

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Boulder

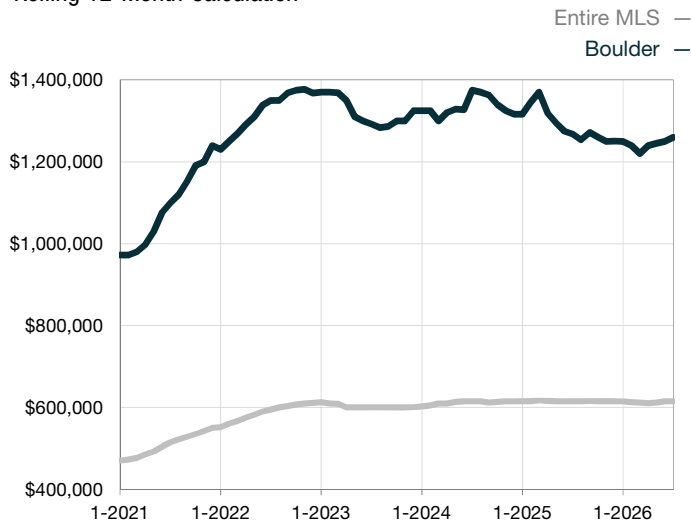
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	102	127	+ 24.5%	1,099	941	- 14.4%
Sold Listings	84	83	- 1.2%	512	530	+ 3.5%
Median Sales Price*	\$1,340,000	\$1,355,000	+ 1.1%	\$1,304,500	\$1,300,000	- 0.3%
Average Sales Price*	\$1,606,704	\$1,866,422	+ 16.2%	\$1,674,286	\$1,653,956	- 1.2%
Percent of List Price Received*	96.0%	98.1%	+ 2.2%	96.9%	97.7%	+ 0.8%
Days on Market Until Sale	75	87	+ 16.0%	70	72	+ 2.9%
Inventory of Homes for Sale	399	328	- 17.8%	--	--	--
Months Supply of Inventory	5.7	4.5	- 21.1%	--	--	--

* 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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	82	55	- 32.9%	672	470	- 30.1%
Sold Listings	48	32	- 33.3%	319	234	- 26.6%
Median Sales Price*	\$458,630	\$500,000	+ 9.0%	\$549,000	\$527,500	- 3.9%
Average Sales Price*	\$563,550	\$626,105	+ 11.1%	\$655,370	\$602,950	- 8.0%
Percent of List Price Received*	97.3%	98.1%	+ 0.8%	98.1%	97.4%	- 0.7%
Days on Market Until Sale	83	56	- 32.5%	73	80	+ 9.6%
Inventory of Homes for Sale	309	198	- 35.9%	--	--	--
Months Supply of Inventory	6.9	5.4	- 21.7%	--	--	--

* 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

