

Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Boulder County

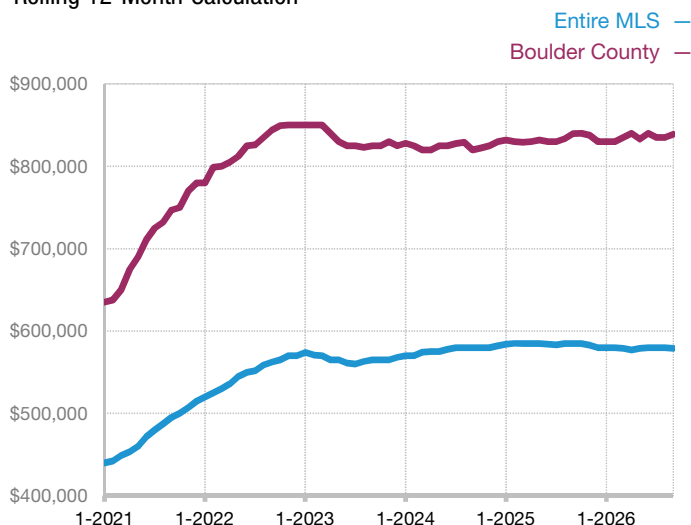
Single Family	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	1,055	896	- 15.1%	--	--	--
Under Contract	267	229	- 14.2%	2,479	2,379	- 4.0%
New Listings	389	365	- 6.2%	3,922	3,526	- 10.1%
Sold Listings	254	222	- 12.6%	2,349	2,311	- 1.6%
Days on Market Until Sale	69	74	+ 7.2%	64	64	0.0%
Median Sales Price*	\$800,000	\$829,000	+ 3.6%	\$840,000	\$848,000	+ 1.0%
Average Sales Price*	\$1,002,205	\$1,062,212	+ 6.0%	\$1,068,852	\$1,085,435	+ 1.6%
Percent of List Price Received*	97.4%	98.0%	+ 0.6%	98.0%	98.4%	+ 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	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	483	422	- 12.6%	--	--	--
Under Contract	80	57	- 28.8%	829	682	- 17.7%
New Listings	149	126	- 15.4%	1,506	1,293	- 14.1%
Sold Listings	83	59	- 28.9%	815	668	- 18.0%
Days on Market Until Sale	83	93	+ 12.0%	75	80	+ 6.7%
Median Sales Price*	\$515,000	\$495,000	- 3.9%	\$500,000	\$488,500	- 2.3%
Average Sales Price*	\$585,697	\$553,191	- 5.5%	\$573,622	\$539,381	- 6.0%
Percent of List Price Received*	97.9%	98.6%	+ 0.7%	98.1%	98.1%	0.0%

* 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

