

Boulder County, CO

County · CO · Colorado

BALANCED MARKET

\$745K

MEDIAN SALE PRICE

+0.4%

1-YR CHANGE

4,698

SALES (12 MO)

\$738K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



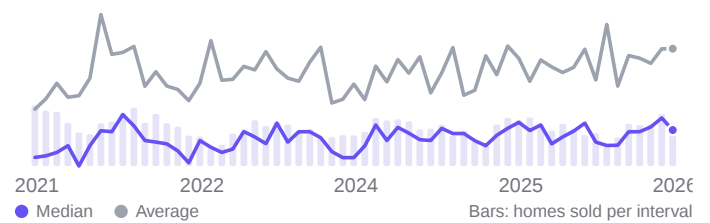
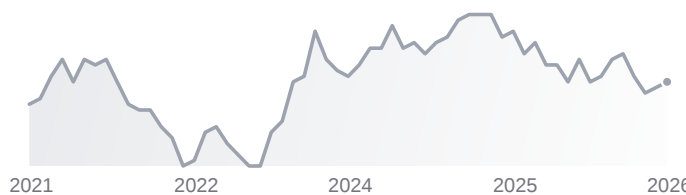
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$730K · Average \$965K

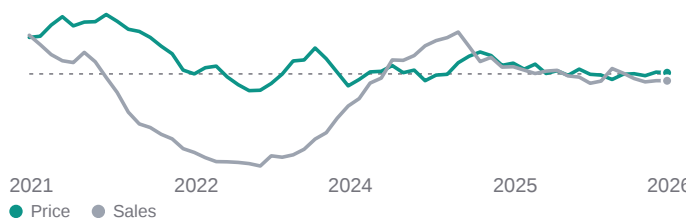


Growth (year over year)

Price +0.4% · Sales -2.2%

Price per square foot

\$381/ft²

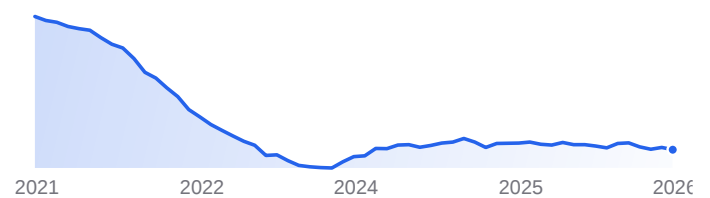
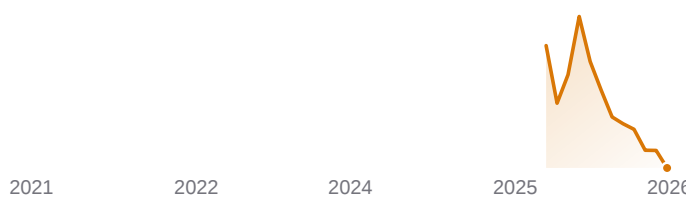


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

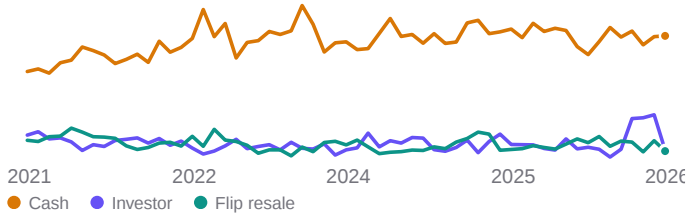
4.1%



BUYERS & OUTCOMES

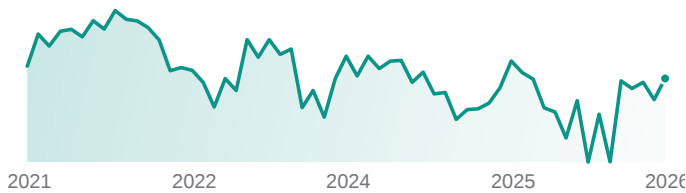
Buyer mix

Cash 31% · Investor 3.4% · Flip resale 3.1%



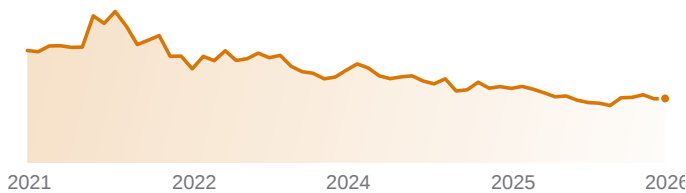
Sellers who sold at a gain

90%

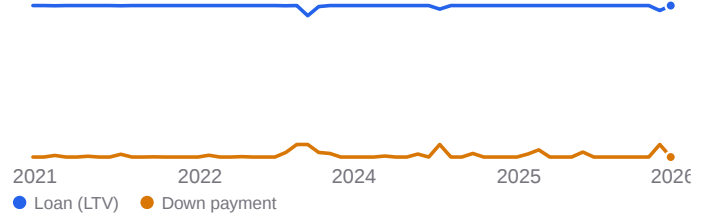


Median annualized return at resale

+4.4%

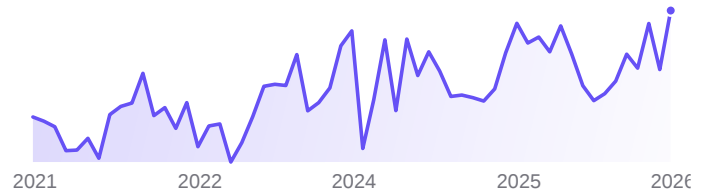


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 14 · Auction stage 14



HOUSING STOCK

Homes	113,371
Median value (AVM)	\$738K
Median size	1,931 ft²
Median bedrooms	3
Median year built	1984
Single family	82%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.9%
Owner occupied	67%
Company owned	20%
Median loan-to-value	42%

Typical ownership tenure

13.7 yrs

COMMUNITY

Population	331,389
Density	456 / mi²
Median household income	\$98K
Average household income	\$138K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	48
Homes occupied	94%
Bachelor's or higher	34%
Poverty rate	11.1%
Unemployment	1.4%
Average temp	49°F
Annual precip	17 in
Sunshine	69%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.