

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Boulder

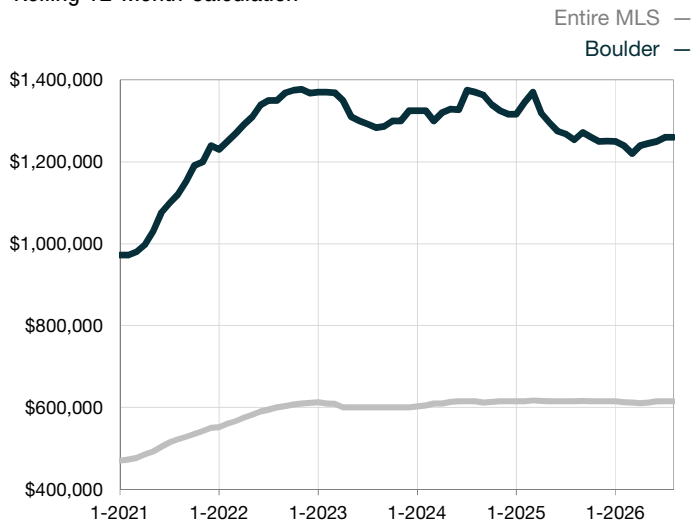
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	114	95	- 16.7%	1,210	1,039	- 14.1%
Sold Listings	75	62	- 17.3%	587	595	+ 1.4%
Median Sales Price*	\$1,235,000	\$1,157,500	- 6.3%	\$1,300,000	\$1,299,900	- 0.0%
Average Sales Price*	\$1,486,339	\$1,555,989	+ 4.7%	\$1,650,273	\$1,642,526	- 0.5%
Percent of List Price Received*	96.3%	97.5%	+ 1.2%	96.8%	97.7%	+ 0.9%
Days on Market Until Sale	74	69	- 6.8%	70	72	+ 2.9%
Inventory of Homes for Sale	387	304	- 21.4%	--	--	--
Months Supply of Inventory	5.4	4.2	- 22.2%	--	--	--

* 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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	72	77	+ 6.9%	734	547	- 25.5%
Sold Listings	40	25	- 37.5%	359	260	- 27.6%
Median Sales Price*	\$433,500	\$375,000	- 13.5%	\$535,000	\$517,000	- 3.4%
Average Sales Price*	\$575,282	\$494,664	- 14.0%	\$646,446	\$591,613	- 8.5%
Percent of List Price Received*	96.3%	96.7%	+ 0.4%	97.9%	97.3%	- 0.6%
Days on Market Until Sale	74	90	+ 21.6%	73	81	+ 11.0%
Inventory of Homes for Sale	277	210	- 24.2%	--	--	--
Months Supply of Inventory	6.3	5.9	- 6.3%	--	--	--

* 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

