

Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Boulder

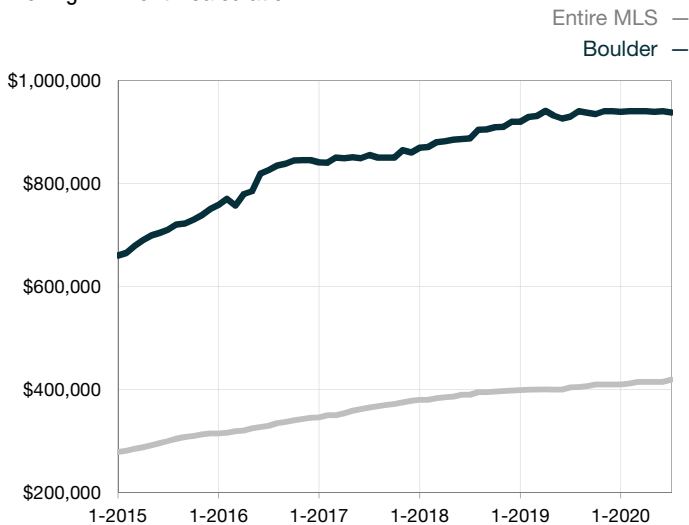
Single Family Key Metrics	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
New Listings	137	165	+ 20.4%	1,044	936	- 10.3%
Sold Listings	93	134	+ 44.1%	546	512	- 6.2%
Median Sales Price*	\$1,000,000	\$936,000	- 6.4%	\$950,000	\$942,500	- 0.8%
Average Sales Price*	\$1,329,534	\$1,158,098	- 12.9%	\$1,208,991	\$1,172,137	- 3.0%
Percent of List Price Received*	97.4%	99.1%	+ 1.7%	98.6%	98.5%	- 0.1%
Days on Market Until Sale	61	56	- 8.2%	62	65	+ 4.8%
Inventory of Homes for Sale	315	238	- 24.4%	--	--	--
Months Supply of Inventory	4.2	3.2	- 23.8%	--	--	--

* 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 Key Metrics	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
New Listings	117	112	- 4.3%	686	686	0.0%
Sold Listings	81	91	+ 12.3%	395	387	- 2.0%
Median Sales Price*	\$450,000	\$400,000	- 11.1%	\$432,500	\$485,000	+ 12.1%
Average Sales Price*	\$556,436	\$455,457	- 18.1%	\$526,751	\$571,016	+ 8.4%
Percent of List Price Received*	98.9%	98.8%	- 0.1%	99.3%	98.7%	- 0.6%
Days on Market Until Sale	130	53	- 59.2%	81	68	- 16.0%
Inventory of Homes for Sale	188	190	+ 1.1%	--	--	--
Months Supply of Inventory	3.5	3.5	0.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

