

# Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Boulder County

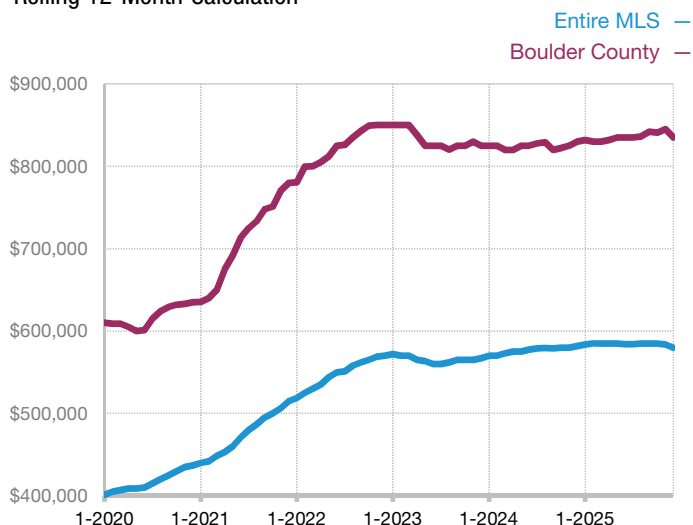
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	571	540	- 5.4%	--	--	--
Under Contract	150	165	+ 10.0%	2,970	3,140	+ 5.7%
New Listings	117	119	+ 1.7%	4,263	4,665	+ 9.4%
Sold Listings	230	233	+ 1.3%	3,002	3,119	+ 3.9%
Days on Market Until Sale	77	77	0.0%	58	63	+ 8.6%
Median Sales Price*	\$850,000	\$790,000	- 7.1%	\$830,000	\$835,000	+ 0.6%
Average Sales Price*	\$988,772	\$977,676	- 1.1%	\$1,066,755	\$1,067,836	+ 0.1%
Percent of List Price Received*	97.3%	97.5%	+ 0.2%	98.2%	97.9%	- 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	358	338	- 5.6%	--	--	--
Under Contract	68	56	- 17.6%	1,110	1,123	+ 1.2%
New Listings	52	71	+ 36.5%	1,849	2,024	+ 9.5%
Sold Listings	97	80	- 17.5%	1,122	1,138	+ 1.4%
Days on Market Until Sale	82	114	+ 39.0%	69	75	+ 8.7%
Median Sales Price*	\$505,000	\$447,500	- 11.4%	\$489,000	\$499,945	+ 2.2%
Average Sales Price*	\$570,124	\$506,193	- 11.2%	\$561,024	\$570,190	+ 1.6%
Percent of List Price Received*	98.0%	97.6%	- 0.4%	98.6%	98.1%	- 0.5%

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



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

