

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Boulder

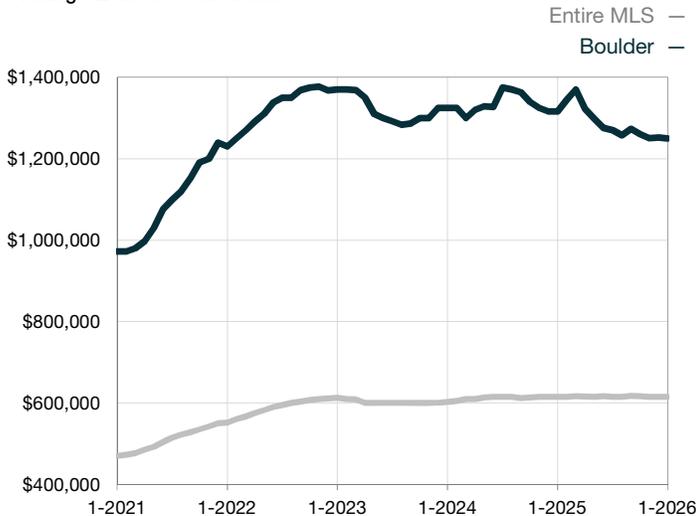
Single Family	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	126	93	- 26.2%	126	93	- 26.2%
Sold Listings	39	39	0.0%	39	39	0.0%
Median Sales Price*	\$1,284,300	\$1,250,000	- 2.7%	\$1,284,300	\$1,250,000	- 2.7%
Average Sales Price*	\$1,437,391	\$1,653,240	+ 15.0%	\$1,437,391	\$1,653,240	+ 15.0%
Percent of List Price Received*	96.0%	94.4%	- 1.7%	96.0%	94.4%	- 1.7%
Days on Market Until Sale	95	111	+ 16.8%	95	111	+ 16.8%
Inventory of Homes for Sale	210	206	- 1.9%	--	--	--
Months Supply of Inventory	3.1	2.9	- 6.5%	--	--	--

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

Townhouse/Condo	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	78	61	- 21.8%	78	61	- 21.8%
Sold Listings	33	21	- 36.4%	33	21	- 36.4%
Median Sales Price*	\$475,000	\$355,000	- 25.3%	\$475,000	\$355,000	- 25.3%
Average Sales Price*	\$594,383	\$507,564	- 14.6%	\$594,383	\$507,564	- 14.6%
Percent of List Price Received*	97.4%	95.0%	- 2.5%	97.4%	95.0%	- 2.5%
Days on Market Until Sale	101	112	+ 10.9%	101	112	+ 10.9%
Inventory of Homes for Sale	181	170	- 6.1%	--	--	--
Months Supply of Inventory	3.9	3.6	- 7.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

