

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Boulder County

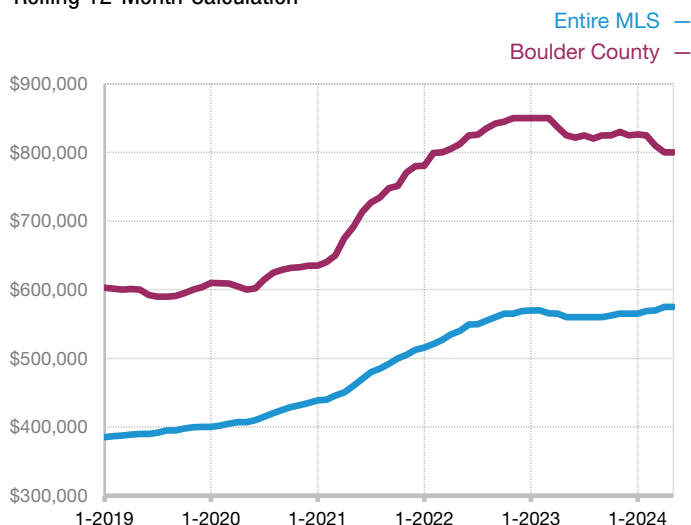
Single Family	May			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	663	564	- 14.9%	--	--	--
Under Contract	307	116	- 62.2%	1,146	607	- 47.0%
New Listings	448	182	- 59.4%	1,609	794	- 50.7%
Sold Listings	275	120	- 56.4%	946	549	- 42.0%
Days on Market Until Sale	46	36	- 21.7%	55	54	- 1.8%
Median Sales Price*	\$845,000	\$783,300	- 7.3%	\$850,000	\$750,000	- 11.8%
Average Sales Price*	\$1,106,815	\$932,708	- 15.7%	\$1,141,646	\$919,776	- 19.4%
Percent of List Price Received*	99.8%	98.5%	- 1.3%	99.1%	98.1%	- 1.0%

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

Townhouse/Condo	May			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	266	247	- 7.1%	--	--	--
Under Contract	102	32	- 68.6%	522	210	- 59.8%
New Listings	162	67	- 58.6%	682	301	- 55.9%
Sold Listings	134	24	- 82.1%	491	183	- 62.7%
Days on Market Until Sale	40	38	- 5.0%	50	61	+ 22.0%
Median Sales Price*	\$480,500	\$432,000	- 10.1%	\$495,000	\$463,442	- 6.4%
Average Sales Price*	\$558,344	\$473,993	- 15.1%	\$562,722	\$526,439	- 6.4%
Percent of List Price Received*	100.5%	99.5%	- 1.0%	99.9%	98.2%	- 1.7%

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



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

