

Local Market Update – August 2023

A FREE RESEARCH TOOL FROM THE IRES MLS



Boulder

80301, 80302, 80303, 80304 and 80305

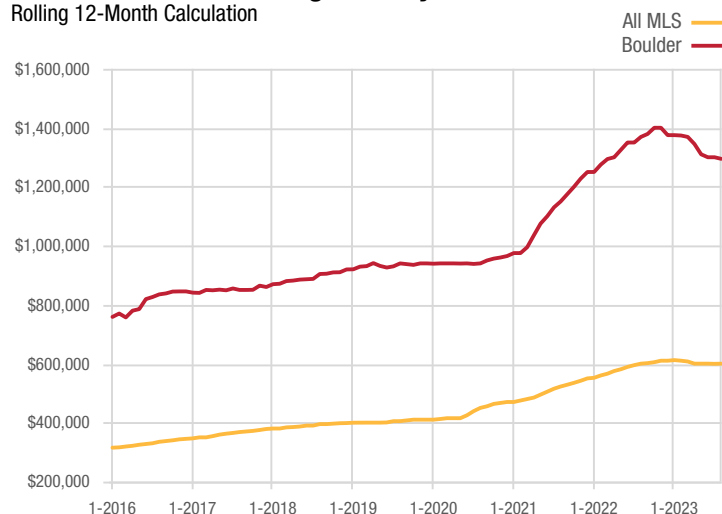
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	113	129	+ 14.2%	969	999	+ 3.1%
Pending Sales	91	76	- 16.5%	691	607	- 12.2%
Closed Sales	98	68	- 30.6%	650	560	- 13.8%
Days on Market Until Sale	47	56	+ 19.1%	39	56	+ 43.6%
Median Sales Price*	\$1,346,000	\$1,285,700	- 4.5%	\$1,425,000	\$1,325,000	- 7.0%
Average Sales Price*	\$1,688,620	\$1,738,422	+ 2.9%	\$1,704,265	\$1,732,746	+ 1.7%
Percent of List Price Received*	98.6%	98.6%	0.0%	104.1%	98.2%	- 5.7%
Inventory of Homes for Sale	174	246	+ 41.4%	—	—	—
Months Supply of Inventory	2.1	3.7	+ 76.2%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	74	82	+ 10.8%	621	582	- 6.3%
Pending Sales	60	50	- 16.7%	499	408	- 18.2%
Closed Sales	78	65	- 16.7%	512	394	- 23.0%
Days on Market Until Sale	88	55	- 37.5%	58	46	- 20.7%
Median Sales Price*	\$580,950	\$535,000	- 7.9%	\$549,950	\$508,750	- 7.5%
Average Sales Price*	\$759,185	\$645,723	- 14.9%	\$713,510	\$616,410	- 13.6%
Percent of List Price Received*	98.8%	99.4%	+ 0.6%	102.4%	99.6%	- 2.7%
Inventory of Homes for Sale	91	123	+ 35.2%	—	—	—
Months Supply of Inventory	1.5	2.6	+ 73.3%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

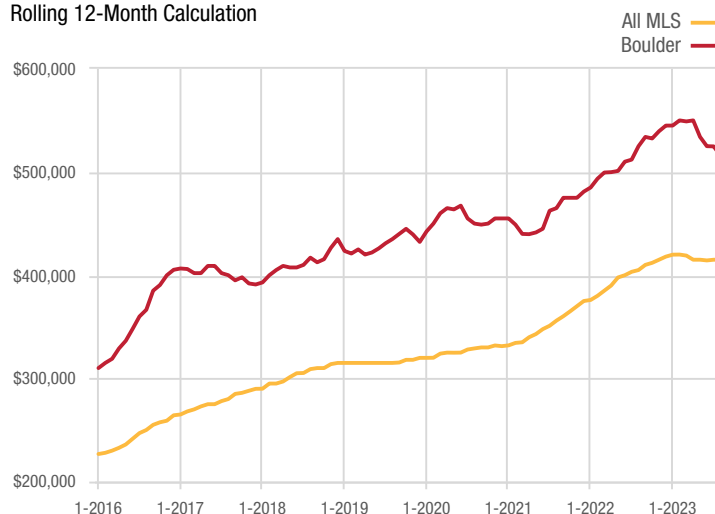
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.