

# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Boulder

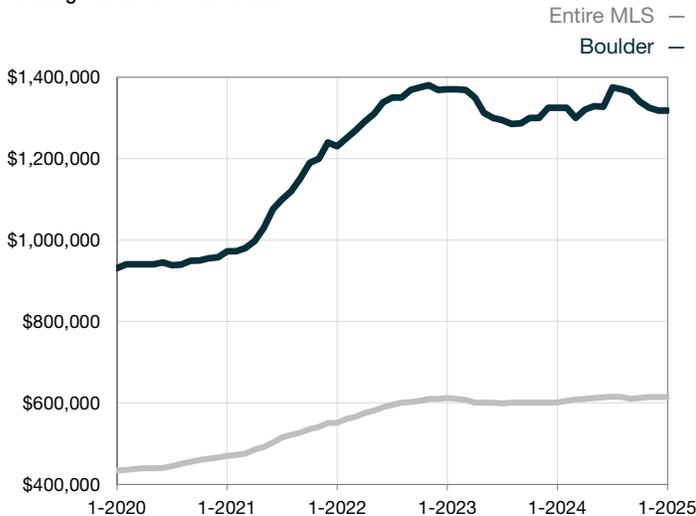
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	92	<b>122</b>	+ 32.6%	92	<b>122</b>	+ 32.6%
Sold Listings	44	<b>39</b>	- 11.4%	44	<b>39</b>	- 11.4%
Median Sales Price*	\$1,445,000	<b>\$1,284,300</b>	- 11.1%	\$1,445,000	<b>\$1,284,300</b>	- 11.1%
Average Sales Price*	\$1,667,114	<b>\$1,434,826</b>	- 13.9%	\$1,667,114	<b>\$1,434,826</b>	- 13.9%
Percent of List Price Received*	96.4%	<b>96.0%</b>	- 0.4%	96.4%	<b>96.0%</b>	- 0.4%
Days on Market Until Sale	106	<b>93</b>	- 12.3%	106	<b>93</b>	- 12.3%
Inventory of Homes for Sale	178	<b>191</b>	+ 7.3%	--	--	--
Months Supply of Inventory	2.6	<b>2.8</b>	+ 7.7%	--	--	--

\* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	48	<b>75</b>	+ 56.3%	48	<b>75</b>	+ 56.3%
Sold Listings	27	<b>32</b>	+ 18.5%	27	<b>32</b>	+ 18.5%
Median Sales Price*	\$437,000	<b>\$473,500</b>	+ 8.4%	\$437,000	<b>\$473,500</b>	+ 8.4%
Average Sales Price*	\$574,760	<b>\$570,770</b>	- 0.7%	\$574,760	<b>\$570,770</b>	- 0.7%
Percent of List Price Received*	97.6%	<b>97.3%</b>	- 0.3%	97.6%	<b>97.3%</b>	- 0.3%
Days on Market Until Sale	74	<b>99</b>	+ 33.8%	74	<b>99</b>	+ 33.8%
Inventory of Homes for Sale	110	<b>168</b>	+ 52.7%	--	--	--
Months Supply of Inventory	2.5	<b>3.6</b>	+ 44.0%	--	--	--

\* 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

