

# Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Boulder County

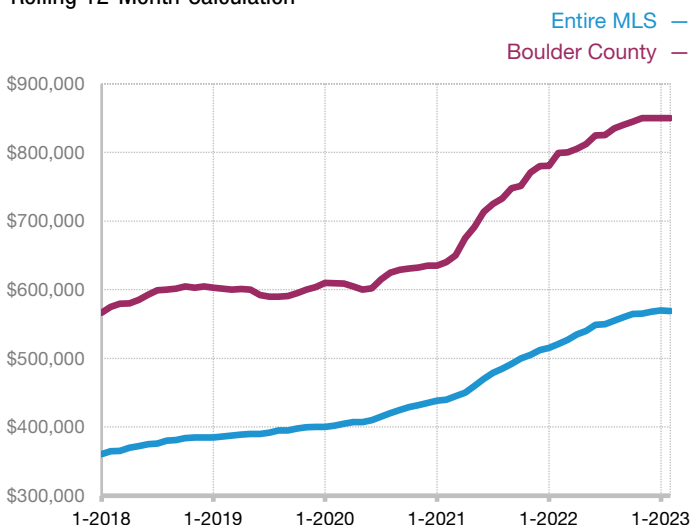
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	171	385	+ 125.1%	--	--	--
Under Contract	225	198	- 12.0%	416	340	- 18.3%
New Listings	245	237	- 3.3%	450	421	- 6.4%
Sold Listings	183	120	- 34.4%	359	231	- 35.7%
Days on Market Until Sale	33	61	+ 84.8%	36	70	+ 94.4%
Median Sales Price*	\$870,000	\$842,500	- 3.2%	\$830,000	\$780,000	- 6.0%
Average Sales Price*	\$1,130,413	\$1,127,868	- 0.2%	\$1,077,378	\$1,104,066	+ 2.5%
Percent of List Price Received*	106.1%	98.1%	- 7.5%	104.0%	97.5%	- 6.3%

\* 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	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	73	165	+ 126.0%	--	--	--
Under Contract	106	89	- 16.0%	222	179	- 19.4%
New Listings	116	115	- 0.9%	214	211	- 1.4%
Sold Listings	98	74	- 24.5%	197	140	- 28.9%
Days on Market Until Sale	37	61	+ 64.9%	43	59	+ 37.2%
Median Sales Price*	\$500,000	\$552,405	+ 10.5%	\$495,000	\$490,950	- 0.8%
Average Sales Price*	\$648,607	\$635,028	- 2.1%	\$590,401	\$576,854	- 2.3%
Percent of List Price Received*	104.0%	99.3%	- 4.5%	102.7%	98.9%	- 3.7%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

