

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Boulder County

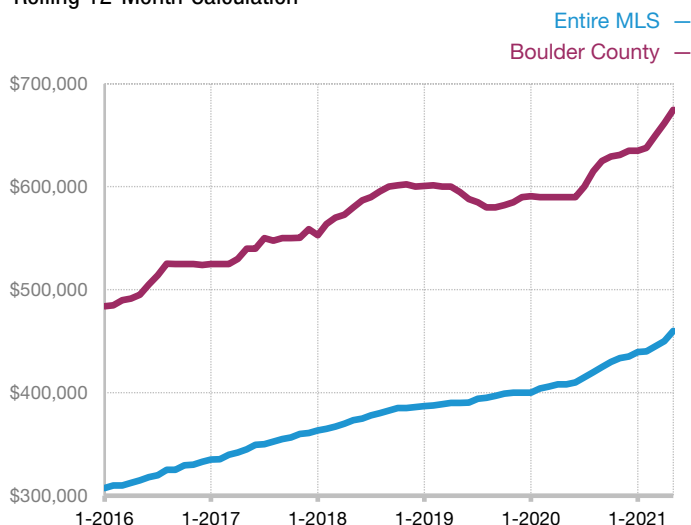
Single Family	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	510	62	- 87.8%	--	--	--
Under Contract	271	156	- 42.4%	1,007	596	- 40.8%
New Listings	346	142	- 59.0%	1,236	570	- 53.9%
Sold Listings	168	108	- 35.7%	876	517	- 41.0%
Days on Market Until Sale	33	16	- 51.5%	44	28	- 36.4%
Median Sales Price*	\$595,765	\$827,500	+ 38.9%	\$593,750	\$730,000	+ 22.9%
Average Sales Price*	\$699,567	\$935,093	+ 33.7%	\$718,768	\$908,076	+ 26.3%
Percent of List Price Received*	99.1%	107.8%	+ 8.8%	98.8%	103.6%	+ 4.9%

* 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	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	189	32	- 83.1%	--	--	--
Under Contract	74	70	- 5.4%	315	282	- 10.5%
New Listings	120	56	- 53.3%	426	273	- 35.9%
Sold Listings	48	54	+ 12.5%	290	249	- 14.1%
Days on Market Until Sale	29	21	- 27.6%	41	33	- 19.5%
Median Sales Price*	\$373,750	\$482,500	+ 29.1%	\$382,500	\$420,000	+ 9.8%
Average Sales Price*	\$391,248	\$583,715	+ 49.2%	\$451,090	\$490,580	+ 8.8%
Percent of List Price Received*	99.8%	102.6%	+ 2.8%	99.2%	101.2%	+ 2.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

