

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Boulder

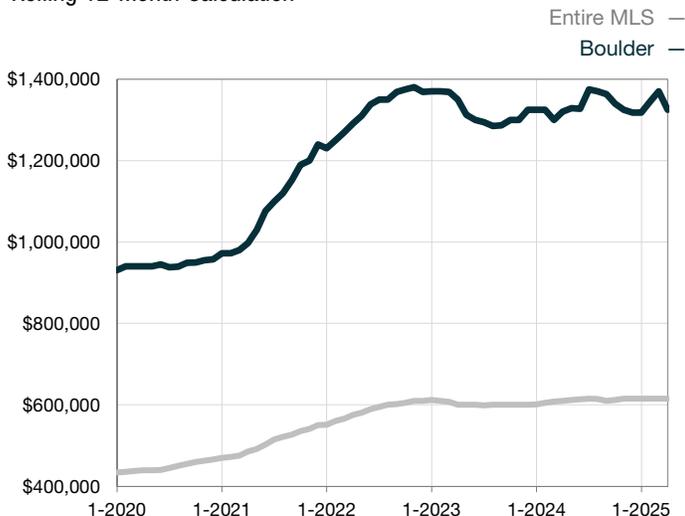
Single Family	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Key Metrics						
New Listings	177	237	+ 33.9%	517	655	+ 26.7%
Sold Listings	82	102	+ 24.4%	252	241	- 4.4%
Median Sales Price*	\$1,565,000	\$1,263,000	- 19.3%	\$1,407,750	\$1,413,000	+ 0.4%
Average Sales Price*	\$1,595,717	\$1,664,421	+ 4.3%	\$1,637,515	\$1,776,110	+ 8.5%
Percent of List Price Received*	97.9%	97.9%	0.0%	97.4%	97.1%	- 0.3%
Days on Market Until Sale	52	65	+ 25.0%	72	73	+ 1.4%
Inventory of Homes for Sale	292	373	+ 27.7%	--	--	--
Months Supply of Inventory	4.2	5.5	+ 31.0%	--	--	--

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

Townhouse/Condo	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Key Metrics						
New Listings	124	133	+ 7.3%	358	410	+ 14.5%
Sold Listings	62	46	- 25.8%	177	167	- 5.6%
Median Sales Price*	\$545,000	\$672,500	+ 23.4%	\$525,000	\$584,900	+ 11.4%
Average Sales Price*	\$627,539	\$865,797	+ 38.0%	\$629,254	\$719,119	+ 14.3%
Percent of List Price Received*	98.8%	98.2%	- 0.6%	98.6%	98.4%	- 0.2%
Days on Market Until Sale	60	80	+ 33.3%	65	80	+ 23.1%
Inventory of Homes for Sale	200	273	+ 36.5%	--	--	--
Months Supply of Inventory	4.3	6.0	+ 39.5%	--	--	--

* 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

