

# Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Boulder

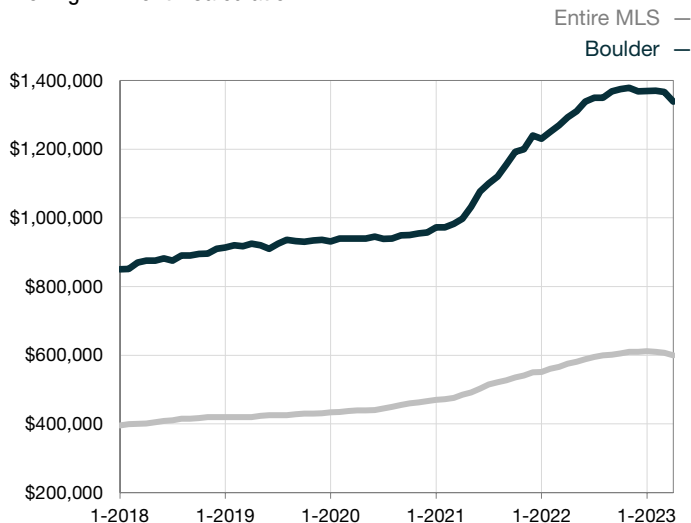
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	143	142	- 0.7%	399	441	+ 10.5%
Sold Listings	88	67	- 23.9%	264	215	- 18.6%
Median Sales Price*	\$1,524,500	\$1,325,000	- 13.1%	\$1,486,350	\$1,350,000	- 9.2%
Average Sales Price*	\$1,855,151	\$1,728,301	- 6.8%	\$1,746,162	\$1,725,757	- 1.2%
Percent of List Price Received*	109.3%	97.6%	- 10.7%	106.9%	98.3%	- 8.0%
Days on Market Until Sale	37	55	+ 48.6%	43	56	+ 30.2%
Inventory of Homes for Sale	119	211	+ 77.3%	--	--	--
Months Supply of Inventory	1.2	3.0	+ 150.0%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	84	70	- 16.7%	272	245	- 9.9%
Sold Listings	54	52	- 3.7%	225	161	- 28.4%
Median Sales Price*	\$477,500	\$514,500	+ 7.7%	\$510,000	\$507,500	- 0.5%
Average Sales Price*	\$586,044	\$595,709	+ 1.6%	\$655,675	\$606,616	- 7.5%
Percent of List Price Received*	106.6%	100.1%	- 6.1%	103.9%	99.4%	- 4.3%
Days on Market Until Sale	25	34	+ 36.0%	44	46	+ 4.5%
Inventory of Homes for Sale	65	78	+ 20.0%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--

\* 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

