 0.5%
Percent of List Price Received*	106.6%	99.8%	- 6.4%	106.8%	99.1%	- 7.2%

* 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	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	158	223	+ 41.1%	--	--	--
Under Contract	139	105	- 24.5%	617	530	- 14.1%
New Listings	190	163	- 14.2%	721	682	- 5.4%
Sold Listings	119	133	+ 11.8%	561	490	- 12.7%
Days on Market Until Sale	22	40	+ 81.8%	34	50	+ 47.1%
Median Sales Price*	\$540,000	\$481,000	- 10.9%	\$513,000	\$495,500	- 3.4%
Average Sales Price*	\$592,529	\$559,385	- 5.6%	\$589,357	\$562,841	- 4.5%
Percent of List Price Received*	104.5%	100.5%	- 3.8%	104.6%	99.9%	- 4.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

