

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Boulder

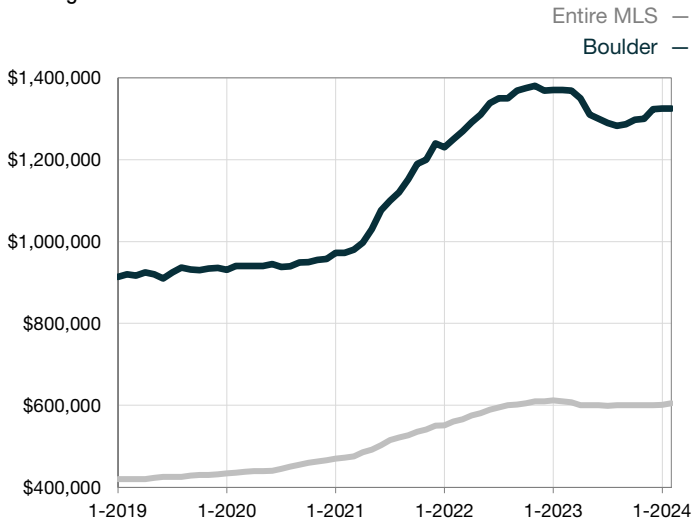
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
New Listings	93	113	+ 21.5%	166	205	+ 23.5%
Sold Listings	45	62	+ 37.8%	74	106	+ 43.2%
Median Sales Price*	\$1,450,000	\$1,402,750	- 3.3%	\$1,366,500	\$1,412,750	+ 3.4%
Average Sales Price*	\$1,709,172	\$1,754,682	+ 2.7%	\$1,960,456	\$1,718,333	- 12.4%
Percent of List Price Received*	98.9%	98.3%	- 0.6%	98.2%	97.6%	- 0.6%
Days on Market Until Sale	53	58	+ 9.4%	62	78	+ 25.8%
Inventory of Homes for Sale	161	187	+ 16.1%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--

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

Townhouse/Condo	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
New Listings	52	89	+ 71.2%	96	137	+ 42.7%
Sold Listings	35	34	- 2.9%	69	61	- 11.6%
Median Sales Price*	\$583,000	\$593,000	+ 1.7%	\$469,000	\$530,000	+ 13.0%
Average Sales Price*	\$726,659	\$641,562	- 11.7%	\$620,351	\$611,994	- 1.3%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	98.5%	98.4%	- 0.1%
Days on Market Until Sale	53	45	- 15.1%	52	58	+ 11.5%
Inventory of Homes for Sale	58	121	+ 108.6%	--	--	--
Months Supply of Inventory	1.1	2.7	+ 145.5%	--	--	--

* 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

