

# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Boulder County

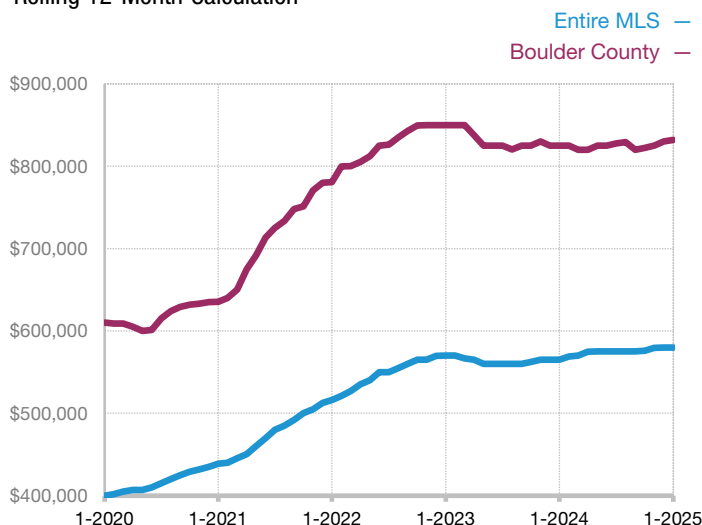
Single Family	January			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	493	563	+ 14.2%	--	--	--
Under Contract	208	165	- 20.7%	208	165	- 20.7%
New Listings	275	291	+ 5.8%	275	291	+ 5.8%
Sold Listings	154	156	+ 1.3%	154	156	+ 1.3%
Days on Market Until Sale	76	80	+ 5.3%	76	80	+ 5.3%
Median Sales Price*	\$762,000	\$797,450	+ 4.7%	\$762,000	\$797,450	+ 4.7%
Average Sales Price*	\$1,037,573	\$1,040,044	+ 0.2%	\$1,037,573	\$1,040,044	+ 0.2%
Percent of List Price Received*	97.5%	97.7%	+ 0.2%	97.5%	97.7%	+ 0.2%

\* 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	January			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	228	331	+ 45.2%	--	--	--
Under Contract	94	78	- 17.0%	94	78	- 17.0%
New Listings	98	149	+ 52.0%	98	149	+ 52.0%
Sold Listings	62	63	+ 1.6%	62	63	+ 1.6%
Days on Market Until Sale	68	90	+ 32.4%	68	90	+ 32.4%
Median Sales Price*	\$442,450	\$472,000	+ 6.7%	\$442,450	\$472,000	+ 6.7%
Average Sales Price*	\$516,199	\$527,459	+ 2.2%	\$516,199	\$527,459	+ 2.2%
Percent of List Price Received*	97.2%	98.1%	+ 0.9%	97.2%	98.1%	+ 0.9%

\* 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

