



Q2 2024

COLORADO FRONT RANGE MARKET REPORT

COMPASS



DENVER



ALL RESIDENTIAL

APRIL	2024	2023	YOY
ACTIVE	6943	4826	↑43.87%
SOLD	3729	3697	↑0.87%
AVERAGE SOLD PRICE	\$726,282	\$675,286	↑7.55%
DAYS ON MARKET	29	27	↑7.41%
MAY			
ACTIVE	8876	5270	↑68.43%
SOLD	4155	4167	↓0.29%
AVERAGE SOLD PRICE	\$713,670	\$692,038	↑3.13%
DAYS ON MARKET	26	21	↑23.81%
JUNE			
ACTIVE	9505	6111	↑55.54%
SOLD	3633	4159	↓12.65%
AVERAGE SOLD PRICE	\$714,347	\$708,388	↑0.84%
DAYS ON MARKET	27	22	↑22.73%

LUXURY (\$2M+)

APRIL	2024	2023	YOY
ACTIVE	391	290	↑34.83%
SOLD	104	69	↑50.72%
AVERAGE SOLD PRICE	\$3,054,663	\$2,986,757	↑2.27%
DAYS ON MARKET	33	51	↓35.29%

MAY			
ACTIVE	461	313	↑47.28%
SOLD	97	89	↑8.99%
AVERAGE SOLD PRICE	\$2,909,740	\$2,903,873	↑0.20%
DAYS ON MARKET	52	33	↑57.58%

JUNE			
ACTIVE	499	326	↑53.07%
SOLD	81	97	↓16.49%
AVERAGE SOLD PRICE	\$2,955,292	\$3,213,200	↓8.03%
DAYS ON MARKET	45	45	- 0.00%

ULTRA-LUXURY (\$4M+)

APRIL	2024	2023	YOY
ACTIVE	79	62	↑27.42%
SOLD	16	10	↑60.00%
AVERAGE SOLD PRICE	\$4,908,438	\$5,520,000	↓11.08%
DAYS ON MARKET	20	65	↓69.23%

MAY			
ACTIVE	96	67	↑43.28%
SOLD	14	8	↑75.00%
AVERAGE SOLD PRICE	\$4,800,011	\$4,913,750	↓2.31%
DAYS ON MARKET	104	8	↑1200.00%

JUNE			
ACTIVE	100	63	↑58.73%
SOLD	10	16	↓37.50%
AVERAGE SOLD PRICE	\$5,385,205	\$6,347,357	↓15.16%
DAYS ON MARKET	43	28	↑53.57%

BOULDER



ALL RESIDENTIAL

APRIL

	2024	2023	YOY
ACTIVE	958	721	↑32.87%
SOLD	422	334	↑26.35%
AVERAGE SOLD PRICE	\$950,615	\$941,053	↑1.02%
DAYS ON MARKET	63	51	↑23.53%

MAY

ACTIVE	1142	797	↑43.29%
SOLD	468	415	↑12.77%
AVERAGE SOLD PRICE	\$960,643	\$925,995	↑3.74%
DAYS ON MARKET	51	45	↑13.33%

JUNE

ACTIVE	1261	898	↑40.42%
SOLD	368	409	↓10.02%
AVERAGE SOLD PRICE	\$915,998	\$1,005,068	↓8.86%
DAYS ON MARKET	49	47	↑4.26%

LUXURY (\$2.5M+)

APRIL	2024	2023	YOY
ACTIVE	165	128	↑28.91%
SOLD	11	13	↓15.38%
AVERAGE SOLD PRICE	\$3,253,291	\$3,715,000	↓12.43%
DAYS ON MARKET	93	96	↓3.13%
MAY			
ACTIVE	188	148	↑27.03%
SOLD	15	15	- 0.00%
AVERAGE SOLD PRICE	\$3,424,629	\$3,932,533	↓12.92%
DAYS ON MARKET	91	95	↓4.21%
JUNE			
ACTIVE	190	146	↑30.14%
SOLD	10	24	↓58.33%
AVERAGE SOLD PRICE	\$3,207,081	\$3,917,504	↓18.13%
DAYS ON MARKET	84	95	↓11.58%

ULTRA-LUXURY (\$4M+)

APRIL	2024	2023	YOY
ACTIVE	72	49	↑46.94%
SOLD	2	3	↓33.33%
AVERAGE SOLD PRICE	\$4,210,000	\$5,150,000	↓18.25%
DAYS ON MARKET	164	101	↑62.38%
MAY			
ACTIVE	83	46	↑80.43%
SOLD	4	4	- 0.00%
AVERAGE SOLD PRICE	\$4,407,500	\$6,737,500	↓34.58%
DAYS ON MARKET	64	75	↓14.67%
JUNE			
ACTIVE	81	49	↑65.31%
SOLD	0	7	↓100.00%
AVERAGE SOLD PRICE	-	\$5,865,714	-
DAYS ON MARKET	-	117	-

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