

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Boulder County

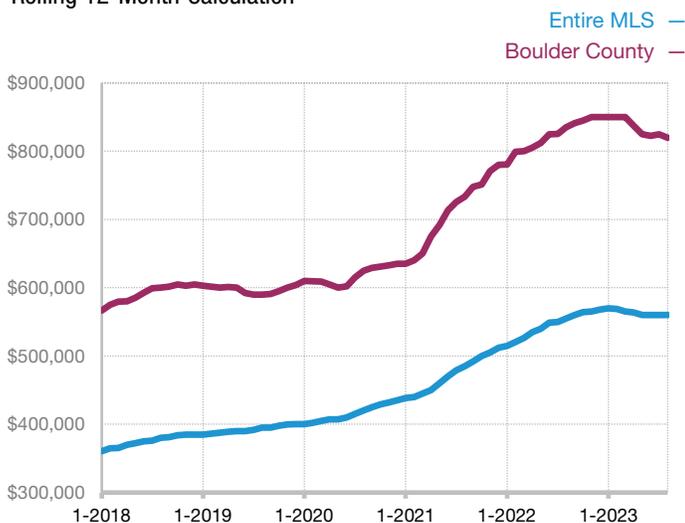
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	673	679	+ 0.9%	--	--	--
Under Contract	308	260	- 15.6%	2,279	1,965	- 13.8%
New Listings	377	369	- 2.1%	3,180	2,801	- 11.9%
Sold Listings	291	244	- 16.2%	2,156	1,790	- 17.0%
Days on Market Until Sale	41	46	+ 12.2%	30	49	+ 63.3%
Median Sales Price*	\$830,000	\$794,000	- 4.3%	\$875,000	\$840,000	- 4.0%
Average Sales Price*	\$1,076,961	\$1,051,978	- 2.3%	\$1,124,880	\$1,118,795	- 0.5%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	104.3%	99.1%	- 5.0%

* 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	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	271	265	- 2.2%	--	--	--
Under Contract	121	109	- 9.9%	976	851	- 12.8%
New Listings	165	147	- 10.9%	1,293	1,146	- 11.4%
Sold Listings	137	122	- 10.9%	946	807	- 14.7%
Days on Market Until Sale	61	52	- 14.8%	43	51	+ 18.6%
Median Sales Price*	\$535,000	\$496,000	- 7.3%	\$515,000	\$490,950	- 4.7%
Average Sales Price*	\$645,715	\$583,779	- 9.6%	\$620,738	\$566,639	- 8.7%
Percent of List Price Received*	99.2%	99.7%	+ 0.5%	102.9%	99.8%	- 3.0%

* 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

