

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Boulder County

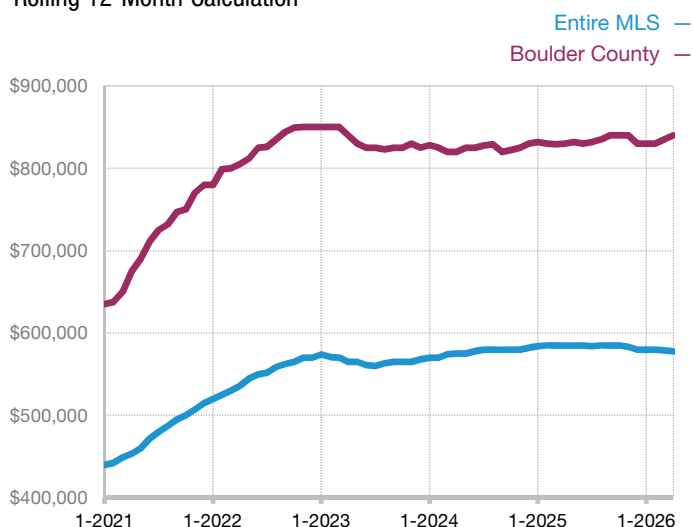
Single Family	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	931	759	- 18.5%	--	--	--
Under Contract	316	347	+ 9.8%	1,049	1,092	+ 4.1%
New Listings	578	499	- 13.7%	1,698	1,577	- 7.1%
Sold Listings	305	286	- 6.2%	874	884	+ 1.1%
Days on Market Until Sale	60	50	- 16.7%	73	70	- 4.1%
Median Sales Price*	\$875,500	\$912,500	+ 4.2%	\$825,000	\$848,500	+ 2.8%
Average Sales Price*	\$1,124,705	\$1,090,416	- 3.0%	\$1,088,824	\$1,067,611	- 1.9%
Percent of List Price Received*	98.7%	99.1%	+ 0.4%	98.3%	98.2%	- 0.1%

* 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	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	498	395	- 20.7%	--	--	--
Under Contract	113	89	- 21.2%	376	329	- 12.5%
New Listings	229	155	- 32.3%	721	611	- 15.3%
Sold Listings	109	93	- 14.7%	331	289	- 12.7%
Days on Market Until Sale	76	74	- 2.6%	79	85	+ 7.6%
Median Sales Price*	\$510,000	\$505,000	- 1.0%	\$509,000	\$490,000	- 3.7%
Average Sales Price*	\$668,138	\$521,574	- 21.9%	\$610,142	\$538,555	- 11.7%
Percent of List Price Received*	98.4%	98.3%	- 0.1%	98.4%	98.1%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

