

# Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Boulder County

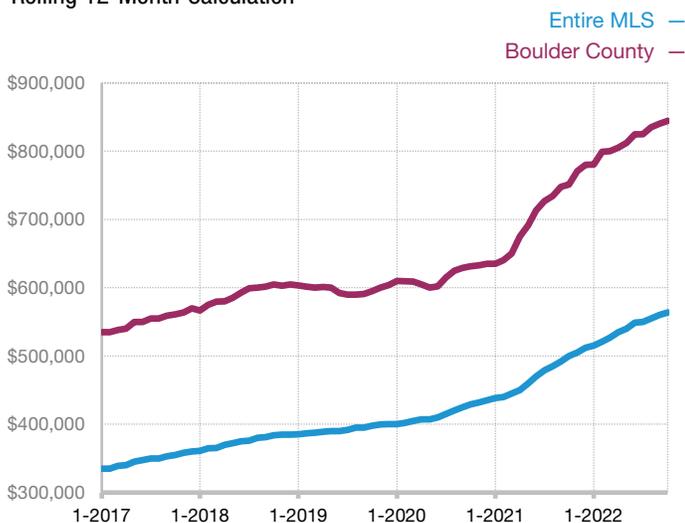
| Single Family                   | October     |                    |                                   | Year to Date |                    |                                   |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|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

