

# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Boulder County

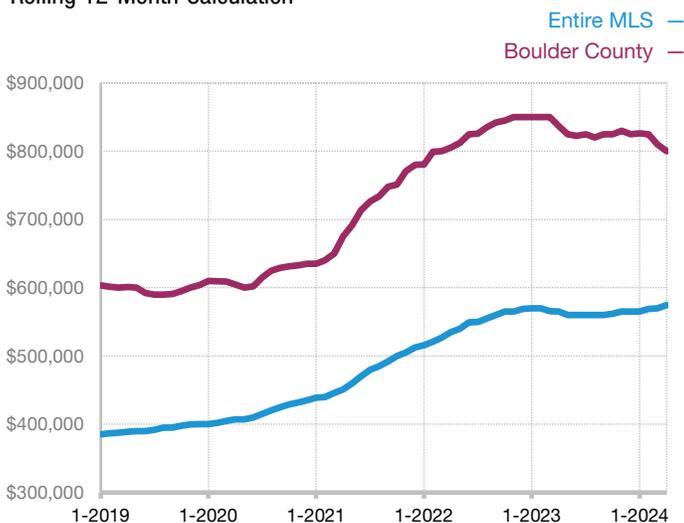
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	592	<b>503</b>	- 15.0%	--	--	--
Under Contract	268	<b>105</b>	- 60.8%	839	<b>495</b>	- 41.0%
New Listings	396	<b>158</b>	- 60.1%	1,161	<b>612</b>	- 47.3%
Sold Listings	222	<b>98</b>	- 55.9%	671	<b>428</b>	- 36.2%
Days on Market Until Sale	53	<b>46</b>	- 13.2%	58	<b>59</b>	+ 1.7%
Median Sales Price*	\$849,500	<b>\$745,500</b>	- 12.2%	\$850,000	<b>\$740,000</b>	- 12.9%
Average Sales Price*	\$1,129,775	<b>\$870,671</b>	- 22.9%	\$1,155,922	<b>\$917,610</b>	- 20.6%
Percent of List Price Received*	99.3%	<b>98.4%</b>	- 0.9%	98.8%	<b>98.1%</b>	- 0.7%

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

Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	238	<b>218</b>	- 8.4%	--	--	--
Under Contract	130	<b>32</b>	- 75.4%	420	<b>182</b>	- 56.7%
New Listings	157	<b>45</b>	- 71.3%	520	<b>234</b>	- 55.0%
Sold Listings	108	<b>35</b>	- 67.6%	357	<b>158</b>	- 55.7%
Days on Market Until Sale	40	<b>62</b>	+ 55.0%	53	<b>64</b>	+ 20.8%
Median Sales Price*	\$514,250	<b>\$479,000</b>	- 6.9%	\$500,000	<b>\$472,500</b>	- 5.5%
Average Sales Price*	\$566,619	<b>\$501,639</b>	- 11.5%	\$564,365	<b>\$534,320</b>	- 5.3%
Percent of List Price Received*	100.1%	<b>98.8%</b>	- 1.3%	99.6%	<b>98.0%</b>	- 1.6%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

