

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Boulder

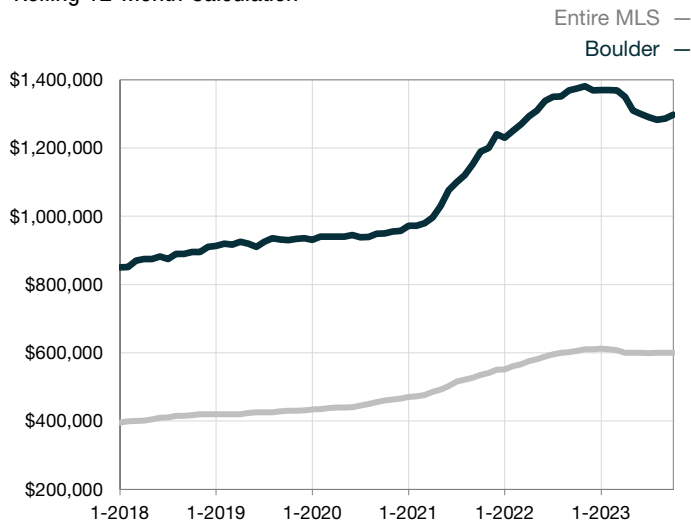
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	85	66	- 22.4%	1,184	1,235	+ 4.3%
Sold Listings	61	73	+ 19.7%	781	704	- 9.9%
Median Sales Price*	\$1,370,000	\$1,525,000	+ 11.3%	\$1,400,000	\$1,329,000	- 5.1%
Average Sales Price*	\$1,608,963	\$1,722,117	+ 7.0%	\$1,691,644	\$1,712,002	+ 1.2%
Percent of List Price Received*	95.7%	96.3%	+ 0.6%	102.9%	98.0%	- 4.8%
Days on Market Until Sale	51	76	+ 49.0%	40	54	+ 35.0%
Inventory of Homes for Sale	221	250	+ 13.1%	--	--	--
Months Supply of Inventory	2.8	3.7	+ 32.1%	--	--	--

* 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	50	69	+ 38.0%	750	731	- 2.5%
Sold Listings	46	27	- 41.3%	621	466	- 25.0%
Median Sales Price*	\$442,500	\$466,000	+ 5.3%	\$545,000	\$503,500	- 7.6%
Average Sales Price*	\$632,892	\$583,611	- 7.8%	\$718,060	\$602,239	- 16.1%
Percent of List Price Received*	97.8%	99.4%	+ 1.6%	101.7%	99.5%	- 2.2%
Days on Market Until Sale	55	52	- 5.5%	56	45	- 19.6%
Inventory of Homes for Sale	98	128	+ 30.6%	--	--	--
Months Supply of Inventory	1.6	2.8	+ 75.0%	--	--	--

* 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

