Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

LBAR
Loveland-Berthoud Association of REALTORS®

Boulder

Single Family

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	114	**90**	- 21.1%	1,452	**1,254**	- 13.6%
Sold Listings	77	**70**	- 9.1%	721	**739**	+ 2.5%
Median Sales Price*	$1,190,000	**$1,317,413**	+ 10.7%	$1,297,500	**$1,295,000**	- 0.2%
Average Sales Price*	$1,534,170	**$1,547,336**	+ 0.9%	$1,635,028	**$1,628,572**	- 0.4%
Percent of List Price Received*	96.4%	**97.7%**	+ 1.3%	96.7%	**97.6%**	+ 0.9%
Days on Market Until Sale	66	**71**	+ 7.6%	70	**73**	+ 4.3%
Inventory of Homes for Sale	363	**302**	- 16.8%	--	**--**	--
Months Supply of Inventory	5.1	**4.2**	- 17.6%	--	**--**	--

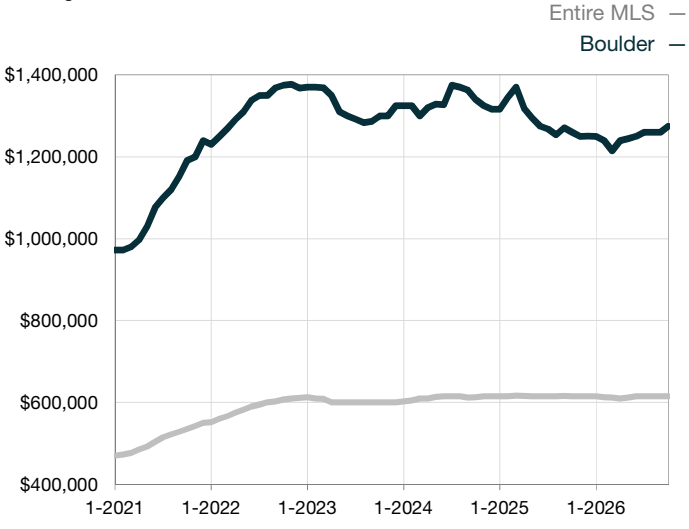
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

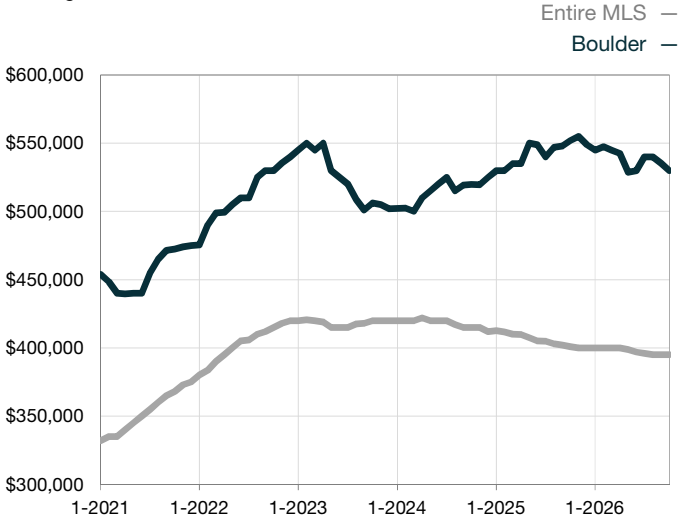
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	61	**46**	- 24.6%	833	**659**	- 20.9%
Sold Listings	42	**31**	- 26.2%	440	**316**	- 28.2%
Median Sales Price*	$738,500	**$590,500**	- 20.0%	$550,000	**$527,500**	- 4.1%
Average Sales Price*	$746,938	**$723,452**	- 3.1%	$660,347	**$609,509**	- 7.7%
Percent of List Price Received*	97.1%	**97.6%**	+ 0.5%	97.8%	**97.5%**	- 0.3%
Days on Market Until Sale	92	**67**	- 27.2%	75	**81**	+ 8.0%
Inventory of Homes for Sale	220	**198**	- 10.0%	--	**--**	--
Months Supply of Inventory	5.0	**6.1**	+ 22.0%	--	**--**	--

* 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



Current as of November 4, 2026. All data from IRES, LLC and REcolorado. Report © 2026 ShowingTime Plus, LLC.