

Boulder 80301

ZIP code · CO · Colorado > Boulder County > Boulder

BALANCED MARKET

\$701K

MEDIAN SALE PRICE

+3.3%

1-YR CHANGE

354

SALES (12 MO)

\$765K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

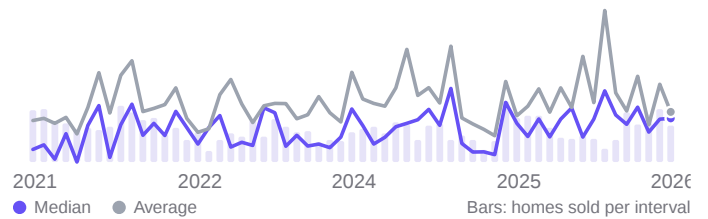
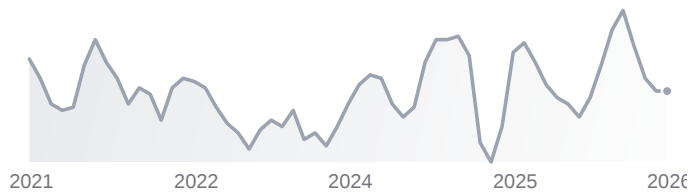
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$735K · Average \$781K

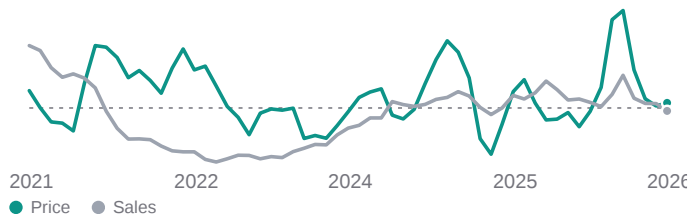


Growth (year over year)

Price +3.3% · Sales -1.9%

Price per square foot

\$382/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

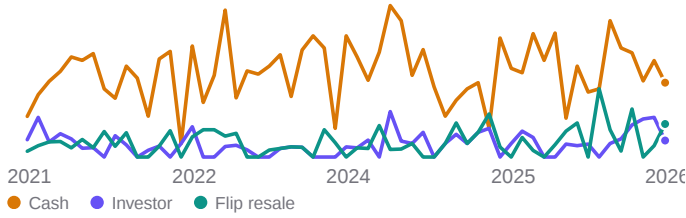
3.8%



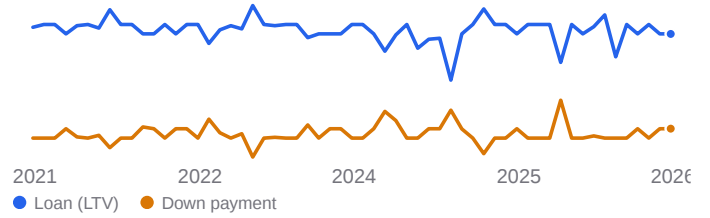
BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 6.1% · Flip resale 12%



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



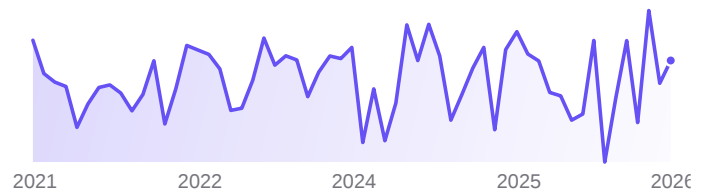
Sellers who sold at a gain

85%



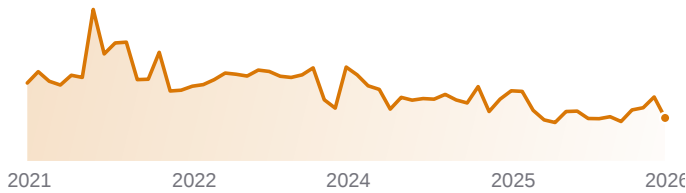
Typical hold before selling

8.1 yrs



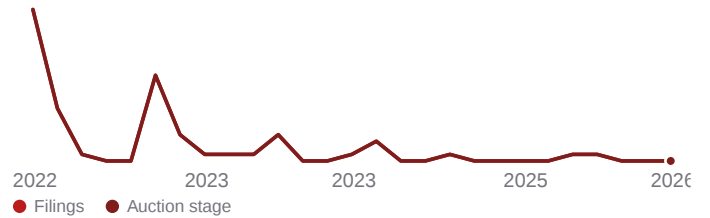
Median annualized return at resale

+3.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,298
Median value (AVM)	\$765K
Median size	1,590 ft²
Median bedrooms	3
Median year built	1983
Single family	58%
Condos	34%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.8%
Owner occupied	66%
Company owned	19%
Median loan-to-value	41%

Typical ownership tenure

15.9 yrs

COMMUNITY

Population	26,811
Density	855 / mi²
Median household income	\$101K
Average household income	\$129K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	50
Homes occupied	95%
Bachelor's or higher	37%
Poverty rate	12.1%
Unemployment	1.4%
Average temp	50°F
Annual precip	16 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.