

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Boulder

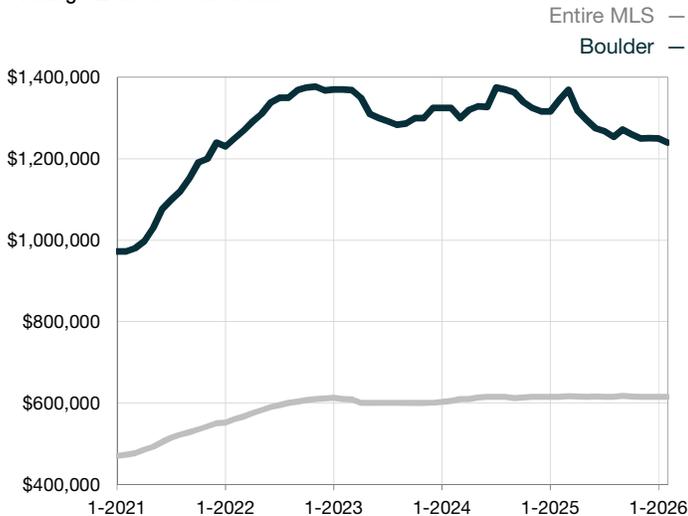
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	134	119	- 11.2%	258	213	- 17.4%
Sold Listings	39	45	+ 15.4%	78	85	+ 9.0%
Median Sales Price*	\$1,895,000	\$1,400,000	- 26.1%	\$1,617,500	\$1,386,000	- 14.3%
Average Sales Price*	\$2,167,405	\$1,619,070	- 25.3%	\$1,802,398	\$1,628,641	- 9.6%
Percent of List Price Received*	97.1%	97.0%	- 0.1%	96.6%	95.9%	- 0.7%
Days on Market Until Sale	91	72	- 20.9%	93	90	- 3.2%
Inventory of Homes for Sale	256	230	- 10.2%	--	--	--
Months Supply of Inventory	3.9	3.2	- 17.9%	--	--	--

* 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	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	75	67	- 10.7%	150	124	- 17.3%
Sold Listings	31	20	- 35.5%	64	41	- 35.9%
Median Sales Price*	\$600,000	\$682,500	+ 13.8%	\$546,500	\$595,000	+ 8.9%
Average Sales Price*	\$707,544	\$787,769	+ 11.3%	\$649,196	\$644,091	- 0.8%
Percent of List Price Received*	98.7%	98.5%	- 0.2%	98.0%	96.7%	- 1.3%
Days on Market Until Sale	78	87	+ 11.5%	90	100	+ 11.1%
Inventory of Homes for Sale	193	157	- 18.7%	--	--	--
Months Supply of Inventory	4.2	3.4	- 19.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

