Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

DENVER METRO ASSOCIATION OF REALTORS®

Boulder County

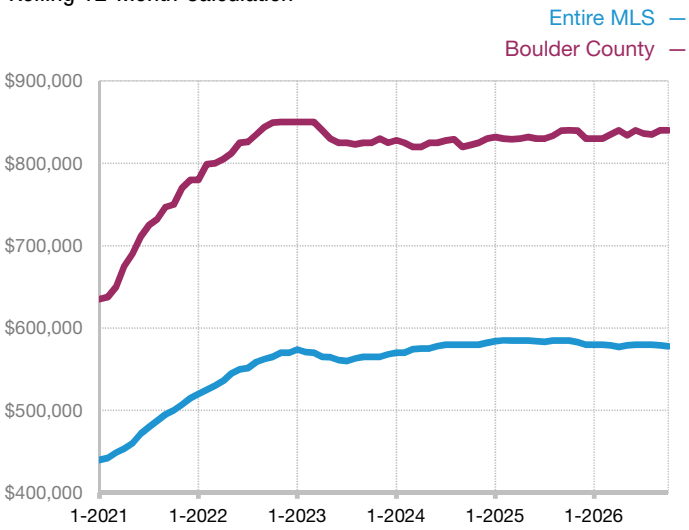
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	995	**875**	- 12.1%	--	**--**	--
Under Contract	257	**188**	- 26.8%	2,734	**2,560**	- 6.4%
New Listings	332	**286**	- 13.9%	4,249	**3,809**	- 10.4%
Sold Listings	289	**210**	- 27.3%	2,638	**2,523**	- 4.4%
Days on Market Until Sale	67	**65**	- 3.0%	64	**64**	0.0%
Median Sales Price*	$825,000	**$835,000**	+ 1.2%	$837,675	**$847,000**	+ 1.1%
Average Sales Price*	$1,017,804	**$1,088,376**	+ 6.9%	$1,063,255	**$1,085,561**	+ 2.1%
Percent of List Price Received*	97.7%	**97.8%**	+ 0.1%	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.

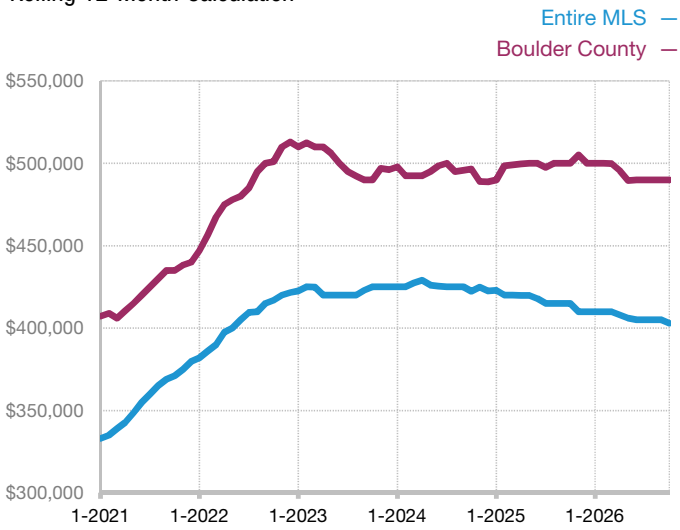
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	449	**378**	- 15.8%	--	**--**	--
Under Contract	81	**68**	- 16.0%	907	**749**	- 17.4%
New Listings	137	**98**	- 28.5%	1,630	**1,394**	- 14.5%
Sold Listings	81	**70**	- 13.6%	896	**738**	- 17.6%
Days on Market Until Sale	79	**76**	- 3.8%	76	**80**	+ 5.3%
Median Sales Price*	$540,000	**$533,750**	- 1.2%	$505,000	**$490,000**	- 3.0%
Average Sales Price*	$628,846	**$616,821**	- 1.9%	$578,614	**$546,726**	- 5.5%
Percent of List Price Received*	97.9%	**97.4%**	- 0.5%	98.1%	**98.1%**	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Current as of November 4, 2026. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.