

As we approach the third year anniversary of the Marshall Fire, I wanted to give everyone a look at the progress of the sales of lots where homes were lost. These figures were pulled on Oct. 15<sup>th</sup>, 2024. The Blue links will take you to the recovery websites for each area for further info.

Marshall Fire Lots	Count	High	Low	Avg.
<b>Available</b>	<b>41</b>			
<b>Louisville</b>	8	400,000	340,000	375,875
<b>Superior</b>	23	750,000	220,000	430,021
<b>Boulder County</b>	10	4,950,000	995,000	1,989,090
<b>Under Contract</b>	<b>5</b>			
<b>Louisville</b>	1	399,000	350,000	374,500
<b>Superior</b>	2	1,550,000	245,500	615,750
<b>Boulder County</b>	2	2,000,000	750,000	1,375,000
<b>Sold</b>	<b>157</b>			
<b>Louisville</b>	91	1,050,000	265,000	410,840
<b>Superior</b>	50	1,450,000	195,000	403,613
<b>Boulder County</b>	16	1,850,000	40,000	1,000,000

Totals		Lost #	% of lost
<b>Louisville</b>	100	550	18.18%
<b>Superior</b>	75	378	19.84%
<b>Boulder County</b>	28	157	17.95%
<b>Total</b>	<b>203</b>	<b>1,085</b>	<b>18.73%</b>

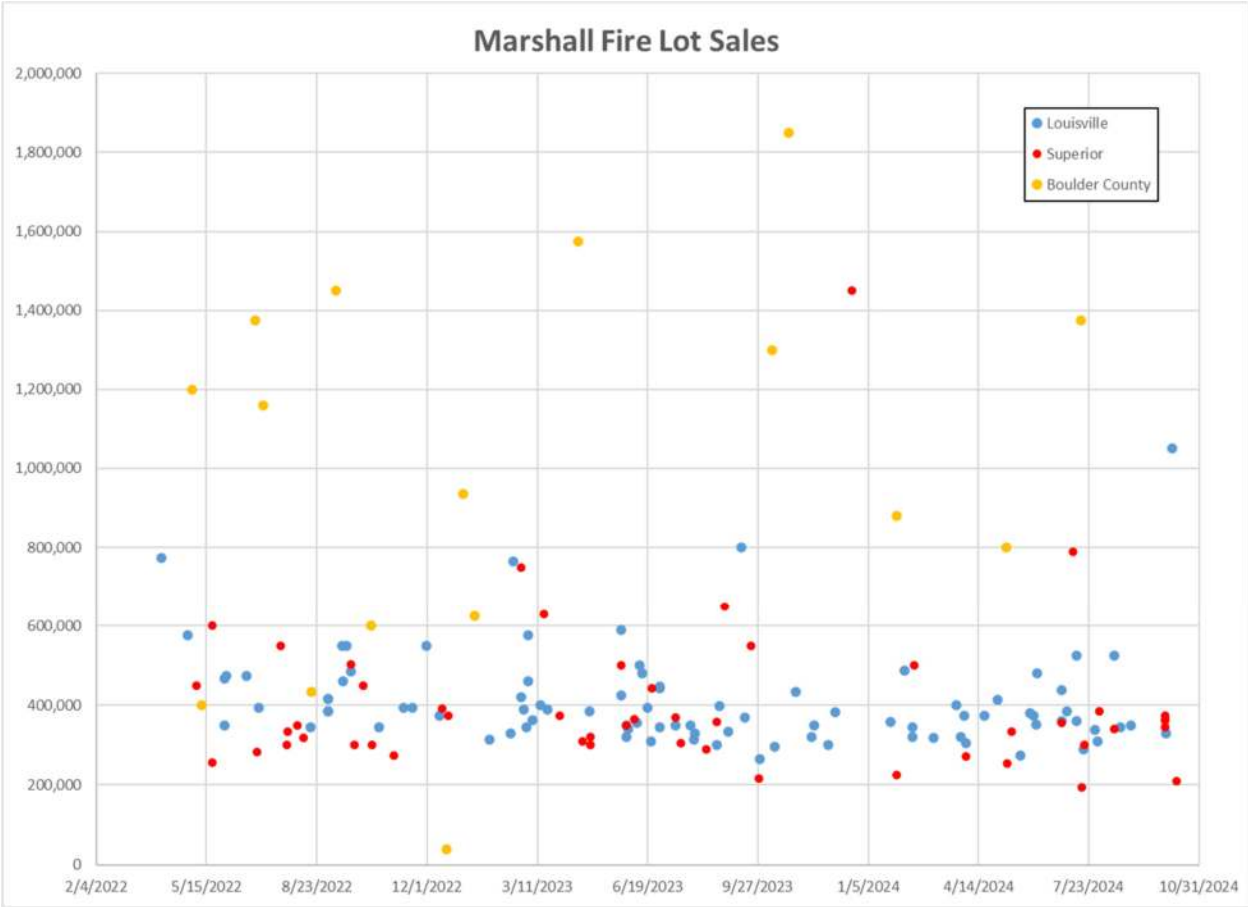
	sold/month	Active	Months of inventory
<b>Louisville</b>	2.8	8	2.9
<b>Superior</b>	1.5	23	15.2
<b>Boulder County</b>	0.5	10	20.6
			<b>Avg. Sales since fire</b>

	Lost #	Permits Issued	% of lost	Homes Finished
<a href="#">Louisville</a>	550	462	84.00%	330
<a href="#">Superior</a>	391	293	74.94%	201
<a href="#">Boulder County</a>	157	91	57.96%	52
	<b>1,098</b>			

When I pulled this data, 583 homes across all three areas had received their Certificates of Occupancy, just over half (53%) of the number of homes lost in the fire. Another 24% of the homes lost

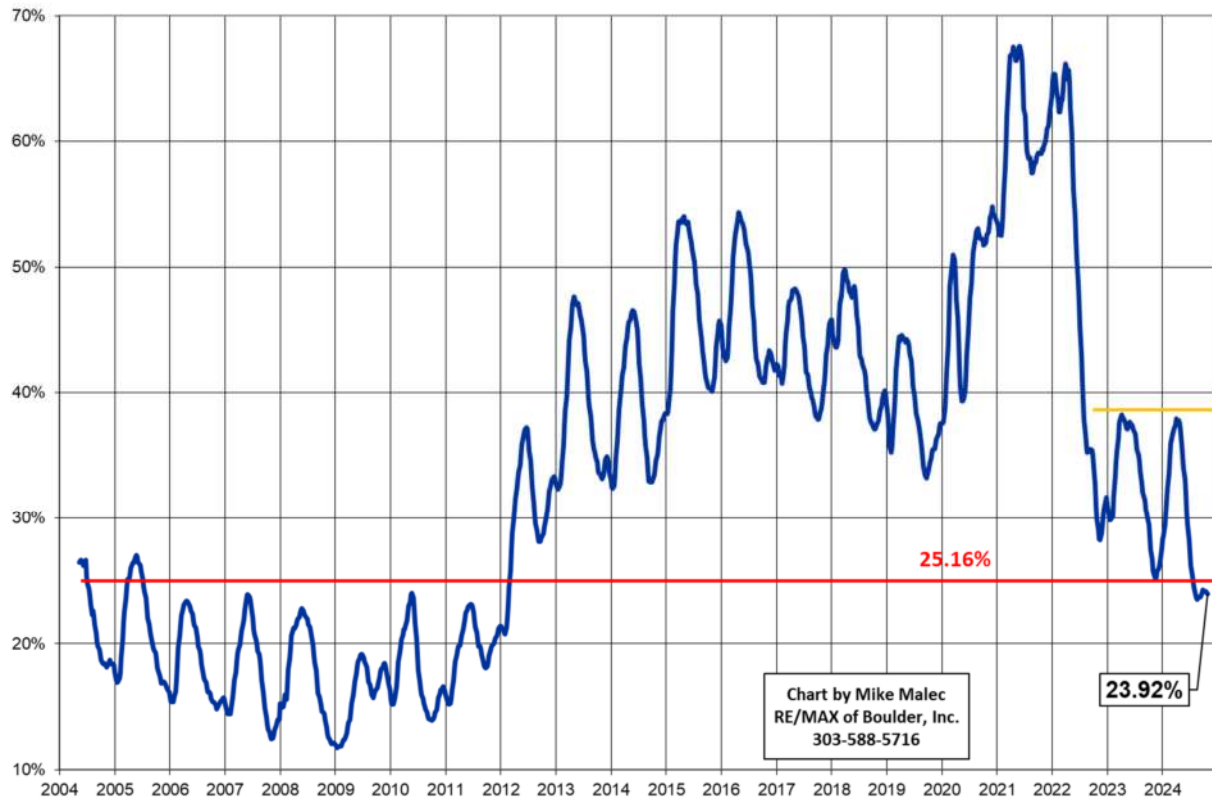
have applied for permits, meaning 77% of the homes lost have been rebuilt or are in-process, which is amazing progress although that means there are still 252 lots/families/people in limbo.

I created another chart that plots all of the lot sales for the three different areas over time and price range to see if there are any clear patterns. As frequently happens, that effort showed me there aren't enough data points to reveal any trends. There have been some high sales, some low sales and no clear story that I can discern.



As far as the overall Boulder County market, the percentage of the Single-Family Homes under contract is below the bottom we set last year, red horizontal line in chart below, although we've bounced off that bottom and now appear to be moving sideways. Hard to tell at this point if we've hit the true seasonal bottom or not as even the non-averaged data is bouncing around without a clear direction. We may be looking at a year similar to 2016, another election year, where there was quite a bit of up and down movement at the end of the year before typical seasonal patterns reasserted themselves.

## Percent of Single Family Homes For Sale That are Under Contract in Boulder County - 6 Week Average



Hope everyone had a good Halloween!



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