

# Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Boulder

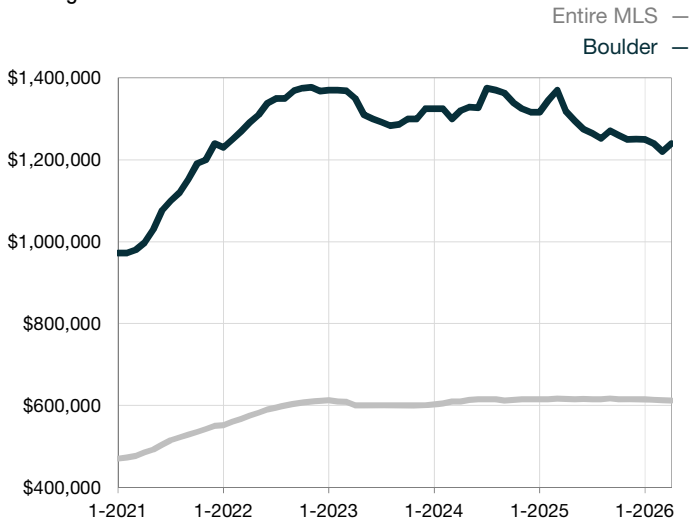
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	231	175	- 24.2%	643	542	- 15.7%
Sold Listings	99	76	- 23.2%	235	245	+ 4.3%
Median Sales Price*	\$1,252,000	<b>\$1,284,451</b>	+ 2.6%	\$1,400,000	<b>\$1,295,000</b>	- 7.5%
Average Sales Price*	\$1,650,697	<b>\$1,565,944</b>	- 5.1%	\$1,759,258	<b>\$1,598,559</b>	- 9.1%
Percent of List Price Received*	97.8%	<b>98.8%</b>	+ 1.0%	97.1%	<b>97.3%</b>	+ 0.2%
Days on Market Until Sale	68	48	- 29.4%	77	73	- 5.2%
Inventory of Homes for Sale	379	323	- 14.8%	--	--	--
Months Supply of Inventory	5.6	4.5	- 19.6%	--	--	--

\* 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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	126	77	- 38.9%	383	275	- 28.2%
Sold Listings	40	32	- 20.0%	148	119	- 19.6%
Median Sales Price*	\$672,500	<b>\$567,500</b>	- 15.6%	\$560,000	<b>\$535,000</b>	- 4.5%
Average Sales Price*	\$935,117	<b>\$574,388</b>	- 38.6%	\$730,502	<b>\$586,994</b>	- 19.6%
Percent of List Price Received*	98.2%	<b>97.3%</b>	- 0.9%	98.4%	<b>97.2%</b>	- 1.2%
Days on Market Until Sale	92	96	+ 4.3%	84	85	+ 1.2%
Inventory of Homes for Sale	265	192	- 27.5%	--	--	--
Months Supply of Inventory	6.1	4.4	- 27.9%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

