

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Boulder

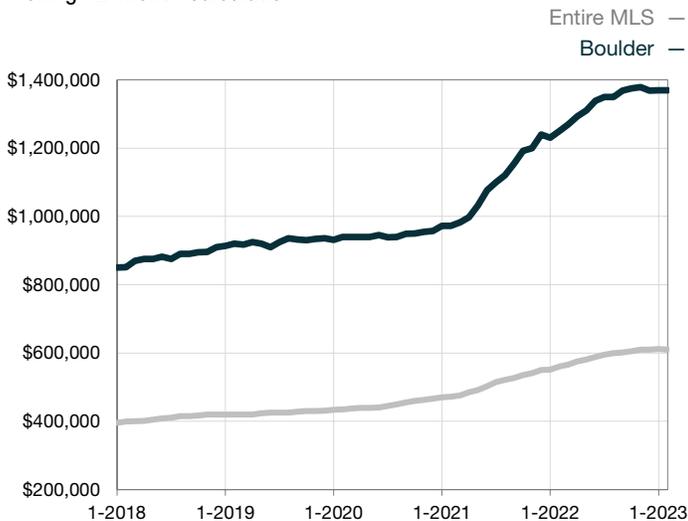
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Key Metrics						
New Listings	70	88	+ 25.7%	144	160	+ 11.1%
Sold Listings	60	43	- 28.3%	103	71	- 31.1%
Median Sales Price*	\$1,574,950	\$1,400,000	- 11.1%	\$1,400,000	\$1,282,500	- 8.4%
Average Sales Price*	\$1,697,522	\$1,694,541	- 0.2%	\$1,656,055	\$1,793,046	+ 8.3%
Percent of List Price Received*	106.0%	98.9%	- 6.7%	103.5%	98.1%	- 5.2%
Days on Market Until Sale	39	51	+ 30.8%	48	62	+ 29.2%
Inventory of Homes for Sale	63	145	+ 130.2%	--	--	--
Months Supply of Inventory	0.6	2.0	+ 233.3%	--	--	--

* 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	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Key Metrics						
New Listings	57	51	- 10.5%	110	94	- 14.5%
Sold Listings	55	35	- 36.4%	108	67	- 38.0%
Median Sales Price*	\$525,000	\$583,000	+ 11.0%	\$505,500	\$469,000	- 7.2%
Average Sales Price*	\$730,611	\$724,245	- 0.9%	\$652,577	\$617,115	- 5.4%
Percent of List Price Received*	102.4%	99.2%	- 3.1%	101.9%	98.5%	- 3.3%
Days on Market Until Sale	51	53	+ 3.9%	48	53	+ 10.4%
Inventory of Homes for Sale	40	57	+ 42.5%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--

* 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

