

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Boulder

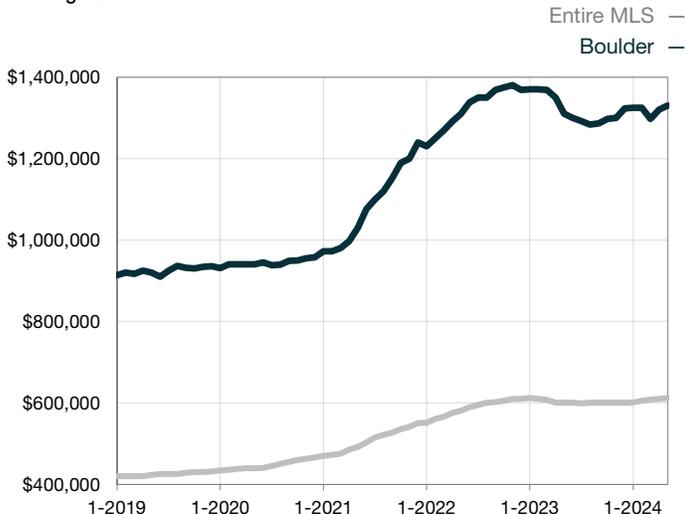
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	157	168	+ 7.0%	613	685	+ 11.7%
Sold Listings	86	91	+ 5.8%	304	343	+ 12.8%
Median Sales Price*	\$1,307,500	\$1,452,092	+ 11.1%	\$1,350,000	\$1,418,627	+ 5.1%
Average Sales Price*	\$1,651,984	\$1,709,805	+ 3.5%	\$1,750,027	\$1,656,694	- 5.3%
Percent of List Price Received*	98.9%	97.6%	- 1.3%	98.5%	97.5%	- 1.0%
Days on Market Until Sale	46	64	+ 39.1%	53	70	+ 32.1%
Inventory of Homes for Sale	270	328	+ 21.5%	--	--	--
Months Supply of Inventory	3.9	4.7	+ 20.5%	--	--	--

* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	83	108	+ 30.1%	329	467	+ 41.9%
Sold Listings	66	58	- 12.1%	229	235	+ 2.6%
Median Sales Price*	\$512,500	\$537,000	+ 4.8%	\$505,000	\$525,000	+ 4.0%
Average Sales Price*	\$585,308	\$581,066	- 0.7%	\$598,085	\$617,360	+ 3.2%
Percent of List Price Received*	100.1%	99.0%	- 1.1%	99.6%	98.7%	- 0.9%
Days on Market Until Sale	30	47	+ 56.7%	41	60	+ 46.3%
Inventory of Homes for Sale	103	218	+ 111.7%	--	--	--
Months Supply of Inventory	2.0	4.8	+ 140.0%	--	--	--

* 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

