

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Boulder

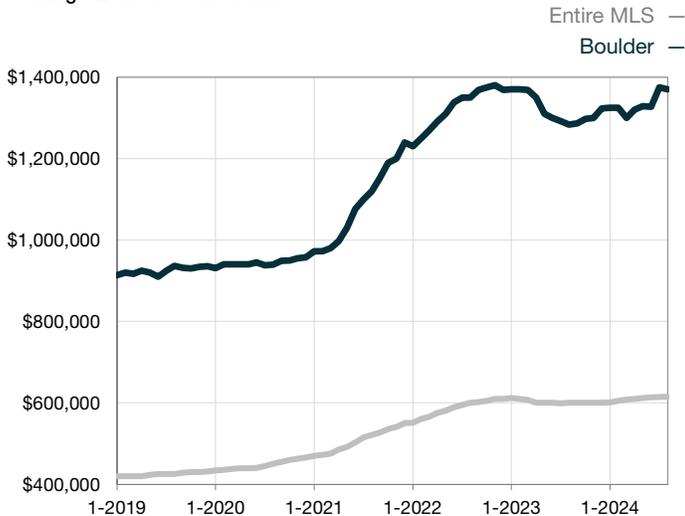
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	133	112	- 15.8%	1,026	1,057	+ 3.0%
Sold Listings	71	65	- 8.5%	564	561	- 0.5%
Median Sales Price*	\$1,300,000	\$1,325,000	+ 1.9%	\$1,325,000	\$1,400,000	+ 5.7%
Average Sales Price*	\$1,752,059	\$1,705,430	- 2.7%	\$1,735,853	\$1,659,865	- 4.4%
Percent of List Price Received*	98.6%	97.2%	- 1.4%	98.2%	97.3%	- 0.9%
Days on Market Until Sale	52	76	+ 46.2%	52	67	+ 28.8%
Inventory of Homes for Sale	276	338	+ 22.5%	--	--	--
Months Supply of Inventory	4.1	5.1	+ 24.4%	--	--	--

* 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		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	84	108	+ 28.6%	593	787	+ 32.7%
Sold Listings	66	49	- 25.8%	392	379	- 3.3%
Median Sales Price*	\$535,000	\$399,900	- 25.3%	\$508,750	\$520,000	+ 2.2%
Average Sales Price*	\$642,454	\$502,232	- 21.8%	\$606,934	\$615,733	+ 1.4%
Percent of List Price Received*	99.4%	98.5%	- 0.9%	99.6%	98.5%	- 1.1%
Days on Market Until Sale	53	53	0.0%	45	59	+ 31.1%
Inventory of Homes for Sale	137	277	+ 102.2%	--	--	--
Months Supply of Inventory	2.9	6.3	+ 117.2%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

