

# Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Boulder

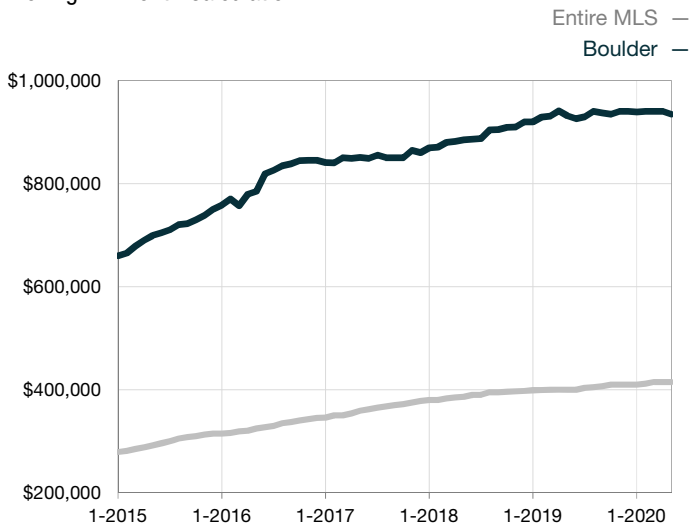
Single Family	May			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	197	174	- 11.7%	726	601	- 17.2%
Sold Listings	111	45	- 59.5%	368	281	- 23.6%
Median Sales Price*	\$925,000	<b>\$869,214</b>	- 6.0%	\$958,750	<b>\$949,000</b>	- 1.0%
Average Sales Price*	\$1,072,909	<b>\$1,177,349</b>	+ 9.7%	\$1,219,339	<b>\$1,191,651</b>	- 2.3%
Percent of List Price Received*	99.3%	<b>98.0%</b>	- 1.3%	98.9%	<b>97.8%</b>	- 1.1%
Days on Market Until Sale	53	65	+ 22.6%	65	74	+ 13.8%
Inventory of Homes for Sale	297	250	- 15.8%	--	--	--
Months Supply of Inventory	3.8	3.5	- 7.9%	--	--	--

\* 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		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	127	131	+ 3.1%	475	447	- 5.9%
Sold Listings	70	35	- 50.0%	243	235	- 3.3%
Median Sales Price*	\$444,950	<b>\$398,000</b>	- 10.6%	\$425,000	<b>\$520,000</b>	+ 22.4%
Average Sales Price*	\$548,355	<b>\$446,512</b>	- 18.6%	\$517,671	<b>\$633,995</b>	+ 22.5%
Percent of List Price Received*	99.4%	<b>99.1%</b>	- 0.3%	99.5%	<b>98.7%</b>	- 0.8%
Days on Market Until Sale	59	53	- 10.2%	66	77	+ 16.7%
Inventory of Homes for Sale	192	182	- 5.2%	--	--	--
Months Supply of Inventory	3.7	3.4	- 8.1%	--	--	--

\* 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

