

# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Boulder County

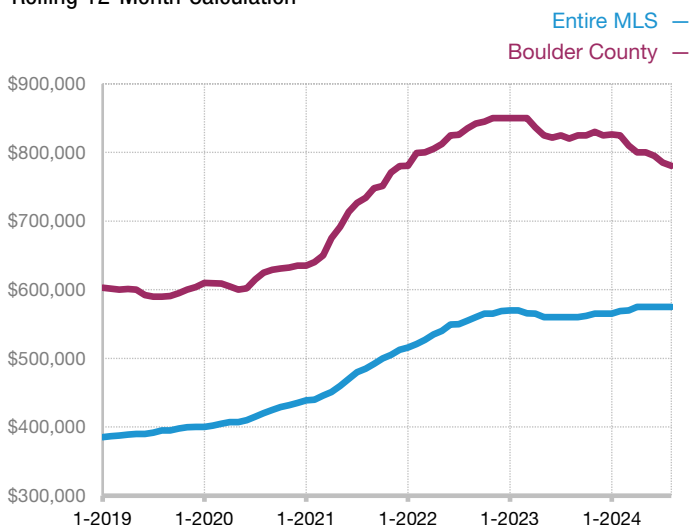
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	765	634	- 17.1%	--	--	--
Under Contract	238	109	- 54.2%	1,936	896	- 53.7%
New Listings	374	152	- 59.4%	2,809	1,253	- 55.4%
Sold Listings	250	102	- 59.2%	1,798	841	- 53.2%
Days on Market Until Sale	45	52	+ 15.6%	50	49	- 2.0%
Median Sales Price*	\$802,250	\$736,000	- 8.3%	\$840,000	\$750,000	- 10.7%
Average Sales Price*	\$1,070,376	\$934,956	- 12.7%	\$1,120,687	\$932,547	- 16.8%
Percent of List Price Received*	99.0%	98.0%	- 1.0%	99.1%	98.1%	- 1.0%

\* 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		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	318	261	- 17.9%	--	--	--
Under Contract	104	30	- 71.2%	838	306	- 63.5%
New Listings	147	53	- 63.9%	1,145	481	- 58.0%
Sold Listings	122	35	- 71.3%	808	278	- 65.6%
Days on Market Until Sale	53	53	0.0%	51	56	+ 9.8%
Median Sales Price*	\$491,000	\$422,500	- 14.0%	\$490,000	\$464,221	- 5.3%
Average Sales Price*	\$582,222	\$472,841	- 18.8%	\$566,288	\$525,697	- 7.2%
Percent of List Price Received*	99.7%	98.7%	- 1.0%	99.8%	98.3%	- 1.5%

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



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

