

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Boulder County

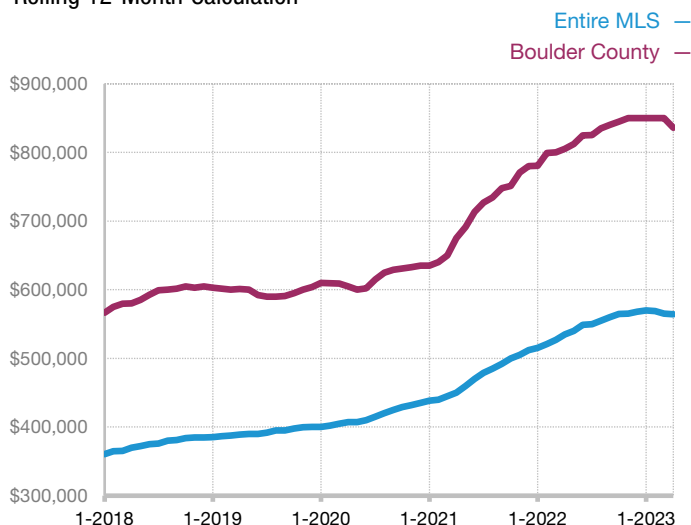
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	347	513	+ 47.8%	--	--	--
Under Contract	351	282	- 19.7%	1,041	855	- 17.9%
New Listings	467	379	- 18.8%	1,294	1,142	- 11.7%
Sold Listings	311	221	- 28.9%	911	664	- 27.1%
Days on Market Until Sale	26	53	+ 103.8%	30	58	+ 93.3%
Median Sales Price*	\$975,000	\$850,000	- 12.8%	\$875,500	\$850,000	- 2.9%
Average Sales Price*	\$1,206,241	\$1,132,729	- 6.1%	\$1,152,185	\$1,131,960	- 1.8%
Percent of List Price Received*	109.0%	99.3%	- 8.9%	106.9%	98.8%	- 7.6%

* 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	121	205	+ 69.4%	--	--	--
Under Contract	131	133	+ 1.5%	478	427	- 10.7%
New Listings	174	155	- 10.9%	531	517	- 2.6%
Sold Listings	116	108	- 6.9%	442	356	- 19.5%
Days on Market Until Sale	27	40	+ 48.1%	38	54	+ 42.1%
Median Sales Price*	\$492,500	\$514,250	+ 4.4%	\$501,500	\$500,000	- 0.3%
Average Sales Price*	\$562,262	\$566,619	+ 0.8%	\$588,503	\$565,031	- 4.0%
Percent of List Price Received*	106.3%	100.1%	- 5.8%	104.6%	99.6%	- 4.8%

* 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

