

# Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Boulder

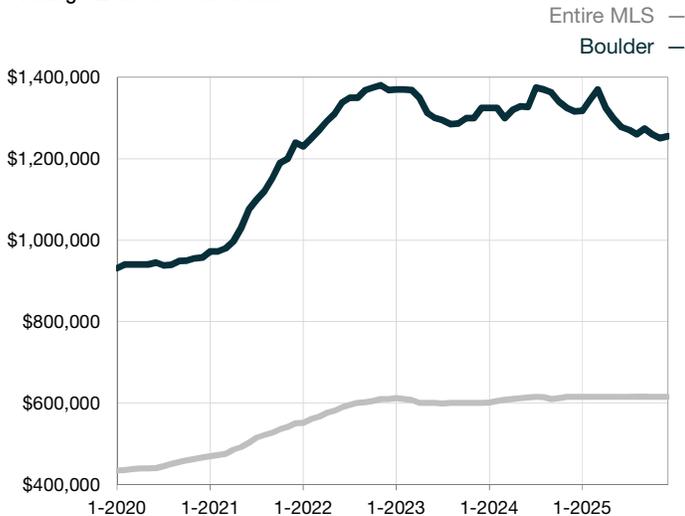
| Single Family                   | December    |             |                                   | Year to Date |              |                                   |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2024        | 2025        | Percent Change from Previous Year | Thru 12-2024 | Thru 12-2025 | Percent Change from Previous Year |
| <b>Key Metrics</b>              |             |             |                                   |              |              |                                   |
| New Listings                    | 25          | 30          | + 20.0%                           | 1,340        | 1,583        | + 18.1%                           |
| Sold Listings                   | 70          | 62          | - 11.4%                           | 828          | 869          | + 5.0%                            |
| Median Sales Price*             | \$1,148,500 | \$1,175,000 | + 2.3%                            | \$1,331,160  | \$1,275,000  | - 4.2%                            |
| Average Sales Price*            | \$1,406,005 | \$1,468,705 | + 4.5%                            | \$1,645,829  | \$1,620,357  | - 1.5%                            |
| Percent of List Price Received* | 95.2%       | 97.2%       | + 2.1%                            | 96.9%        | 96.6%        | - 0.3%                            |
| Days on Market Until Sale       | 94          | 86          | - 8.5%                            | 70           | 68           | - 2.9%                            |
| Inventory of Homes for Sale     | 159         | 196         | + 23.3%                           | --           | --           | --                                |
| Months Supply of Inventory      | 2.3         | 2.7         | + 17.4%                           | --           | --           | --                                |

\* 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                 | December  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2024      | 2025      | Percent Change from Previous Year | Thru 12-2024 | Thru 12-2025 | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |           |                                   |              |              |                                   |
| New Listings                    | 25        | 35        | + 40.0%                           | 1,022        | 1,070        | + 4.7%                            |
| Sold Listings                   | 51        | 38        | - 25.5%                           | 554          | 580          | + 4.7%                            |
| Median Sales Price*             | \$565,000 | \$455,000 | - 19.5%                           | \$525,000    | \$540,000    | + 2.9%                            |
| Average Sales Price*            | \$653,623 | \$562,822 | - 13.9%                           | \$622,765    | \$645,996    | + 3.7%                            |
| Percent of List Price Received* | 97.4%     | 96.3%     | - 1.1%                            | 98.2%        | 97.7%        | - 0.5%                            |
| Days on Market Until Sale       | 80        | 121       | + 51.3%                           | 63           | 77           | + 22.2%                           |
| Inventory of Homes for Sale     | 180       | 184       | + 2.2%                            | --           | --           | --                                |
| Months Supply of Inventory      | 3.9       | 3.8       | - 2.6%                            | --           | --           | --                                |

\* 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

