



Q1 2025

COLORADO FRONT RANGE MARKET REPORT

COMPASS



DENVER



ALL RESIDENTIAL

JANUARY

	2025	2024	YOY
ACTIVE	4935	7541	↑52.81%
SOLD	2031	2,294	↑12.95%
AVERAGE SOLD PRICE	\$652,163	\$675,152	↑3.53%
DAYS ON MARKET	48	59	↑22.92%

FEBRUARY

ACTIVE	8357	5419	↑54.22%
SOLD	2703	2870	↓-5.82%
AVERAGE SOLD PRICE	\$695,944	\$672,826	↑3.44%
DAYS ON MARKET	55	46	↑19.57%

MARCH

ACTIVE	9,634	5537	↑73.99%
SOLD	3,567	3427	↑4.09%
AVERAGE SOLD PRICE	\$691,143	\$702,535	↓-1.62%
DAYS ON MARKET	47	38	↑23.68%

LUXURY (\$2M+)

JANUARY	2025	2024	YOY
ACTIVE	268	341	↑27.24%
SOLD	42	50	↑19.05%
AVERAGE SOLD PRICE	\$2,707,332	\$3,254,032	↑20.19%
DAYS ON MARKET	80	78	↓-2.50%
FEBRUARY			
ACTIVE	395	328	↑20.43%
SOLD	71	58	↑22.41%
AVERAGE SOLD PRICE	\$2,929,059	\$2,968,644	↓-1.33%
DAYS ON MARKET	61	80	↓-23.75%
MARCH			
ACTIVE	425	365	↑16.44%
SOLD	82	71	↑15.49%
AVERAGE SOLD PRICE	\$2,681,754	\$2,907,646	↓-7.77%
DAYS ON MARKET	53	77	↓-31.17%

ULTRA-LUXURY (\$4M+)

JANUARY	2025	2024	YOY
ACTIVE	65	55	↑18.18%
SOLD	6	2	↑200.00%
AVERAGE SOLD PRICE	\$6,320,000	\$4,000,000	↑58.00%
DAYS ON MARKET	68	8	↑750.00%
FEBRUARY			
ACTIVE	86	69	↑24.64%
SOLD	10	10	- 0.00%
AVERAGE SOLD PRICE	\$5,311,500	\$4,876,490	↑8.92%
DAYS ON MARKET	57	73	↓-21.92%
MARCH			
ACTIVE	89	80	↑11.25%
SOLD	2	9	↓-77.78%
AVERAGE SOLD PRICE	\$4,212,500	\$4,878,334	↓-13.65%
DAYS ON MARKET	74	145	↓-48.97%

BOULDER



ALL RESIDENTIAL

JANUARY

	2025	2024	YOY
ACTIVE	922	634	↑45.43%
SOLD	222	219	↑1.37%
AVERAGE SOLD PRICE	\$888,646	\$886,686	↑0.22%
DAYS ON MARKET	86	77	↑11.69%

FEBRUARY

ACTIVE	1029	714	↑44.12%
SOLD	235	312	↓-24.68%
AVERAGE SOLD PRICE	\$970,462	\$924,841	↑4.93%
DAYS ON MARKET	83	66	↑25.76%

MARCH

ACTIVE	1132	775	↑46.06%
SOLD	362	348	↑4.02%
AVERAGE SOLD PRICE	\$947,053	\$875,571	↑8.16%
DAYS ON MARKET	70	68	↑2.94%

LUXURY (\$2.5M+)

JANUARY	2025	2024	YOY
ACTIVE	128	100	↑28.00%
SOLD	7	6	↑16.67%
AVERAGE SOLD PRICE	\$3,183,114	\$3,997,500	↓-20.37%
DAYS ON MARKET	64	129	↓-50.39%
FEBRUARY			
ACTIVE	150	115	↑30.43%
SOLD	14	14	↑0.00%
AVERAGE SOLD PRICE	\$3,657,502	\$3,894,236	↓-6.08%
DAYS ON MARKET	84	104	↓-19.23%
MARCH			
ACTIVE	168	138	↑21.74%
SOLD	13	6	↑116.67%
AVERAGE SOLD PRICE	\$4,400,231	\$3,945,500	↑11.53%
DAYS ON MARKET	119	190	↓-37.37%

ULTRA-LUXURY (\$4M+)

JANUARY	2025	2024	YOY
ACTIVE	60	51	↑17.65%
SOLD	0	2	↓-100.00%
AVERAGE SOLD PRICE	-	\$5,650,000	↑-
DAYS ON MARKET	-	67	↑-
FEBRUARY			
ACTIVE	60	51	↑17.65%
SOLD	4	4	↑0.00%
AVERAGE SOLD PRICE	\$4,740,250	\$6,044,825	↓-21.58%
DAYS ON MARKET	169	103	↑64.08%
MARCH			
ACTIVE	62	61	↑1.64%
SOLD	7	2	↑250.00%
AVERAGE SOLD PRICE	\$5,465,000	\$5,427,500	↑0.69%
DAYS ON MARKET	109	40	↑172.50%

Data sourced from InfoSparks Market IRES MLS - Both property types: ATD dwelling & RES detached.
YOY% change is from 2024 to 2025. Days on Market - Average number of days between when a property is listed and when an offer is accepted in a given month.

ABOUT COMPASS

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