

# Local Market Update – January 2024

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## Boulder

80301, 80302, 80303, 80304 and 80305

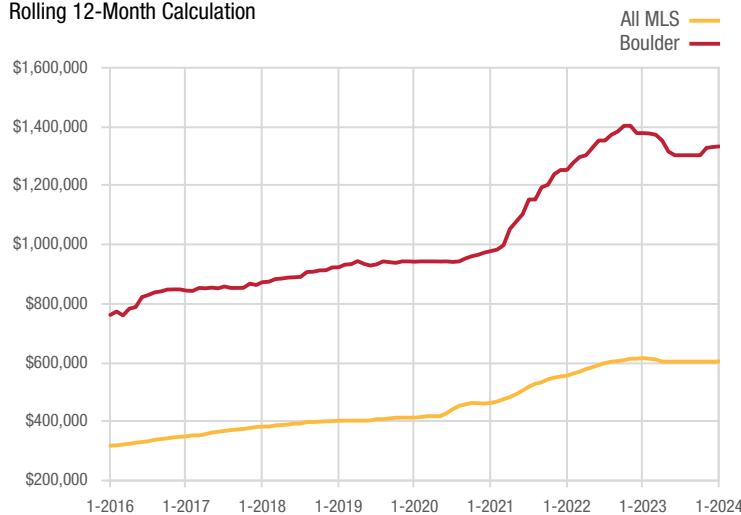
Single Family	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
<b>Key Metrics</b>						
New Listings	72	<b>86</b>	+ 19.4%	72	<b>86</b>	+ 19.4%
Pending Sales	44	<b>56</b>	+ 27.3%	44	<b>56</b>	+ 27.3%
Closed Sales	28	<b>44</b>	+ 57.1%	28	<b>44</b>	+ 57.1%
Days on Market Until Sale	86	<b>110</b>	+ 27.9%	86	<b>110</b>	+ 27.9%
Median Sales Price*	\$1,282,500	<b>\$1,445,000</b>	+ 12.7%	\$1,282,500	<b>\$1,445,000</b>	+ 12.7%
Average Sales Price*	\$2,398,071	<b>\$1,673,325</b>	- 30.2%	\$2,398,071	<b>\$1,673,325</b>	- 30.2%
Percent of List Price Received*	97.0%	<b>96.4%</b>	- 0.6%	97.0%	<b>96.4%</b>	- 0.6%
Inventory of Homes for Sale	129	<b>156</b>	+ 20.9%	—	—	—
Months Supply of Inventory	1.8	<b>2.2</b>	+ 22.2%	—	—	—

Townhouse/Condo	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
<b>Key Metrics</b>						
New Listings	45	<b>48</b>	+ 6.7%	45	<b>48</b>	+ 6.7%
Pending Sales	42	<b>38</b>	- 9.5%	42	<b>38</b>	- 9.5%
Closed Sales	35	<b>25</b>	- 28.6%	35	<b>25</b>	- 28.6%
Days on Market Until Sale	49	<b>79</b>	+ 61.2%	49	<b>79</b>	+ 61.2%
Median Sales Price*	\$391,000	<b>\$437,000</b>	+ 11.8%	\$391,000	<b>\$437,000</b>	+ 11.8%
Average Sales Price*	\$502,802	<b>\$559,969</b>	+ 11.4%	\$502,802	<b>\$559,969</b>	+ 11.4%
Percent of List Price Received*	97.8%	<b>97.8%</b>	0.0%	97.8%	<b>97.8%</b>	0.0%
Inventory of Homes for Sale	42	<b>92</b>	+ 119.0%	—	—	—
Months Supply of Inventory	0.8	<b>2.0</b>	+ 150.0%	—	—	—

\* 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.

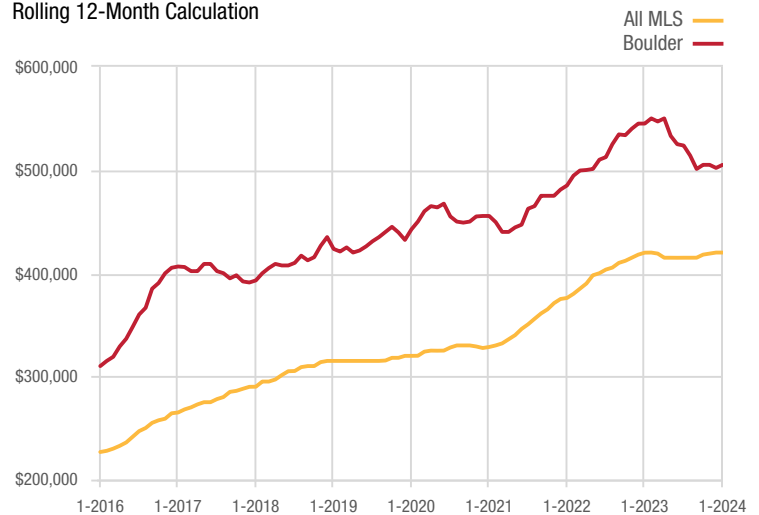
### Median Sales Price - Single Family

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.