

# Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Boulder County

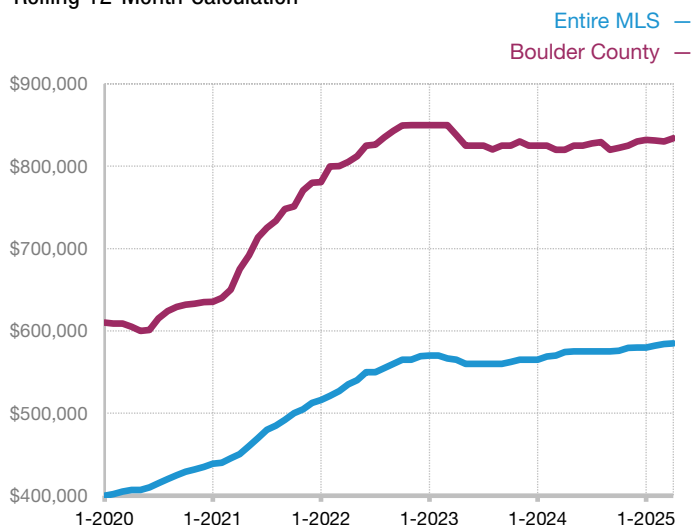
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	670	895	+ 33.6%	--	--	--
Under Contract	296	338	+ 14.2%	1,042	1,084	+ 4.0%
New Listings	498	592	+ 18.9%	1,469	1,726	+ 17.5%
Sold Listings	305	308	+ 1.0%	926	882	- 4.8%
Days on Market Until Sale	54	56	+ 3.7%	59	68	+ 15.3%
Median Sales Price*	\$855,000	\$885,000	+ 3.5%	\$815,000	\$827,500	+ 1.5%
Average Sales Price*	\$1,091,142	\$1,140,124	+ 4.5%	\$1,052,278	\$1,106,440	+ 5.1%
Percent of List Price Received*	98.6%	98.7%	+ 0.1%	98.5%	98.3%	- 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.

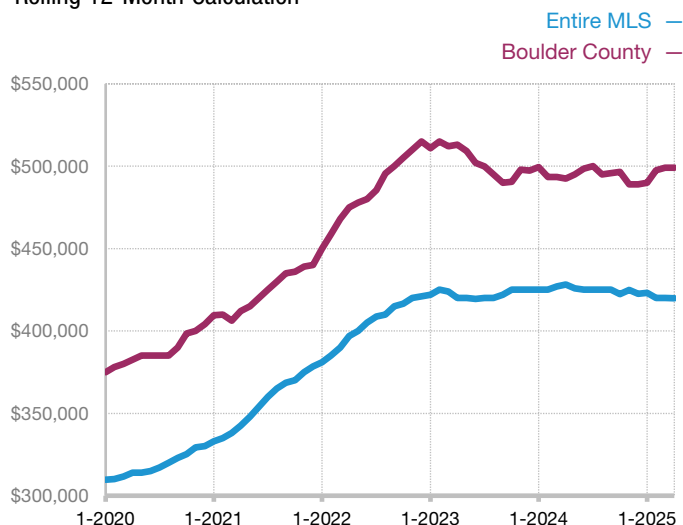
Townhouse/Condo	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	373	484	+ 29.8%	--	--	--
Under Contract	131	127	- 3.1%	422	421	- 0.2%
New Listings	211	233	+ 10.4%	649	758	+ 16.8%
Sold Listings	113	121	+ 7.1%	363	363	0.0%
Days on Market Until Sale	77	70	- 9.1%	79	73	- 7.6%
Median Sales Price*	\$510,000	\$507,250	- 0.5%	\$485,000	\$507,250	+ 4.6%
Average Sales Price*	\$562,536	\$638,757	+ 13.5%	\$563,952	\$602,198	+ 6.8%
Percent of List Price Received*	98.7%	98.5%	- 0.2%	98.5%	98.4%	- 0.1%

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



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



Current as of May 5, 2025. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.