

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Boulder County

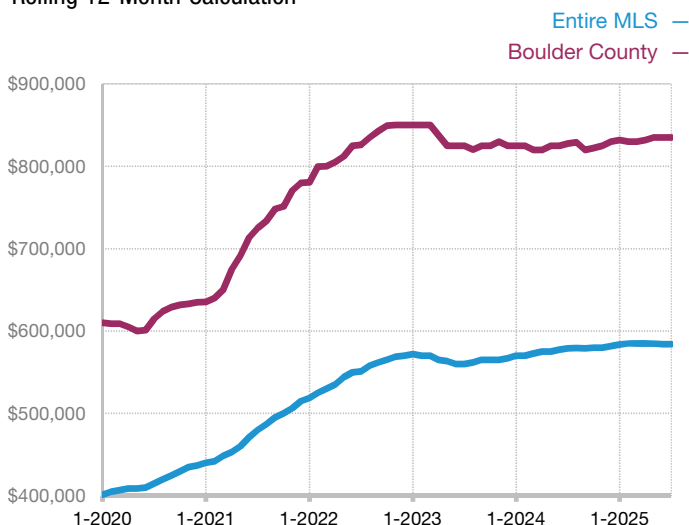
Single Family	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	936	1,091	+ 16.6%	--	--	--
Under Contract	249	295	+ 18.5%	1,870	1,990	+ 6.4%
New Listings	390	418	+ 7.2%	2,855	3,262	+ 14.3%
Sold Listings	275	272	- 1.1%	1,804	1,832	+ 1.6%
Days on Market Until Sale	47	58	+ 23.4%	53	60	+ 13.2%
Median Sales Price*	\$869,000	\$871,250	+ 0.3%	\$844,950	\$850,000	+ 0.6%
Average Sales Price*	\$1,137,361	\$1,068,317	- 6.1%	\$1,078,138	\$1,090,327	+ 1.1%
Percent of List Price Received*	98.3%	97.2%	- 1.1%	98.6%	98.1%	- 0.5%

* 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	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	473	535	+ 13.1%	--	--	--
Under Contract	92	106	+ 15.2%	705	756	+ 7.2%
New Listings	181	174	- 3.9%	1,213	1,381	+ 13.8%
Sold Listings	84	96	+ 14.3%	671	718	+ 7.0%
Days on Market Until Sale	57	75	+ 31.6%	67	71	+ 6.0%
Median Sales Price*	\$505,000	\$453,000	- 10.3%	\$496,500	\$500,000	+ 0.7%
Average Sales Price*	\$602,669	\$511,358	- 15.2%	\$564,643	\$573,951	+ 1.6%
Percent of List Price Received*	98.3%	97.5%	- 0.8%	98.7%	98.2%	- 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

