

# Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Boulder

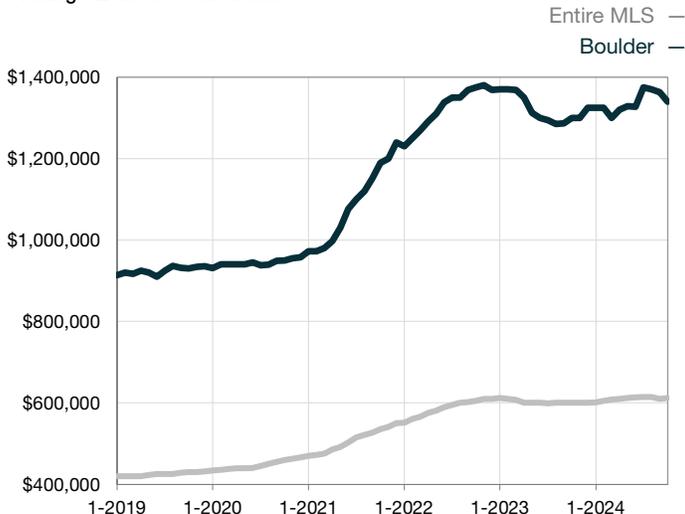
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	67	84	+ 25.4%	1,236	1,273	+ 3.0%
Sold Listings	75	76	+ 1.3%	706	700	- 0.8%
Median Sales Price*	\$1,525,000	<b>\$1,272,500</b>	- 16.6%	\$1,332,500	<b>\$1,356,500</b>	+ 1.8%
Average Sales Price*	\$1,710,593	<b>\$1,668,481</b>	- 2.5%	\$1,712,415	<b>\$1,644,555</b>	- 4.0%
Percent of List Price Received*	96.4%	<b>96.6%</b>	+ 0.2%	97.9%	<b>97.2%</b>	- 0.7%
Days on Market Until Sale	76	<b>69</b>	- 9.2%	55	<b>66</b>	+ 20.0%
Inventory of Homes for Sale	271	<b>289</b>	+ 6.6%	--	--	--
Months Supply of Inventory	4.0	<b>4.3</b>	+ 7.5%	--	--	--

\* 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	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	69	83	+ 20.3%	731	950	+ 30.0%
Sold Listings	27	44	+ 63.0%	466	462	- 0.9%
Median Sales Price*	\$466,000	<b>\$485,415</b>	+ 4.2%	\$503,500	<b>\$520,000</b>	+ 3.3%
Average Sales Price*	\$583,611	<b>\$580,022</b>	- 0.6%	\$602,420	<b>\$614,297</b>	+ 2.0%
Percent of List Price Received*	99.4%	<b>98.1%</b>	- 1.3%	99.5%	<b>98.3%</b>	- 1.2%
Days on Market Until Sale	52	<b>62</b>	+ 19.2%	45	<b>60</b>	+ 33.3%
Inventory of Homes for Sale	147	<b>261</b>	+ 77.6%	--	--	--
Months Supply of Inventory	3.3	<b>5.8</b>	+ 75.8%	--	--	--

\* 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

