

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Boulder County

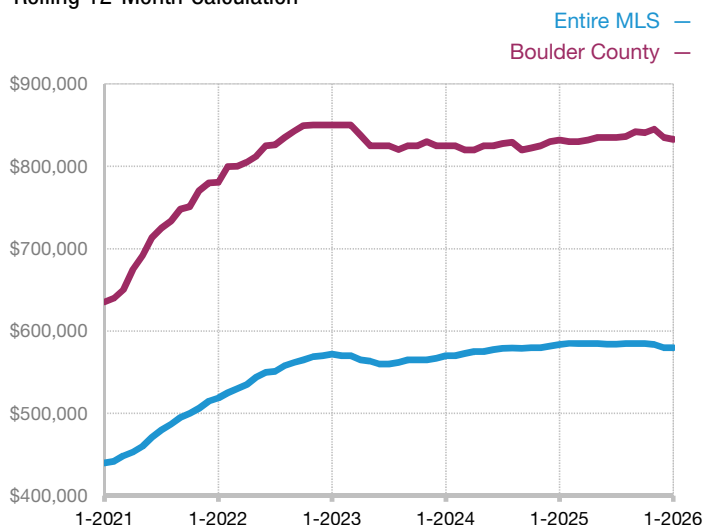
| Single Family | January | | | Year to Date | | |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2025 | 2026 | Percent Change from Previous Year | Thru 01-2025 | Thru 01-2026 | Percent Change from Previous Year |
| Inventory of Active Listings | 642 | 548 | - 14.6% | -- | -- | -- |
| Under Contract | 155 | 215 | + 38.7% | 155 | 215 | + 38.7% |
| New Listings | 299 | 282 | - 5.7% | 299 | 282 | - 5.7% |
| Sold Listings | 159 | 145 | - 8.8% | 159 | 145 | - 8.8% |
| Days on Market Until Sale | 79 | 84 | + 6.3% | 79 | 84 | + 6.3% |
| Median Sales Price* | \$799,900 | \$799,000 | - 0.1% | \$799,900 | \$799,000 | - 0.1% |
| Average Sales Price* | \$1,046,018 | \$1,044,371 | - 0.2% | \$1,046,018 | \$1,044,371 | - 0.2% |
| Percent of List Price Received* | 97.7% | 96.2% | - 1.5% | 97.7% | 96.2% | - 1.5% |

* 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 | January | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2025 | 2026 | Percent Change from Previous Year | Thru 01-2025 | Thru 01-2026 | Percent Change from Previous Year |
| Inventory of Active Listings | 372 | 337 | - 9.4% | -- | -- | -- |
| Under Contract | 78 | 94 | + 20.5% | 78 | 94 | + 20.5% |
| New Listings | 157 | 163 | + 3.8% | 157 | 163 | + 3.8% |
| Sold Listings | 65 | 50 | - 23.1% | 65 | 50 | - 23.1% |
| Days on Market Until Sale | 88 | 120 | + 36.4% | 88 | 120 | + 36.4% |
| Median Sales Price* | \$472,000 | \$430,500 | - 8.8% | \$472,000 | \$430,500 | - 8.8% |
| Average Sales Price* | \$539,075 | \$485,444 | - 9.9% | \$539,075 | \$485,444 | - 9.9% |
| Percent of List Price Received* | 98.1% | 96.8% | - 1.3% | 98.1% | 96.8% | - 1.3% |

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

