

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Boulder County

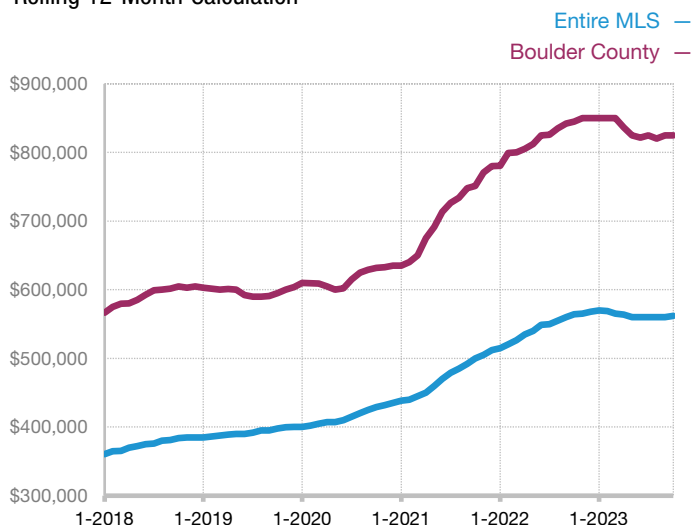
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	702	714	+ 1.7%	--	--	--
Under Contract	198	225	+ 13.6%	2,682	2,386	- 11.0%
New Listings	286	268	- 6.3%	3,827	3,467	- 9.4%
Sold Listings	206	232	+ 12.6%	2,664	2,253	- 15.4%
Days on Market Until Sale	46	53	+ 15.2%	33	50	+ 51.5%
Median Sales Price*	\$797,500	\$827,500	+ 3.8%	\$860,000	\$836,000	- 2.8%
Average Sales Price*	\$1,011,018	\$1,089,606	+ 7.8%	\$1,106,799	\$1,107,436	+ 0.1%
Percent of List Price Received*	97.6%	98.4%	+ 0.8%	103.1%	99.0%	- 4.0%

* 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	279	274	- 1.8%	--	--	--
Under Contract	95	89	- 6.3%	1,171	1,019	- 13.0%
New Listings	112	123	+ 9.8%	1,555	1,406	- 9.6%
Sold Listings	94	81	- 13.8%	1,163	978	- 15.9%
Days on Market Until Sale	50	64	+ 28.0%	44	53	+ 20.5%
Median Sales Price*	\$469,700	\$480,210	+ 2.2%	\$515,000	\$490,000	- 4.9%
Average Sales Price*	\$583,931	\$560,007	- 4.1%	\$626,115	\$564,903	- 9.8%
Percent of List Price Received*	98.2%	99.3%	+ 1.1%	102.2%	99.7%	- 2.4%

* 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

