

Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Boulder

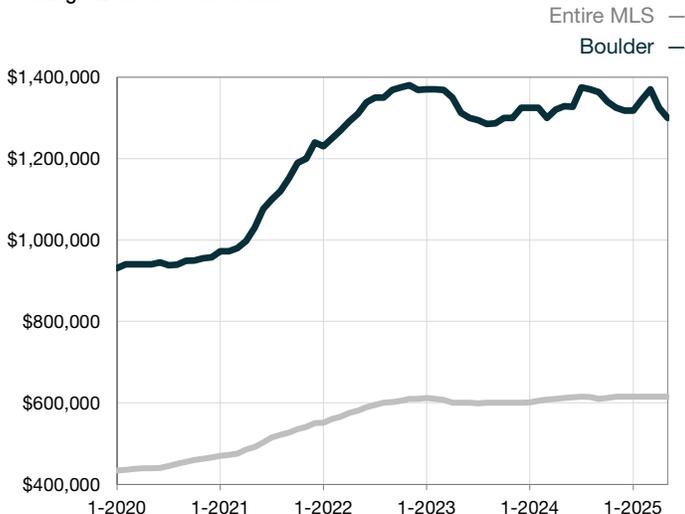
Single Family	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
Key Metrics						
New Listings	169	207	+ 22.5%	687	861	+ 25.3%
Sold Listings	92	104	+ 13.0%	344	345	+ 0.3%
Median Sales Price*	\$1,455,046	\$1,297,500	- 10.8%	\$1,419,314	\$1,373,000	- 3.3%
Average Sales Price*	\$1,708,600	\$1,739,212	+ 1.8%	\$1,656,526	\$1,764,987	+ 6.5%
Percent of List Price Received*	97.6%	96.1%	- 1.5%	97.5%	96.8%	- 0.7%
Days on Market Until Sale	64	59	- 7.8%	70	69	- 1.4%
Inventory of Homes for Sale	336	427	+ 27.1%	--	--	--
Months Supply of Inventory	4.8	6.2	+ 29.2%	--	--	--

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

Townhouse/Condo	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
Key Metrics						
New Listings	111	145	+ 30.6%	469	556	+ 18.6%
Sold Listings	59	69	+ 16.9%	236	236	0.0%
Median Sales Price*	\$535,000	\$590,000	+ 10.3%	\$525,000	\$590,000	+ 12.4%
Average Sales Price*	\$579,132	\$636,148	+ 9.8%	\$616,723	\$694,860	+ 12.7%
Percent of List Price Received*	99.0%	98.3%	- 0.7%	98.7%	98.4%	- 0.3%
Days on Market Until Sale	46	54	+ 17.4%	60	72	+ 20.0%
Inventory of Homes for Sale	232	295	+ 27.2%	--	--	--
Months Supply of Inventory	5.1	6.4	+ 25.5%	--	--	--

* 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

