

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Boulder County

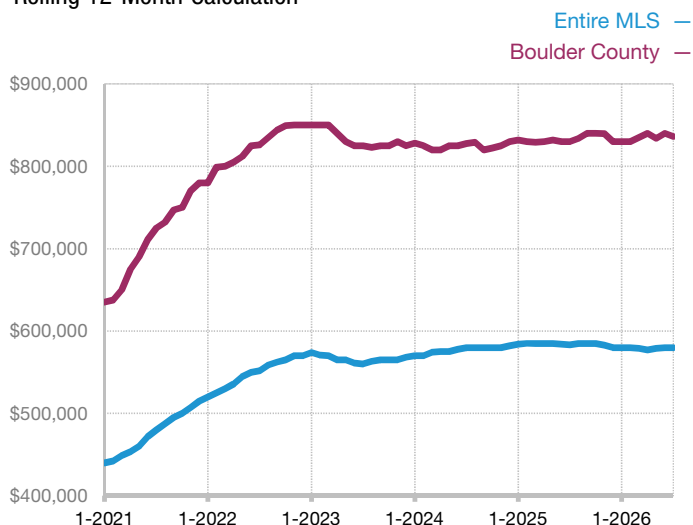
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	1,127	861	- 23.6%	--	--	--
Under Contract	283	267	- 5.7%	1,944	1,951	+ 0.4%
New Listings	397	365	- 8.1%	3,179	2,830	- 11.0%
Sold Listings	272	294	+ 8.1%	1,806	1,848	+ 2.3%
Days on Market Until Sale	61	59	- 3.3%	64	63	- 1.6%
Median Sales Price*	\$871,250	\$865,000	- 0.7%	\$849,450	\$855,000	+ 0.7%
Average Sales Price*	\$1,061,856	\$1,147,434	+ 8.1%	\$1,079,029	\$1,097,136	+ 1.7%
Percent of List Price Received*	97.2%	98.6%	+ 1.4%	98.1%	98.5%	+ 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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	542	393	- 27.5%	--	--	--
Under Contract	102	65	- 36.3%	684	568	- 17.0%
New Listings	159	123	- 22.6%	1,265	1,026	- 18.9%
Sold Listings	88	79	- 10.2%	646	549	- 15.0%
Days on Market Until Sale	79	66	- 16.5%	74	79	+ 6.8%
Median Sales Price*	\$464,500	\$463,000	- 0.3%	\$505,000	\$490,000	- 3.0%
Average Sales Price*	\$515,721	\$542,436	+ 5.2%	\$579,587	\$543,394	- 6.2%
Percent of List Price Received*	97.6%	98.0%	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

