

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Boulder

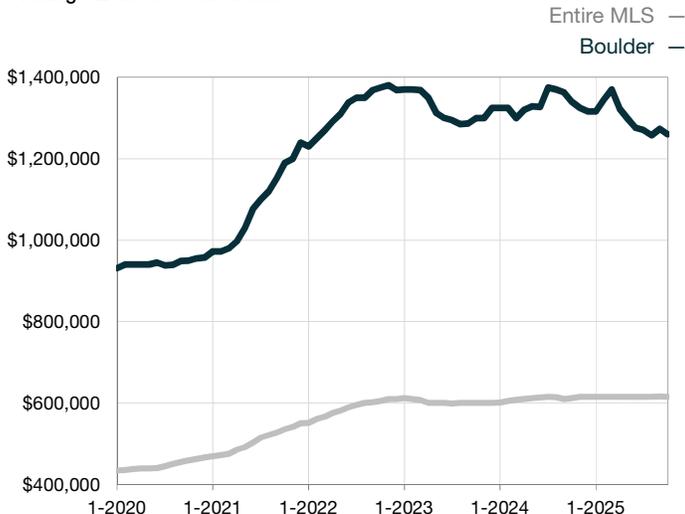
Single Family	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Key Metrics						
New Listings	86	118	+ 37.2%	1,281	1,504	+ 17.4%
Sold Listings	76	77	+ 1.3%	700	737	+ 5.3%
Median Sales Price*	\$1,272,500	\$1,190,000	- 6.5%	\$1,356,500	\$1,300,000	- 4.2%
Average Sales Price*	\$1,668,086	\$1,534,170	- 8.0%	\$1,644,512	\$1,640,267	- 0.3%
Percent of List Price Received*	96.6%	96.4%	- 0.2%	97.2%	96.7%	- 0.5%
Days on Market Until Sale	69	64	- 7.2%	66	66	0.0%
Inventory of Homes for Sale	309	358	+ 15.9%	--	--	--
Months Supply of Inventory	4.6	5.0	+ 8.7%	--	--	--

* 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	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Key Metrics						
New Listings	84	78	- 7.1%	952	992	+ 4.2%
Sold Listings	45	45	0.0%	463	506	+ 9.3%
Median Sales Price*	\$485,830	\$727,000	+ 49.6%	\$520,000	\$545,000	+ 4.8%
Average Sales Price*	\$582,688	\$732,031	+ 25.6%	\$614,482	\$648,998	+ 5.6%
Percent of List Price Received*	98.1%	97.2%	- 0.9%	98.3%	97.8%	- 0.5%
Days on Market Until Sale	61	90	+ 47.5%	60	73	+ 21.7%
Inventory of Homes for Sale	279	253	- 9.3%	--	--	--
Months Supply of Inventory	6.2	5.1	- 17.7%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

