

# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Boulder County

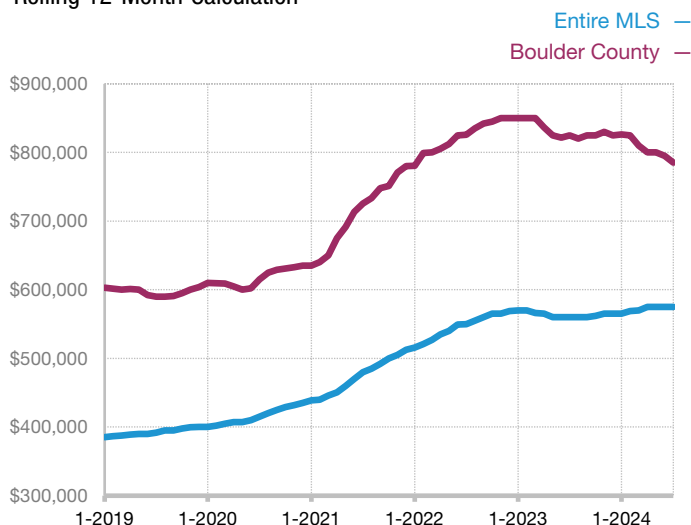
Single Family	July			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	753	625	- 17.0%	--	--	--
Under Contract	257	102	- 60.3%	1,698	796	- 53.1%
New Listings	367	138	- 62.4%	2,435	1,102	- 54.7%
Sold Listings	294	92	- 68.7%	1,548	740	- 52.2%
Days on Market Until Sale	43	41	- 4.7%	50	49	- 2.0%
Median Sales Price*	\$840,000	\$776,000	- 7.6%	\$849,000	\$753,650	- 11.2%
Average Sales Price*	\$1,073,540	\$1,054,876	- 1.7%	\$1,128,812	\$932,225	- 17.4%
Percent of List Price Received*	98.7%	97.8%	- 0.9%	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	July			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	305	262	- 14.1%	--	--	--
Under Contract	105	37	- 64.8%	734	276	- 62.4%
New Listings	134	70	- 47.8%	998	427	- 57.2%
Sold Listings	97	30	- 69.1%	686	244	- 64.4%
Days on Market Until Sale	65	43	- 33.8%	51	56	+ 9.8%
Median Sales Price*	\$485,000	\$491,313	+ 1.3%	\$490,000	\$475,500	- 3.0%
Average Sales Price*	\$563,071	\$522,030	- 7.3%	\$563,454	\$533,825	- 5.3%
Percent of List Price Received*	99.5%	98.7%	- 0.8%	99.8%	98.3%	- 1.5%

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



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

