

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Boulder County

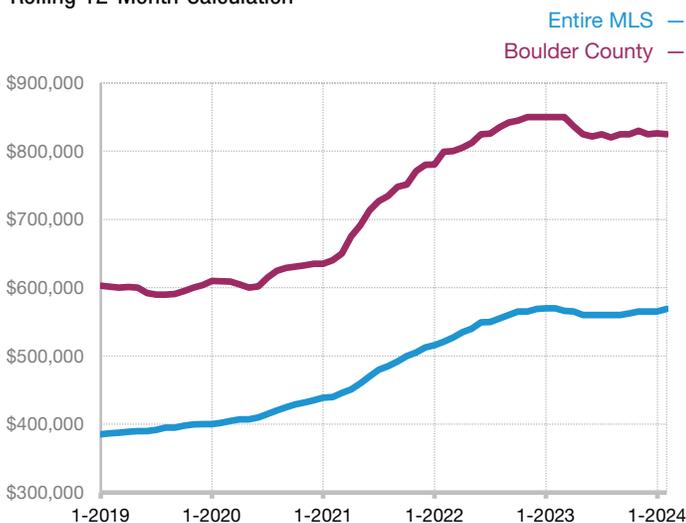
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	466	454	- 2.6%	--	--	--
Under Contract	195	99	- 49.2%	334	290	- 13.2%
New Listings	242	105	- 56.6%	426	338	- 20.7%
Sold Listings	123	86	- 30.1%	234	228	- 2.6%
Days on Market Until Sale	62	53	- 14.5%	71	67	- 5.6%
Median Sales Price*	\$860,000	\$733,000	- 14.8%	\$789,500	\$756,750	- 4.1%
Average Sales Price*	\$1,163,346	\$879,698	- 24.4%	\$1,173,747	\$990,368	- 15.6%
Percent of List Price Received*	98.0%	98.4%	+ 0.4%	97.6%	97.8%	+ 0.2%

* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	210	215	+ 2.4%	--	--	--
Under Contract	88	29	- 67.0%	180	115	- 36.1%
New Listings	121	49	- 59.5%	218	134	- 38.5%
Sold Listings	74	40	- 45.9%	142	91	- 35.9%
Days on Market Until Sale	61	58	- 4.9%	58	61	+ 5.2%
Median Sales Price*	\$552,405	\$494,500	- 10.5%	\$490,950	\$470,000	- 4.3%
Average Sales Price*	\$636,170	\$546,630	- 14.1%	\$578,993	\$535,128	- 7.6%
Percent of List Price Received*	99.3%	97.5%	- 1.8%	98.9%	97.3%	- 1.6%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

