

# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Boulder County

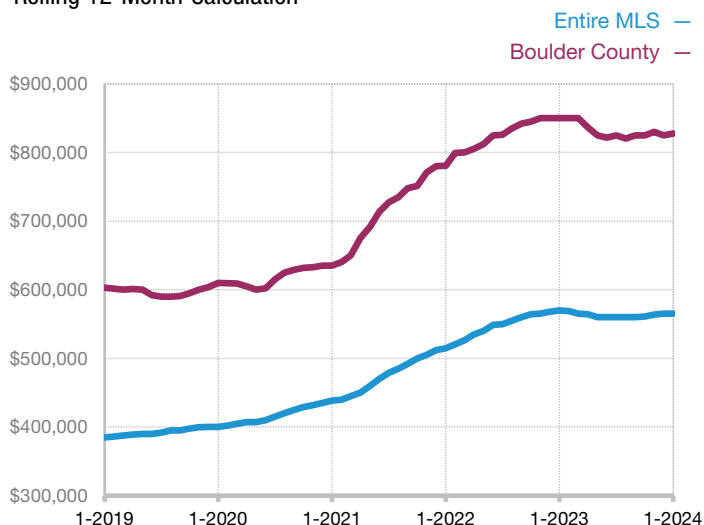
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	456	445	- 2.4%	--	--	--
Under Contract	139	198	+ 42.4%	139	198	+ 42.4%
New Listings	184	233	+ 26.6%	184	233	+ 26.6%
Sold Listings	111	139	+ 25.2%	111	139	+ 25.2%
Days on Market Until Sale	80	76	- 5.0%	80	76	- 5.0%
Median Sales Price*	\$754,000	\$785,000	+ 4.1%	\$754,000	\$785,000	+ 4.1%
Average Sales Price*	\$1,185,272	\$1,064,539	- 10.2%	\$1,185,272	\$1,064,539	- 10.2%
Percent of List Price Received*	97.1%	97.4%	+ 0.3%	97.1%	97.4%	+ 0.3%

\* 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	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	193	197	+ 2.1%	--	--	--
Under Contract	92	87	- 5.4%	92	87	- 5.4%
New Listings	97	85	- 12.4%	97	85	- 12.4%
Sold Listings	68	50	- 26.5%	68	50	- 26.5%
Days on Market Until Sale	55	63	+ 14.5%	55	63	+ 14.5%
Median Sales Price*	\$476,420	\$456,550	- 4.2%	\$476,420	\$456,550	- 4.2%
Average Sales Price*	\$516,772	\$528,029	+ 2.2%	\$516,772	\$528,029	+ 2.2%
Percent of List Price Received*	98.4%	97.1%	- 1.3%	98.4%	97.1%	- 1.3%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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



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

