

Local Market Update for November 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Boulder County

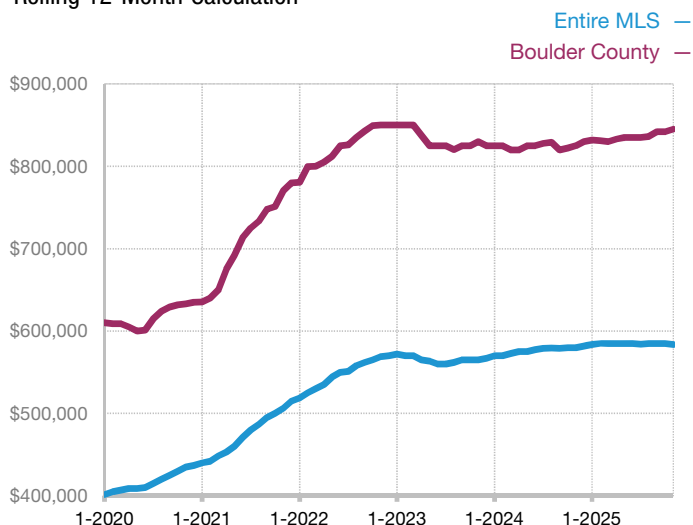
Single Family	November			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
Inventory of Active Listings	770	777	+ 0.9%	--	--	--
Under Contract	197	206	+ 4.6%	2,820	2,987	+ 5.9%
New Listings	157	164	+ 4.5%	4,146	4,542	+ 9.6%
Sold Listings	211	202	- 4.3%	2,772	2,885	+ 4.1%
Days on Market Until Sale	68	82	+ 20.6%	56	62	+ 10.7%
Median Sales Price*	\$826,000	\$832,500	+ 0.8%	\$827,477	\$840,000	+ 1.5%
Average Sales Price*	\$1,161,759	\$1,134,495	- 2.3%	\$1,073,198	\$1,075,217	+ 0.2%
Percent of List Price Received*	97.8%	97.6%	- 0.2%	98.3%	97.9%	- 0.4%

* 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	November			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
Inventory of Active Listings	449	435	- 3.1%	--	--	--
Under Contract	91	61	- 33.0%	1,042	1,068	+ 2.5%
New Listings	94	94	0.0%	1,797	1,951	+ 8.6%
Sold Listings	79	57	- 27.8%	1,025	1,054	+ 2.8%
Days on Market Until Sale	67	82	+ 22.4%	68	72	+ 5.9%
Median Sales Price*	\$480,000	\$520,000	+ 8.3%	\$488,000	\$500,000	+ 2.5%
Average Sales Price*	\$585,360	\$603,755	+ 3.1%	\$560,163	\$574,535	+ 2.6%
Percent of List Price Received*	98.0%	98.1%	+ 0.1%	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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

