

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Boulder County

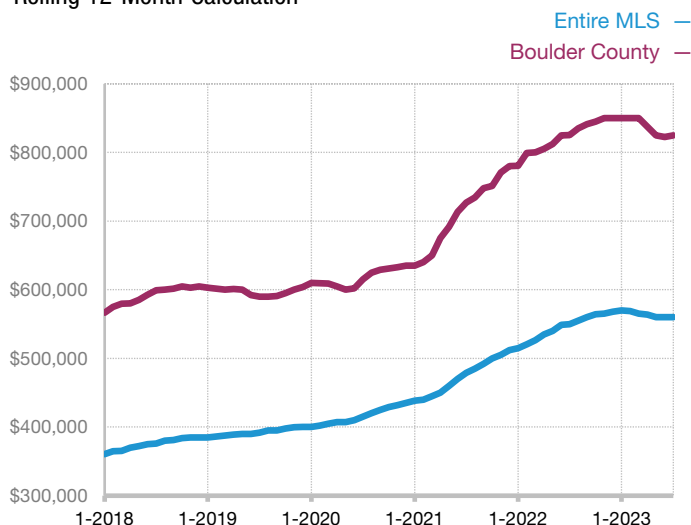
Single Family	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	703	666	- 5.3%	--	--	--
Under Contract	274	284	+ 3.6%	1,971	1,728	- 12.3%
New Listings	440	368	- 16.4%	2,803	2,432	- 13.2%
Sold Listings	277	292	+ 5.4%	1,865	1,544	- 17.2%
Days on Market Until Sale	32	43	+ 34.4%	28	50	+ 78.6%
Median Sales Price*	\$825,000	\$840,000	+ 1.8%	\$885,000	\$849,250	- 4.0%
Average Sales Price*	\$1,008,137	\$1,070,341	+ 6.2%	\$1,132,360	\$1,128,808	- 0.3%
Percent of List Price Received*	99.7%	98.7%	- 1.0%	105.1%	99.1%	- 5.7%

* 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	257	258	+ 0.4%	--	--	--
Under Contract	114	113	- 0.9%	856	745	- 13.0%
New Listings	183	131	- 28.4%	1,128	995	- 11.8%
Sold Listings	112	95	- 15.2%	809	683	- 15.6%
Days on Market Until Sale	40	66	+ 65.0%	40	51	+ 27.5%
Median Sales Price*	\$510,000	\$490,000	- 3.9%	\$510,000	\$490,950	- 3.7%
Average Sales Price*	\$613,486	\$566,610	- 7.6%	\$616,509	\$564,124	- 8.5%
Percent of List Price Received*	100.6%	99.5%	- 1.1%	103.6%	99.8%	- 3.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

