

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Boulder County

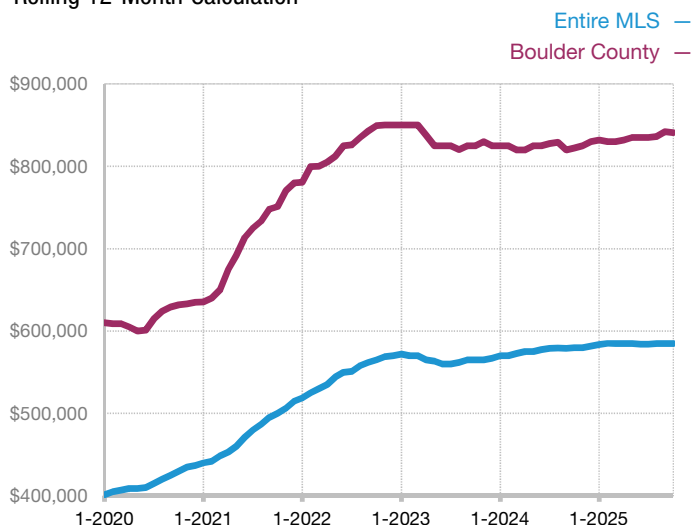
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	932	965	+ 3.5%	--	--	--
Under Contract	238	268	+ 12.6%	2,623	2,789	+ 6.3%
New Listings	348	341	- 2.0%	3,989	4,374	+ 9.7%
Sold Listings	272	286	+ 5.1%	2,561	2,678	+ 4.6%
Days on Market Until Sale	65	62	- 4.6%	55	60	+ 9.1%
Median Sales Price*	\$834,500	\$825,000	- 1.1%	\$827,953	\$840,975	+ 1.6%
Average Sales Price*	\$1,046,287	\$1,014,603	- 3.0%	\$1,065,901	\$1,070,402	+ 0.4%
Percent of List Price Received*	97.8%	97.8%	0.0%	98.3%	98.0%	- 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	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	501	478	- 4.6%	--	--	--
Under Contract	84	84	0.0%	951	1,010	+ 6.2%
New Listings	156	164	+ 5.1%	1,703	1,859	+ 9.2%
Sold Listings	89	90	+ 1.1%	946	997	+ 5.4%
Days on Market Until Sale	63	73	+ 15.9%	68	71	+ 4.4%
Median Sales Price*	\$485,830	\$525,000	+ 8.1%	\$488,700	\$500,000	+ 2.3%
Average Sales Price*	\$547,115	\$614,346	+ 12.3%	\$558,059	\$572,864	+ 2.7%
Percent of List Price Received*	98.6%	98.1%	- 0.5%	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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

