

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Boulder County

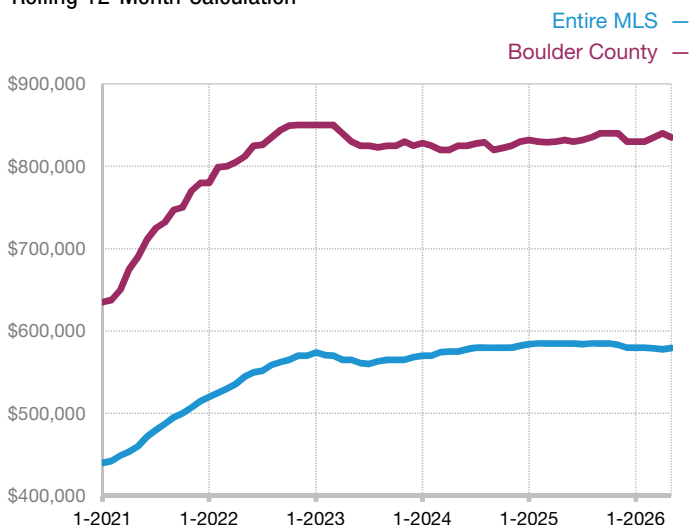
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	1,092	809	- 25.9%	--	--	--
Under Contract	320	339	+ 5.9%	1,369	1,419	+ 3.7%
New Listings	595	444	- 25.4%	2,290	2,023	- 11.7%
Sold Listings	324	331	+ 2.2%	1,198	1,216	+ 1.5%
Days on Market Until Sale	56	53	- 5.4%	68	66	- 2.9%
Median Sales Price*	\$893,188	\$847,000	- 5.2%	\$840,975	\$847,500	+ 0.8%
Average Sales Price*	\$1,138,346	\$1,056,147	- 7.2%	\$1,102,240	\$1,065,361	- 3.3%
Percent of List Price Received*	98.3%	99.2%	+ 0.9%	98.3%	98.5%	+ 0.2%

* 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	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	532	412	- 22.6%	--	--	--
Under Contract	131	100	- 23.7%	500	431	- 13.8%
New Listings	231	151	- 34.6%	941	765	- 18.7%
Sold Listings	114	81	- 28.9%	445	370	- 16.9%
Days on Market Until Sale	70	81	+ 15.7%	77	85	+ 10.4%
Median Sales Price*	\$556,250	\$495,000	- 11.0%	\$515,000	\$490,000	- 4.9%
Average Sales Price*	\$571,678	\$542,147	- 5.2%	\$600,289	\$539,341	- 10.2%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	98.5%	98.2%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

