

# Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Boulder

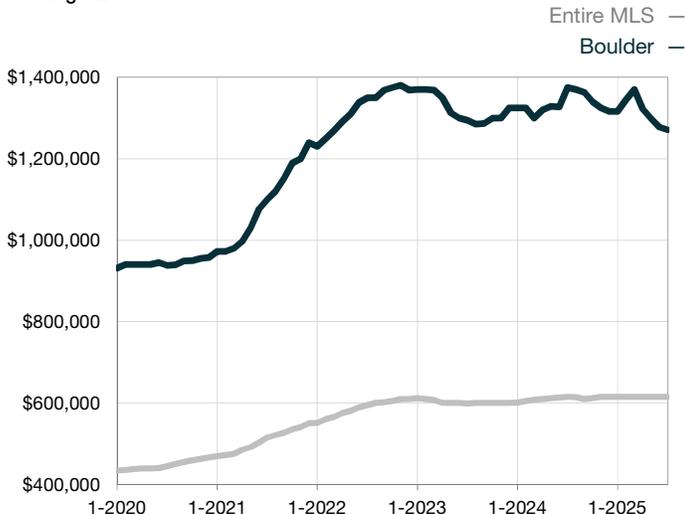
Single Family	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	116	107	- 7.8%	948	1,128	+ 19.0%
Sold Listings	78	85	+ 9.0%	496	524	+ 5.6%
Median Sales Price*	\$1,415,233	<b>\$1,311,000</b>	- 7.4%	\$1,405,483	<b>\$1,304,500</b>	- 7.2%
Average Sales Price*	\$1,727,530	<b>\$1,599,519</b>	- 7.4%	\$1,653,893	<b>\$1,683,075</b>	+ 1.8%
Percent of List Price Received*	96.9%	<b>96.1%</b>	- 0.8%	97.3%	<b>96.8%</b>	- 0.5%
Days on Market Until Sale	57	69	+ 21.1%	66	66	0.0%
Inventory of Homes for Sale	363	402	+ 10.7%	--	--	--
Months Supply of Inventory	5.4	5.6	+ 3.7%	--	--	--

\* 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	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	109	91	- 16.5%	679	758	+ 11.6%
Sold Listings	45	55	+ 22.2%	330	369	+ 11.8%
Median Sales Price*	\$534,500	<b>\$442,260</b>	- 17.3%	\$525,000	<b>\$540,000</b>	+ 2.9%
Average Sales Price*	\$691,603	<b>\$540,589</b>	- 21.8%	\$632,586	<b>\$644,105</b>	+ 1.8%
Percent of List Price Received*	97.6%	<b>97.3%</b>	- 0.3%	98.5%	<b>98.0%</b>	- 0.5%
Days on Market Until Sale	62	76	+ 22.6%	60	72	+ 20.0%
Inventory of Homes for Sale	263	314	+ 19.4%	--	--	--
Months Supply of Inventory	5.8	6.4	+ 10.3%	--	--	--

\* 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

