

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Boulder

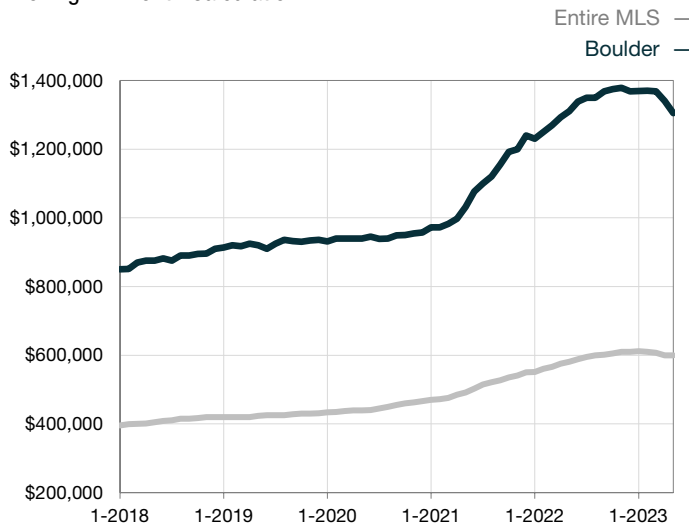
Single Family	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	166	155	- 6.6%	565	605	+ 7.1%
Sold Listings	100	86	- 14.0%	364	303	- 16.8%
Median Sales Price*	\$1,452,487	\$1,307,500	- 10.0%	\$1,469,987	\$1,350,000	- 8.2%
Average Sales Price*	\$1,749,289	\$1,651,984	- 5.6%	\$1,747,021	\$1,749,697	+ 0.2%
Percent of List Price Received*	109.0%	98.9%	- 9.3%	107.5%	98.4%	- 8.5%
Days on Market Until Sale	25	46	+ 84.0%	38	53	+ 39.5%
Inventory of Homes for Sale	163	258	+ 58.3%	--	--	--
Months Supply of Inventory	1.7	3.8	+ 123.5%	--	--	--

\* 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		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	99	83	- 16.2%	371	328	- 11.6%
Sold Listings	63	66	+ 4.8%	288	228	- 20.8%
Median Sales Price*	\$620,000	\$512,500	- 17.3%	\$522,500	\$506,250	- 3.1%
Average Sales Price*	\$639,243	\$585,308	- 8.4%	\$652,080	\$598,853	- 8.2%
Percent of List Price Received*	104.1%	100.1%	- 3.8%	103.9%	99.6%	- 4.1%
Days on Market Until Sale	23	30	+ 30.4%	40	41	+ 2.5%
Inventory of Homes for Sale	77	102	+ 32.5%	--	--	--
Months Supply of Inventory	1.1	1.9	+ 72.7%	--	--	--

\* 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

