



RURAL 80303

FAIRVIEW ESTATES, PAUL NOR, LONGS VIEW, GRAND VIEW ESTATES

THE MURPHY REPORT

The official publication of Michelle Murphy Real Estate
MAY 2025



Michelle's Spring Market Update:
What You Need to Know Now



Mortgage Insights & Top Strategies
to Win in this Market



Love Where You Live: Spring Events

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Inside the Spring Market: Michelle's Insights



"The broader Boulder market remains strong, suggesting potential for stabilization in shifting neighborhoods like 80303."

As we progress through 2025, the Boulder real estate market exhibits a mix of trends, with notable variations between the citywide data and the specific 80303 zip code. As of April 2025, the median home price in Boulder is \$1.1 mill up 12% from 2024 and the median home price in Boulder County is \$755K, down 1.1% from last year.

Homes are typically pending around 64 days in Boulder and 76 days in Boulder County, indicating a relatively balanced market.

The 80303 area is currently a buyer's market, with declining prices and increased inventory - 80303 average home price is down .9% from last year

but the number of homes sold has increased by 23.4%, year over year. Still, the broader Boulder market remains strong, suggesting potential for stabilization in 80303.

Factors such as interest rate trends, tariffs and other economic conditions will influence the market's trajectory. These figures underscore the importance of localized market analysis and diving into hyper local data for clients. For potential buyers, this could present opportunities to enter the market at more favorable price points. Sellers, on the other hand, may need to adjust expectations and strategies to align with current market conditions.



Neighbor Spotlight: Meet Luke & Anna

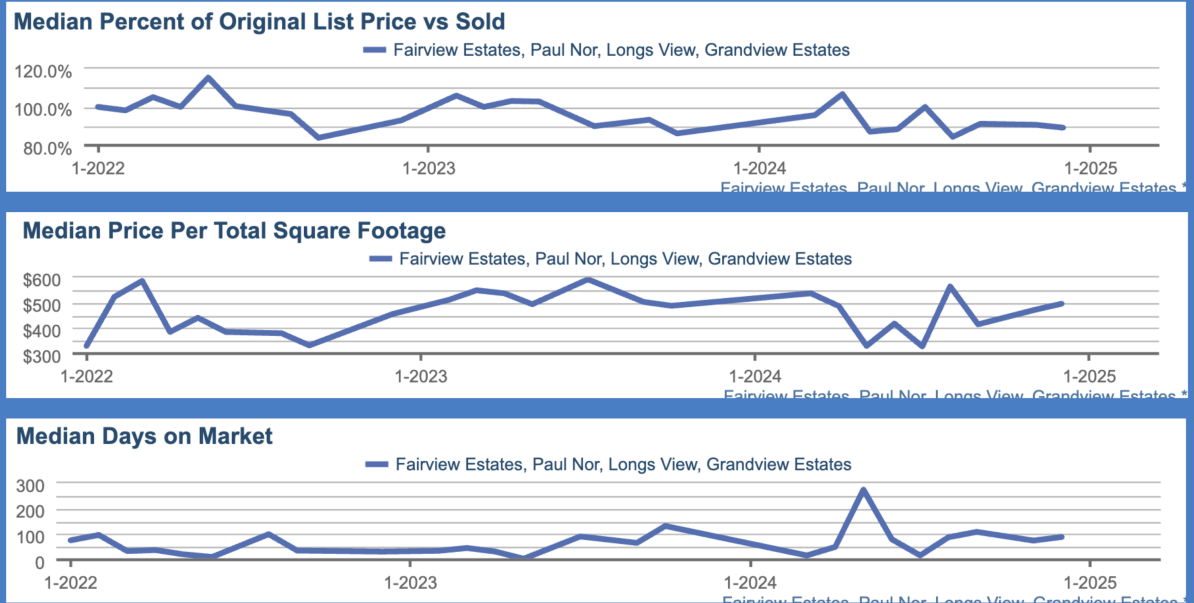
Luke and Anna met in 2020 just before the pandemic and have been adventuring together ever since. They married in 2023 and are now excitedly preparing for the arrival of their first child—all while renovating their fixer-upper home!

Originally from the Bay Area, the couple moved to North Boulder in 2022 before settling into Fairview Estates. Though unfamiliar with the area at first, they were drawn in by the spacious homes, quiet streets, and strong sense of community.

One of their favorite things about their property is the towering cottonwood tree in the backyard—a peaceful retreat that attracts birds and provides morning shade for coffee and conversation. They love that many neighbors have lived here for decades and that kids can ride bikes freely down the road.

You might spot them hiking nearby open spaces or grabbing a coffee at Moxie in Louisville. They are excited to continue discovering what makes this neighborhood special. When asked about their dream dinner party in their new home? A recreation of their wedding reception—filled with loved ones, old and new, celebrating life together once again. Welcome to neighborhood Anna and Luke!

Here's a quick look at the key numbers shaping Fairview Estates, Paul Nor, Longs View, and Grandview Estates heading into Summer 2025."



A Financial Perspective from Mike Roth, Elevations CU

As we head into the busy season of 2025, the housing market is facing a unique set of opportunities and challenges, largely shaped by the direction of mortgage rates. After 3+ years, the Federal Reserve has kept rates elevated in order to tamp down rising inflation. Although inflation has been on the decline in recent months, the concern over tariffs has rattled the markets. In the month of April, the 10 Year-Treasury went as low as 4.01 on April 4th, to 4.48 on April 11th. This 50 basis point swing was one of the most volatile weeks for mortgage rates since the onset of Covid in 2020.

The Federal Reserve has a dual mandate. They want inflation to remain at 2% or lower, and they want maximum employment. We may see these two mandates come into conflict with one another, should inflation tick up while the labor market softens. Were that to happen, the Fed's will likely be forced to make cuts despite rising costs. There is one fundamental fact that remains all along the Front Range- there are more people who want to own a home than there are homes to buy. That problem isn't going away any time soon and should rates take a step down, we will see the markets heavily favoring sellers.

In fact, many buyers have become used to the idea of elevated rates and the activity is heating up. For well-priced homes, we're already seeing fierce competition. People always ask if it's a good time to buy and the answer is, yes. If the house checks off the boxes and the payment is doable, buying now makes sense. Should rates fall below 6%, people who buy now will be refinancing while those who waited will find themselves in the inevitable bidding wars to follow.

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Neighborhood Market Activity Snapshot

Status	Property Address	Style/Levels	Acre	Above Grnd Sq Ft	Fin. Sq Ft	Total Sq Ft	BD	BA	Gar	Year Built	List Price	DOM	Closed - With/Exp Date	Sold Price	List-Closed Price Difference	Price per TSF
Closed	7487 Goodhue Blvd	1 Story/ranch	0.91	3,080	3,080	3,080	3	3	2	1970	\$1,600,000	127	11/1/24	\$1,580,000	(\$20,000)	\$513
Closed	135 N 76th St	3 Story	2.14	1,806	3,201	3,201	4	2	2	1963	\$1,399,000	48	11/4/24	\$1,374,000	(\$25,000)	\$429
Closed	7700 O Connor Rd	1 Story/ranch	0.73	3,325	3,325	3,325	4	3	2	1977	\$1,699,000	185	12/16/24	\$1,650,000	(\$49,000)	\$496
Closed	19 Ridge Rd	1 Story/ranch	0.94	4,779	4,779	4,981	4	4	2	1973	\$1,980,000	17	12/18/24	\$1,890,000	(\$90,000)	\$379
Closed	7621 Arlington Dr	1 Story/ranch	0.62	1,870	1,870	1,870	3	2	2	1969	\$1,295,000	107	12/20/24	\$1,150,000	(\$145,000)	\$615
Closed	7638 Brockway Dr		0.91	1,236	2,397	2,397	3	3	2		\$865,000		4/4/25	\$865,000	\$0	\$361
Closed	635 Ord Dr	1 Story/ranch	2.02	2,161	3,802	4,193	4	3	3	1966	\$2,350,000	60	3/12/24	\$2,250,000	(\$100,000)	\$537
Closed	7845 Baseline Rd	2 Story	0.63	3,285	3,285	3,285	3	4	3	1978	\$1,500,000	55	4/4/24	\$1,600,000	\$100,000	\$487
Closed	30 Ridge Rd	2 Story	1.49	3,895	5,581	5,581	4	5	3	1984	\$1,889,500	135	5/31/24	\$1,748,971	(\$140,529)	\$313
Closed	7714 Baseline Rd	1 Story/ranch	1.01	2,034	2,034	2,034	3	2	4	1959	\$1,150,000	138	6/10/24	\$1,027,000	(\$123,000)	\$505
Closed	985 Saratoga Ct	1 Story/ranch	0.73	2,422	4,214	4,214	3	4	2	1977	\$1,575,000	47	6/12/24	\$1,394,351	(\$180,649)	\$331
Closed	7380 Crannell Dr	1 Story/ranch	0.92	1,358	1,358	2,438	3	1	4	1963	\$800,000	37	7/31/24	\$800,000	\$0	\$328
Closed	740 Rockway Pl	1 Story/ranch	0.99	1,631	1,631	1,631	4	2	2	1968	\$999,900	87	8/29/24	\$920,000	(\$79,900)	\$564
Closed	545 Theresa Dr	2 Story	1.01	3,358	4,610	4,610	5	4	3	1959	\$1,980,000	150	9/27/24	\$1,915,000	(\$65,000)	\$415
For Sale	8001 Fairview Rd	2 Story	3.58	7,115	10,189	10,457	6	10	5	2001	\$6,990,000	220				\$668
For Sale	303 Sky Lark Way	2 Story	1.63	4,248	4,248	4,248	4	5	2	1961	\$3,200,000	46				\$753
For Sale	182 Ridge Rd	1 Story/ranch	1.25	3,900	4,764	4,764	3	5	2	1961	\$2,989,000	10				\$627
AVERAGES			1.27	3,030	3,786	3,901	4	4	3	1855	\$2,015,376	86		\$1,440,309	(\$65,577)	\$490

Here are a few of the events I'm especially excited about in May and June – perfect for making new memories, meeting neighbors, and soaking up our beautiful community.

Boulder

Boulder Creek Festival
May 24–26

BOLDERBoulder 10K Race
May 26

Cultural Caravan June Festival
June 5–15

Boulder Jewish Festival
June 8

Bands on the Bricks
Wednesdays, June 11–July 30

Louisville

Bloomin' Seniors Annual Plant Sale
May 17

First Friday Art Walk
May 2 June

Taste of Louisville
June 6–7

Annual Summertime Picnic
June 12

Louisville Street Faire
Fridays, June 13, 20, 27

Boulder Farmer's Market

Saturday 8am-2pm
Wednesday 3:30-7:30pm

Louisville Farmer's Market

Saturday 9am-1pm
starts May 10



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