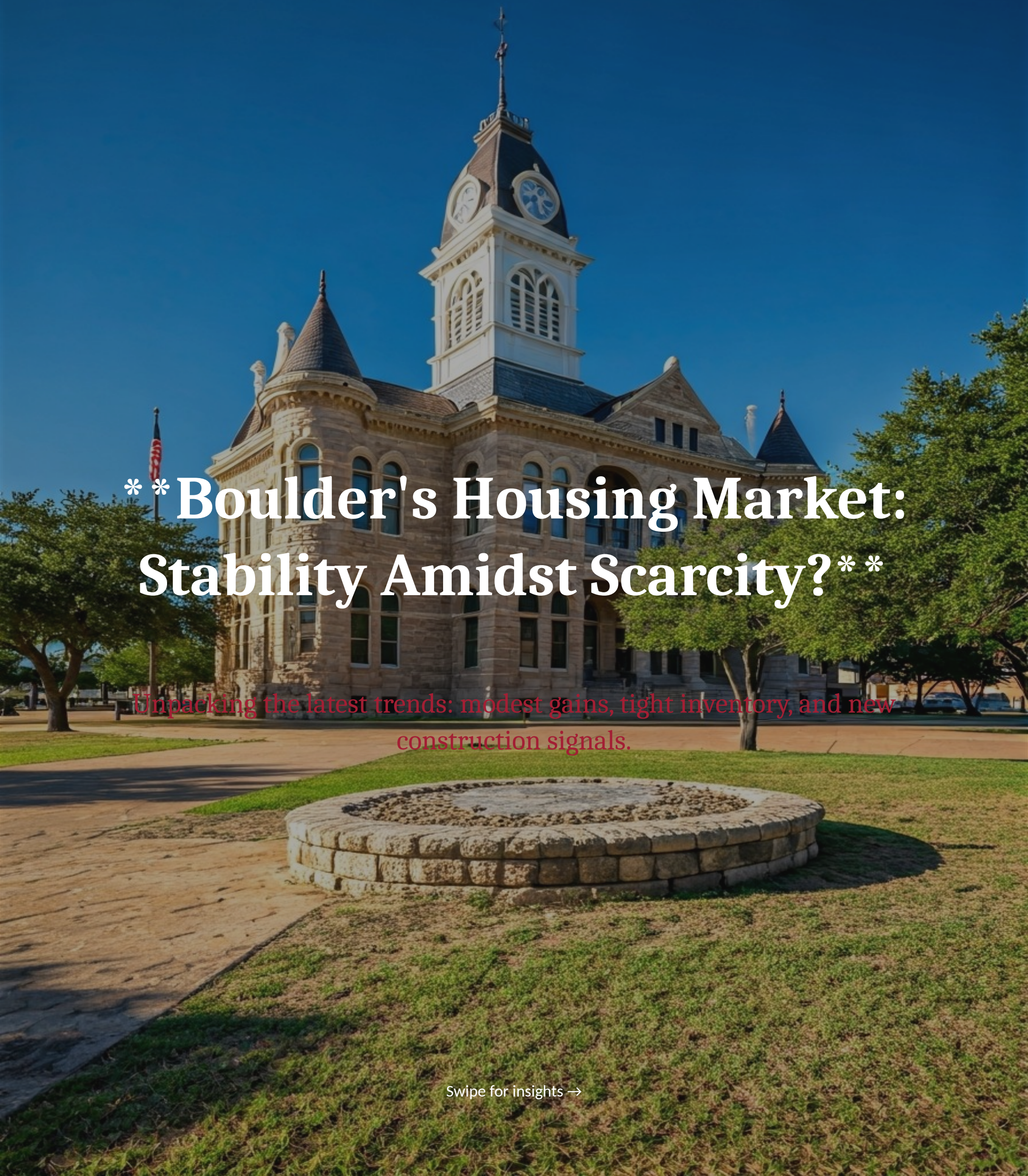


Boulder's Housing Market: Stability Amidst Scarcity?

Unpacking the latest trends: modest gains, tight inventory, and new construction signals.

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THE DATA

1.8%

Boulder Median Home Price Growth

Boulder County experienced a 1.8% year-over-year increase in median single-family home prices during Q2 2026.

This modest appreciation reflects a stable yet competitive market, driven by consistent buyer interest despite limited available homes. The trend suggests sustained demand for Boulder's distinctive lifestyle, maintaining value for homeowners.



Source: CU Boulder Klump Center for Real Estate · Published August 11, 2026

01

Demand Outpaces Supply, Sustaining Market Tightness

The market's resilience is largely attributed to a strong and consistent buyer pool, which continues to outpace new listings. With just 1.9 months of housing supply as of July 2026, competition remains high, particularly for desirable properties. This persistent demand underscores Boulder's enduring appeal as a sought-after location.



02

New Construction Poised to Alleviate Inventory Constraints

While existing home inventory remains constrained, new residential construction permits in Boulder County increased by 6.5% year-over-year in Q2 2026. This upward trend suggests a potential future expansion of housing options, gradually working towards balancing the market. This growth is a positive indicator for long-term market health and accessibility.

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