Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Boulder County

Contact the Boulder Area REALTOR® Association, Longmont Association of REALTORS® or Estes Park Board of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.
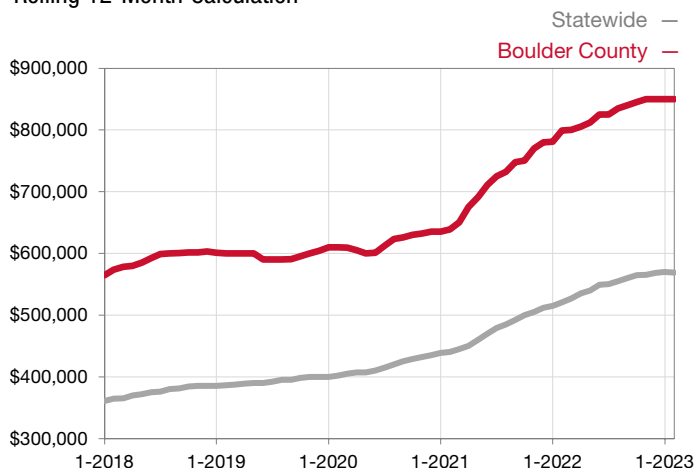
Single Family

Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	245	241	- 1.6%	450	425	- 5.6%
Sold Listings	183	120	- 34.4%	359	231	- 35.7%
Median Sales Price*	$870,000	$842,500	- 3.2%	$830,000	$780,000	- 6.0%
Average Sales Price*	$1,130,413	$1,127,868	- 0.2%	$1,077,378	$1,104,066	+ 2.5%
Percent of List Price Received*	106.1%	98.1%	- 7.5%	104.0%	97.5%	- 6.3%
Days on Market Until Sale	33	61	+ 84.8%	36	70	+ 94.4%
Inventory of Homes for Sale	164	381	+ 132.3%	--	--	--
Months Supply of Inventory	0.5	1.6	+ 220.0%	--	--	--

* 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

Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	116	115	- 0.9%	214	211	- 1.4%
Sold Listings	98	74	- 24.5%	197	140	- 28.9%
Median Sales Price*	$500,000	$552,405	+ 10.5%	$495,000	$490,950	- 0.8%
Average Sales Price*	$648,607	$635,028	- 2.1%	$590,401	$576,854	- 2.3%
Percent of List Price Received*	104.0%	99.3%	- 4.5%	102.7%	98.9%	- 3.7%
Days on Market Until Sale	37	61	+ 64.9%	43	59	+ 37.2%
Inventory of Homes for Sale	70	164	+ 134.3%	--	--	--
Months Supply of Inventory	0.5	1.5	+ 200.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation

Statewide —
Boulder County —

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

Statewide —
Boulder County —