

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Boulder

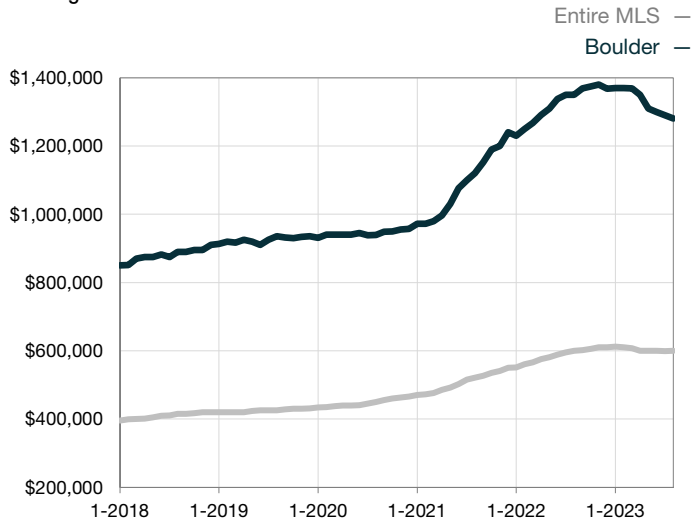
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	116	129	+ 11.2%	984	1,021	+ 3.8%
Sold Listings	95	68	- 28.4%	645	560	- 13.2%
Median Sales Price*	\$1,325,000	\$1,285,700	- 3.0%	\$1,425,000	\$1,325,000	- 7.0%
Average Sales Price*	\$1,671,998	\$1,739,084	+ 4.0%	\$1,705,186	\$1,733,451	+ 1.7%
Percent of List Price Received*	98.5%	98.6%	+ 0.1%	104.1%	98.2%	- 5.7%
Days on Market Until Sale	47	54	+ 14.9%	37	52	+ 40.5%
Inventory of Homes for Sale	203	249	+ 22.7%	--	--	--
Months Supply of Inventory	2.4	3.7	+ 54.2%	--	--	--

* 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	73	85	+ 16.4%	629	593	- 5.7%
Sold Listings	78	65	- 16.7%	514	390	- 24.1%
Median Sales Price*	\$580,950	\$535,000	- 7.9%	\$547,450	\$510,000	- 6.8%
Average Sales Price*	\$759,185	\$645,723	- 14.9%	\$712,689	\$607,733	- 14.7%
Percent of List Price Received*	98.8%	99.4%	+ 0.6%	102.4%	99.6%	- 2.7%
Days on Market Until Sale	84	52	- 38.1%	56	45	- 19.6%
Inventory of Homes for Sale	103	125	+ 21.4%	--	--	--
Months Supply of Inventory	1.6	2.6	+ 62.5%	--	--	--

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

Median Sales Price – Single Family Rolling 12-Month Calculation



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

