

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Boulder County

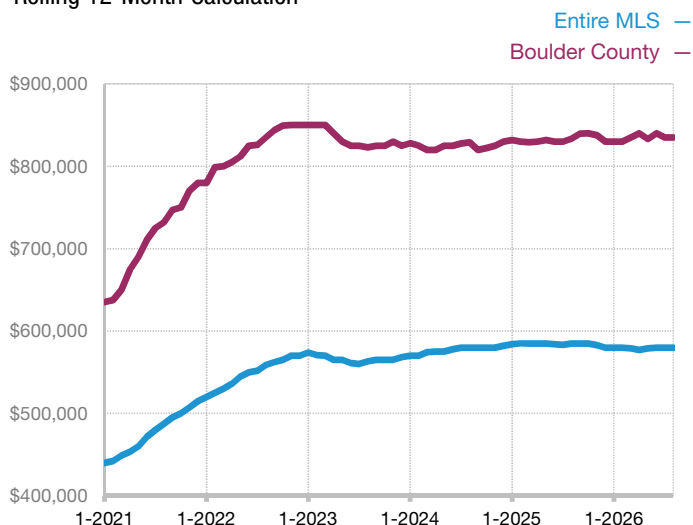
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	1,083	852	- 21.3%	--	--	--
Under Contract	272	228	- 16.2%	2,214	2,171	- 1.9%
New Listings	363	311	- 14.3%	3,536	3,155	- 10.8%
Sold Listings	289	231	- 20.1%	2,095	2,087	- 0.4%
Days on Market Until Sale	63	58	- 7.9%	64	62	- 3.1%
Median Sales Price*	\$835,000	\$809,950	- 3.0%	\$845,100	\$850,000	+ 0.6%
Average Sales Price*	\$1,063,899	\$1,021,642	- 4.0%	\$1,076,940	\$1,088,301	+ 1.1%
Percent of List Price Received*	97.7%	98.6%	+ 0.9%	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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	506	411	- 18.8%	--	--	--
Under Contract	82	62	- 24.4%	756	626	- 17.2%
New Listings	134	144	+ 7.5%	1,375	1,169	- 15.0%
Sold Listings	86	58	- 32.6%	732	609	- 16.8%
Days on Market Until Sale	77	82	+ 6.5%	74	79	+ 6.8%
Median Sales Price*	\$477,500	\$417,500	- 12.6%	\$500,000	\$485,000	- 3.0%
Average Sales Price*	\$517,160	\$490,385	- 5.2%	\$572,253	\$538,043	- 6.0%
Percent of List Price Received*	97.6%	97.3%	- 0.3%	98.2%	98.1%	- 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

