

Local Market Update for November 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Boulder

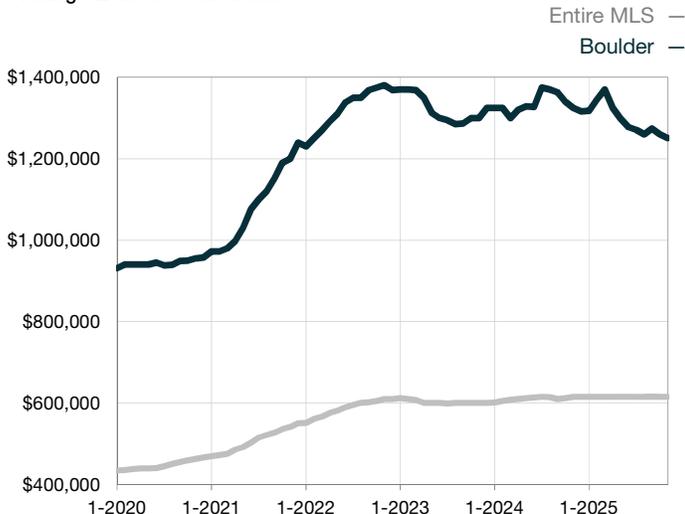
Single Family	November			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
Key Metrics						
New Listings	34	47	+ 38.2%	1,315	1,552	+ 18.0%
Sold Listings	58	69	+ 19.0%	758	807	+ 6.5%
Median Sales Price*	\$1,277,500	\$1,190,000	- 6.8%	\$1,350,000	\$1,284,300	- 4.9%
Average Sales Price*	\$1,951,168	\$1,538,467	- 21.2%	\$1,667,977	\$1,632,008	- 2.2%
Percent of List Price Received*	95.6%	95.8%	+ 0.2%	97.0%	96.6%	- 0.4%
Days on Market Until Sale	88	73	- 17.0%	68	67	- 1.5%
Inventory of Homes for Sale	238	276	+ 16.0%	--	--	--
Months Supply of Inventory	3.5	3.8	+ 8.6%	--	--	--

* 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	November			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
Key Metrics						
New Listings	45	45	0.0%	997	1,036	+ 3.9%
Sold Listings	40	34	- 15.0%	503	540	+ 7.4%
Median Sales Price*	\$512,000	\$602,500	+ 17.7%	\$520,000	\$547,000	+ 5.2%
Average Sales Price*	\$679,305	\$675,359	- 0.6%	\$619,637	\$650,658	+ 5.0%
Percent of List Price Received*	97.9%	98.1%	+ 0.2%	98.3%	97.8%	- 0.5%
Days on Market Until Sale	67	88	+ 31.3%	61	74	+ 21.3%
Inventory of Homes for Sale	231	233	+ 0.9%	--	--	--
Months Supply of Inventory	5.2	4.7	- 9.6%	--	--	--

* 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

