

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Boulder

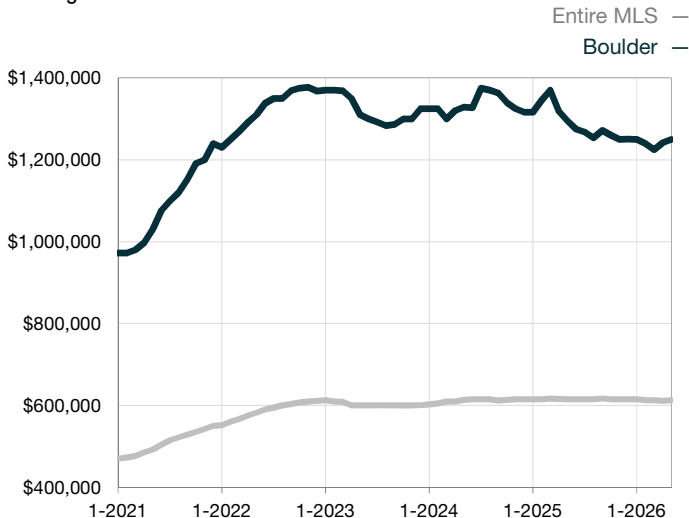
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	206	142	- 31.1%	848	683	- 19.5%
Sold Listings	102	86	- 15.7%	337	332	- 1.5%
Median Sales Price*	\$1,300,000	\$1,325,000	+ 1.9%	\$1,373,000	\$1,300,000	- 5.3%
Average Sales Price*	\$1,751,515	\$1,592,974	- 9.1%	\$1,756,914	\$1,598,321	- 9.0%
Percent of List Price Received*	96.4%	98.6%	+ 2.3%	96.9%	97.6%	+ 0.7%
Days on Market Until Sale	64	60	- 6.3%	73	70	- 4.1%
Inventory of Homes for Sale	440	331	- 24.8%	--	--	--
Months Supply of Inventory	6.4	4.7	- 26.6%	--	--	--

* 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	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	137	72	- 47.4%	512	348	- 32.0%
Sold Listings	62	41	- 33.9%	210	160	- 23.8%
Median Sales Price*	\$597,710	\$547,000	- 8.5%	\$587,450	\$537,500	- 8.5%
Average Sales Price*	\$636,760	\$593,299	- 6.8%	\$702,826	\$588,610	- 16.3%
Percent of List Price Received*	98.5%	97.6%	- 0.9%	98.4%	97.3%	- 1.1%
Days on Market Until Sale	51	91	+ 78.4%	74	86	+ 16.2%
Inventory of Homes for Sale	292	204	- 30.1%	--	--	--
Months Supply of Inventory	6.7	5.0	- 25.4%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

