

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Boulder County

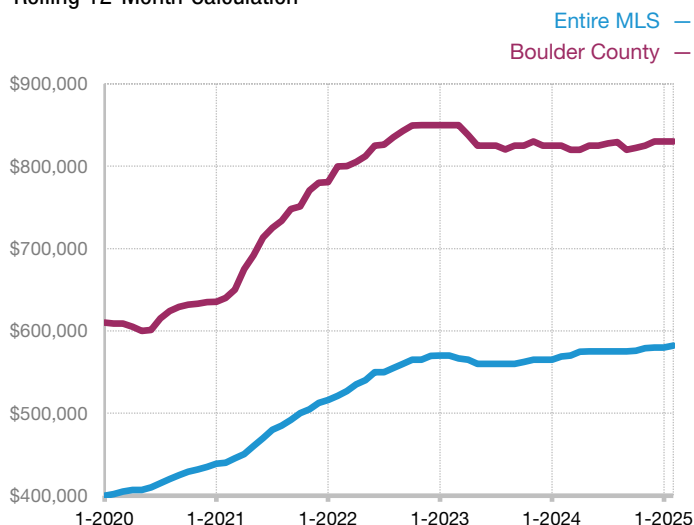
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	527	619	+ 17.5%	--	--	--
Under Contract	237	259	+ 9.3%	445	417	- 6.3%
New Listings	321	343	+ 6.9%	596	637	+ 6.9%
Sold Listings	212	151	- 28.8%	366	308	- 15.8%
Days on Market Until Sale	57	80	+ 40.4%	65	79	+ 21.5%
Median Sales Price*	\$812,500	\$765,000	- 5.8%	\$800,000	\$785,000	- 1.9%
Average Sales Price*	\$1,106,638	\$1,118,981	+ 1.1%	\$1,077,578	\$1,077,244	- 0.0%
Percent of List Price Received*	98.6%	98.1%	- 0.5%	98.1%	97.9%	- 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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	274	385	+ 40.5%	--	--	--
Under Contract	90	87	- 3.3%	184	163	- 11.4%
New Listings	152	167	+ 9.9%	250	320	+ 28.0%
Sold Listings	97	75	- 22.7%	159	139	- 12.6%
Days on Market Until Sale	78	79	+ 1.3%	74	84	+ 13.5%
Median Sales Price*	\$485,000	\$519,430	+ 7.1%	\$463,442	\$500,000	+ 7.9%
Average Sales Price*	\$542,803	\$622,534	+ 14.7%	\$532,429	\$578,273	+ 8.6%
Percent of List Price Received*	98.5%	98.7%	+ 0.2%	98.0%	98.4%	+ 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

