

Boulder

City · CO · Colorado > Boulder County

BALANCED MARKET

\$933K

MEDIAN SALE PRICE

+2.1%

1-YR CHANGE

1,582

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



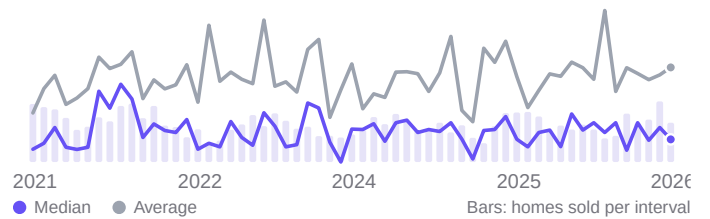
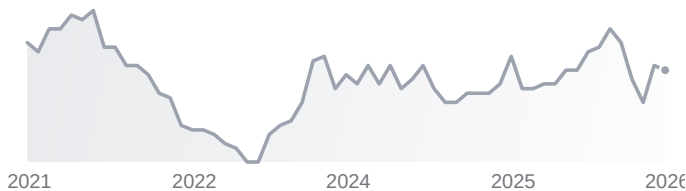
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$915K · Average \$1.3M

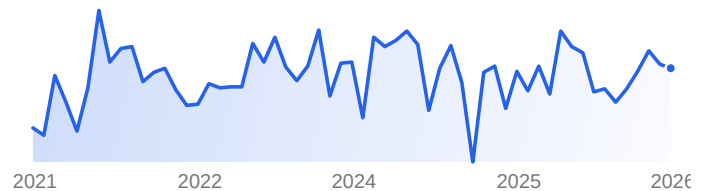
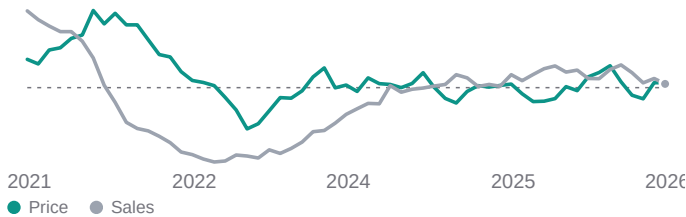


Growth (year over year)

Price +2.1% · Sales +1.7%

Price per square foot

\$531/ft²

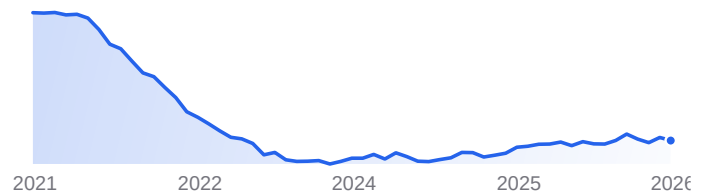
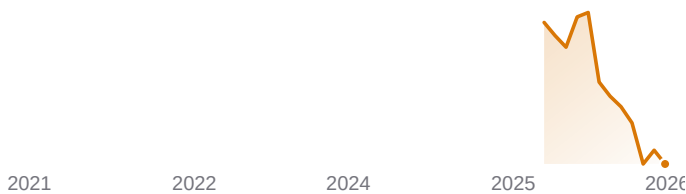


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

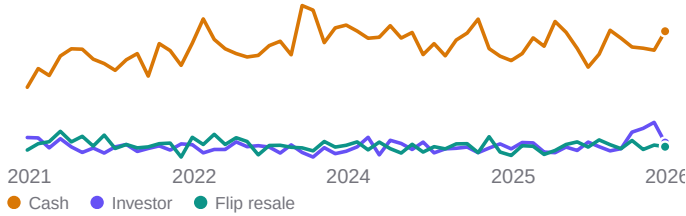
3.8%



BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 5.1% · Flip resale 3.6%



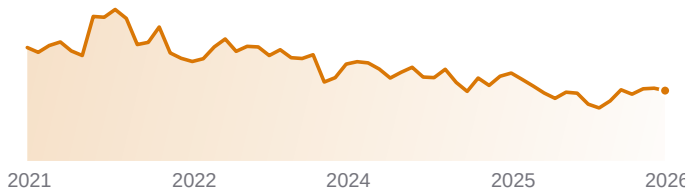
Sellers who sold at a gain

89%

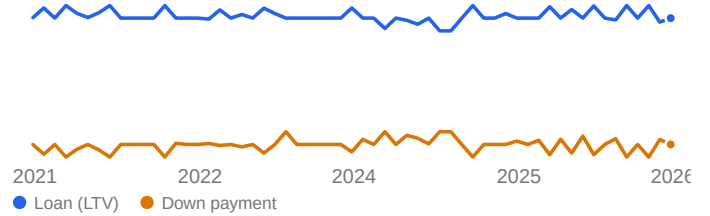


Median annualized return at resale

+4.2%

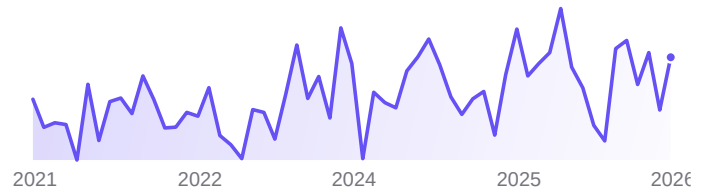


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



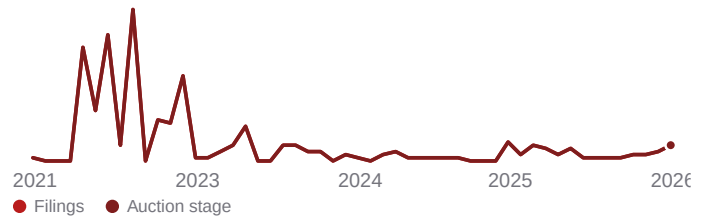
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	41,378
Median value (AVM)	\$1M
Median size	1,832 ft²
Median bedrooms	3
Median year built	1974
Single family	69%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.8%
Owner occupied	60%
Company owned	26%
Median loan-to-value	36%

Typical ownership tenure

16.3 yrs

COMMUNITY

Population	108,472
Density	4,120 / mi²
Median household income	\$81K
Average household income	\$127K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	49
Homes occupied	94%
Bachelor's or higher	36%
Poverty rate	19.9%
Unemployment	1.3%
Average temp	50°F
Annual precip	18 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.