

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Boulder County

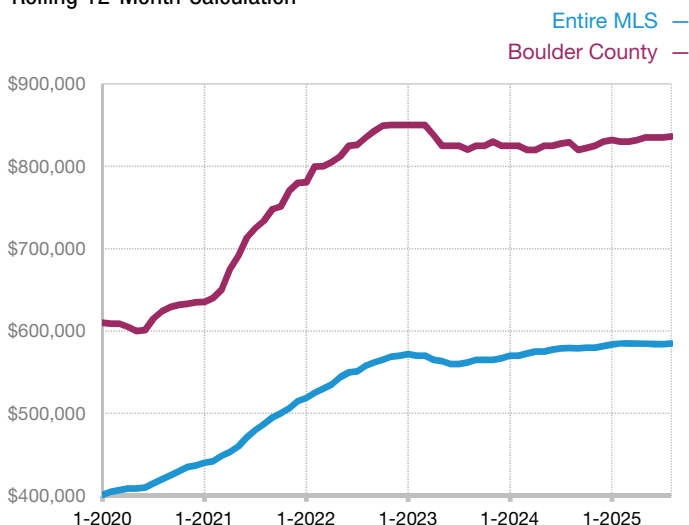
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	943	1,040	+ 10.3%	--	--	--
Under Contract	251	283	+ 12.7%	2,121	2,269	+ 7.0%
New Listings	388	369	- 4.9%	3,243	3,625	+ 11.8%
Sold Listings	251	290	+ 15.5%	2,055	2,133	+ 3.8%
Days on Market Until Sale	61	59	- 3.3%	54	60	+ 11.1%
Median Sales Price*	\$812,000	\$837,500	+ 3.1%	\$840,000	\$850,000	+ 1.2%
Average Sales Price*	\$1,100,712	\$1,058,108	- 3.9%	\$1,080,895	\$1,085,067	+ 0.4%
Percent of List Price Received*	97.6%	97.8%	+ 0.2%	98.4%	98.1%	- 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	521	518	- 0.6%	--	--	--
Under Contract	77	85	+ 10.4%	782	839	+ 7.3%
New Listings	180	155	- 13.9%	1,393	1,535	+ 10.2%
Sold Listings	103	96	- 6.8%	774	813	+ 5.0%
Days on Market Until Sale	64	72	+ 12.5%	67	71	+ 6.0%
Median Sales Price*	\$460,000	\$468,500	+ 1.8%	\$486,250	\$495,500	+ 1.9%
Average Sales Price*	\$515,037	\$518,391	+ 0.7%	\$558,042	\$567,589	+ 1.7%
Percent of List Price Received*	98.7%	97.6%	- 1.1%	98.7%	98.1%	- 0.6%

\* 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

