Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®

LBAR
Loveland-Berthoud Association of REALTORS®

Boulder

Single Family

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	131	**124**	- 5.3%	1,340	**1,165**	- 13.1%
Sold Listings	57	**74**	+ 29.8%	644	**669**	+ 3.9%
Median Sales Price*	$1,250,000	**$1,262,500**	+ 1.0%	$1,300,000	**$1,295,000**	- 0.4%
Average Sales Price*	$1,614,280	**$1,593,218**	- 1.3%	$1,647,087	**$1,637,072**	- 0.6%
Percent of List Price Received*	95.9%	**96.5%**	+ 0.6%	96.7%	**97.5%**	+ 0.8%
Days on Market Until Sale	72	**84**	+ 16.7%	71	**73**	+ 2.8%
Inventory of Homes for Sale	383	**314**	- 18.0%	--	**--**	--
Months Supply of Inventory	5.4	**4.3**	- 20.4%	--	**--**	--

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

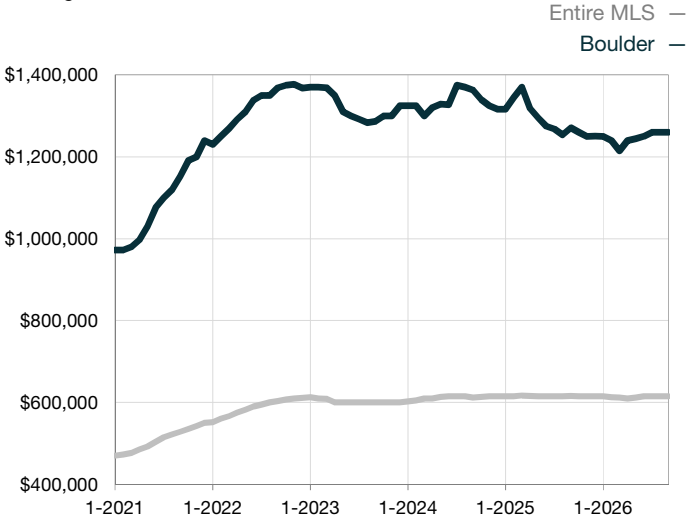
Townhouse/Condo

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	63	**66**	+ 4.8%	784	**611**	- 22.1%
Sold Listings	39	**25**	- 35.9%	398	**285**	- 28.4%
Median Sales Price*	$610,000	**$560,000**	- 8.2%	$545,500	**$520,000**	- 4.7%
Average Sales Price*	$695,051	**$654,337**	- 5.9%	$651,209	**$597,115**	- 8.3%
Percent of List Price Received*	97.5%	**98.6%**	+ 1.1%	97.9%	**97.5%**	- 0.4%
Days on Market Until Sale	79	**105**	+ 32.9%	74	**83**	+ 12.2%
Inventory of Homes for Sale	254	**219**	- 13.8%	--	**--**	--
Months Supply of Inventory	5.8	**6.5**	+ 12.1%	--	**--**	--

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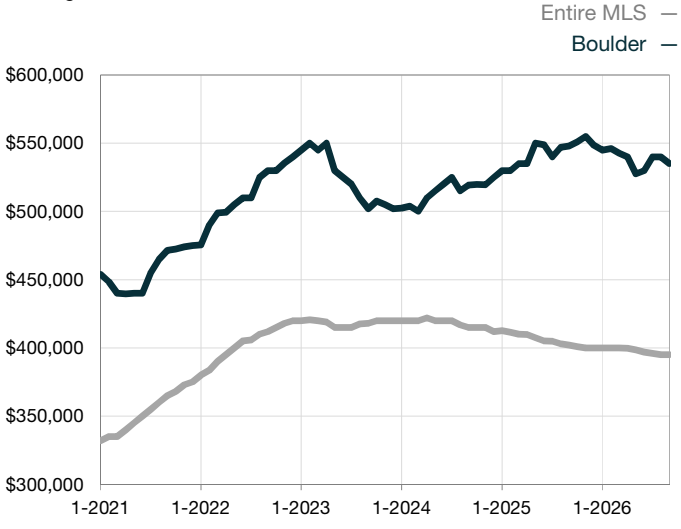
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of October 5, 2026. All data from IRES, LLC and REcolorado. Report © 2026 ShowingTime Plus, LLC.