

# Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Boulder County

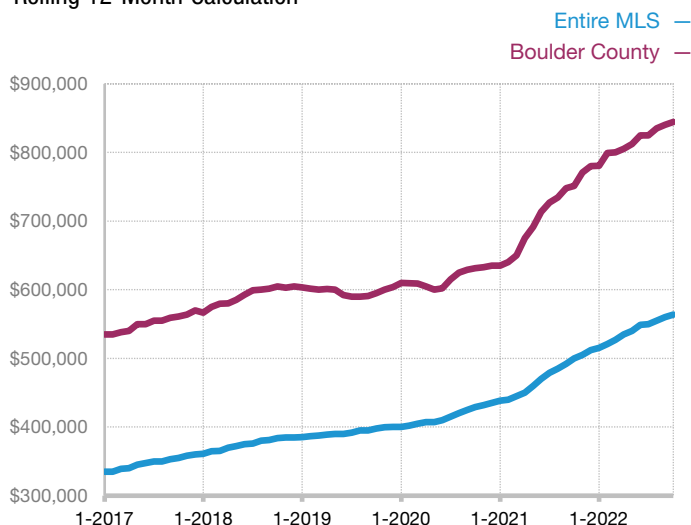
| Single Family                   | October     |             |                                   | Year to Date |              |                                   |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2021        | 2022        | Percent Change from Previous Year | Thru 10-2021 | Thru 10-2022 | Percent Change from Previous Year |
| Inventory of Active Listings    | 329         | 608         | + 84.8%                           | --           | --           | --                                |
| Under Contract                  | 325         | 213         | - 34.5%                           | 3,558        | 2,699        | - 24.1%                           |
| New Listings                    | 307         | 277         | - 9.8%                            | 3,942        | 3,817        | - 3.2%                            |
| Sold Listings                   | 353         | 197         | - 44.2%                           | 3,433        | 2,650        | - 22.8%                           |
| Days on Market Until Sale       | 34          | 45          | + 32.4%                           | 36           | 33           | - 8.3%                            |
| Median Sales Price*             | \$790,000   | \$795,000   | + 0.6%                            | \$780,000    | \$860,000    | + 10.3%                           |
| Average Sales Price*            | \$1,030,142 | \$1,016,705 | - 1.3%                            | \$1,006,680  | \$1,106,424  | + 9.9%                            |
| Percent of List Price Received* | 101.6%      | 97.7%       | - 3.8%                            | 103.4%       | 103.2%       | - 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 |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2021      | 2022      | Percent Change from Previous Year | Thru 10-2021 | Thru 10-2022 | Percent Change from Previous Year |
| Inventory of Active Listings    | 155       | 233       | + 50.3%                           | --           | --           | --                                |
| Under Contract                  | 139       | 101       | - 27.3%                           | 1,545        | 1,183        | - 23.4%                           |
| New Listings                    | 138       | 121       | - 12.3%                           | 1,679        | 1,555        | - 7.4%                            |
| Sold Listings                   | 136       | 93        | - 31.6%                           | 1,492        | 1,157        | - 22.5%                           |
| Days on Market Until Sale       | 49        | 50        | + 2.0%                            | 48           | 44           | - 8.3%                            |
| Median Sales Price*             | \$436,855 | \$474,400 | + 8.6%                            | \$438,605    | \$515,000    | + 17.4%                           |
| Average Sales Price*            | \$542,032 | \$585,909 | + 8.1%                            | \$519,668    | \$627,422    | + 20.7%                           |
| Percent of List Price Received* | 100.3%    | 98.2%     | - 2.1%                            | 101.4%       | 102.2%       | + 0.8%                            |

\* 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

