

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Boulder County

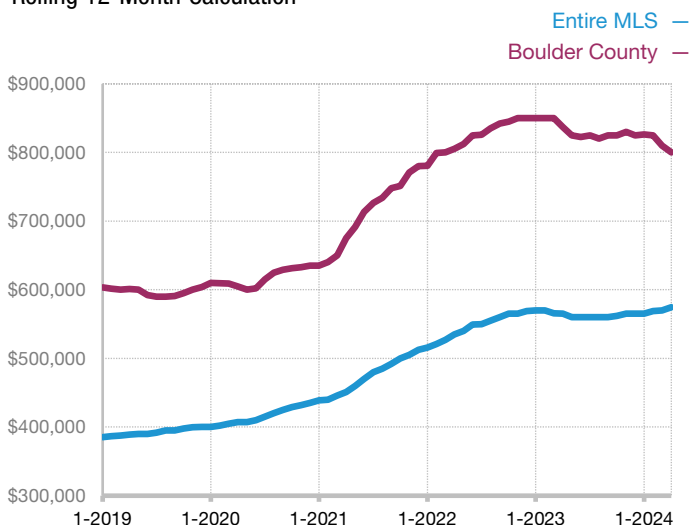
Single Family	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	592	503	- 15.0%	--	--	--
Under Contract	268	105	- 60.8%	839	495	- 41.0%
New Listings	396	158	- 60.1%	1,161	612	- 47.3%
Sold Listings	222	98	- 55.9%	671	428	- 36.2%
Days on Market Until Sale	53	46	- 13.2%	58	59	+ 1.7%
Median Sales Price*	\$849,500	\$745,500	- 12.2%	\$850,000	\$740,000	- 12.9%
Average Sales Price*	\$1,129,775	\$870,671	- 22.9%	\$1,155,922	\$917,610	- 20.6%
Percent of List Price Received*	99.3%	98.4%	- 0.9%	98.8%	98.1%	- 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		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	238	218	- 8.4%	--	--	--
Under Contract	130	32	- 75.4%	420	182	- 56.7%
New Listings	157	45	- 71.3%	520	234	- 55.0%
Sold Listings	108	35	- 67.6%	357	158	- 55.7%
Days on Market Until Sale	40	62	+ 55.0%	53	64	+ 20.8%
Median Sales Price*	\$514,250	\$479,000	- 6.9%	\$500,000	\$472,500	- 5.5%
Average Sales Price*	\$566,619	\$501,639	- 11.5%	\$564,365	\$534,320	- 5.3%
Percent of List Price Received*	100.1%	98.8%	- 1.3%	99.6%	98.0%	- 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

