



Q3 2024

COLORADO FRONT RANGE MARKET REPORT

COMPASS



DENVER



ALL RESIDENTIAL

	2024	2023	YOY
JULY			
ACTIVE	9713	4097	↑137.00%
SOLD	3637	3588	↑1.37%
AVERAGE SOLD PRICE	\$700,336	\$689,154	↑1.62%
DAYS ON MARKET	29	23	↑26.09%
AUGUST			
ACTIVE	9871	4097	↑140.93%
SOLD	3523	3708	↓4.99%
AVERAGE SOLD PRICE	\$704,215	\$686,121	↑2.64%
DAYS ON MARKET	37	25	↑48.00%
SEPTEMBER			
ACTIVE	10805	7472	↑44.61%
SOLD	3231	3121	↑3.52%
AVERAGE SOLD PRICE	\$670,827	\$684,507	↓2.00%
DAYS ON MARKET	39	29	↑34.48%

LUXURY (\$2M+)

JULY	2024	2023	YOY
ACTIVE	480	360	↑33.33%
SOLD	74	82	↓9.76%
AVERAGE SOLD PRICE	\$3,111,220	\$2,858,315	↑8.85%
DAYS ON MARKET	49	39	↑25.64%
AUGUST			
ACTIVE	471	383	↑22.98%
SOLD	72	84	↓14.29%
AVERAGE SOLD PRICE	\$3,452,949	\$3,139,214	↑9.99%
DAYS ON MARKET	59	28	↑110.71%
SEPTEMBER			
ACTIVE	509	398	↑27.89%
SOLD	55	76	↓27.63%
AVERAGE SOLD PRICE	\$3,065,146	\$2,956,661	↑3.67%
DAYS ON MARKET	96	47	↑104.26%

ULTRA-LUXURY (\$4M+)

JULY	2024	2023	YOY
ACTIVE	89	68	↑30.88%
SOLD	13	8	↑62.50%
AVERAGE SOLD PRICE	\$5,608,846	\$5,091,500	↑10.16%
DAYS ON MARKET	19	70	↓72.86%
AUGUST			
ACTIVE	90	72	↑25.00%
SOLD	18	13	↑38.46%
AVERAGE SOLD PRICE	\$6,159,556	\$5,501,923	↑11.95%
DAYS ON MARKET	38	27	↑40.74%
SEPTEMBER			
ACTIVE	103	90	↑14.44%
SOLD	10	10	- 0.00%
AVERAGE SOLD PRICE	\$5,213,000	\$5,555,500	↓6.17%
DAYS ON MARKET	111	64	↑73.44%

BOULDER



ALL RESIDENTIAL

	2024	2023	YOY
JULY			
ACTIVE	1292	909	↑42.13%
SOLD	362	395	↓8.35%
AVERAGE SOLD PRICE	\$1,000,928	\$943,131	↑6.13%
DAYS ON MARKET	50	50	- 0.00%
AUGUST			
ACTIVE	1339	930	↑43.98%
SOLD	356	377	↓5.57%
AVERAGE SOLD PRICE	\$932,025	\$910,682	↑2.34%
DAYS ON MARKET	64	49	↑30.61%
SEPTEMBER			
ACTIVE	1329	1024	↑29.79%
SOLD	318	321	↓0.93%
AVERAGE SOLD PRICE	\$855,145	\$890,867	↓4.01%
DAYS ON MARKET	68	54	↑25.93%

LUXURY (\$2.5M+)

JULY	2024	2023	YOY
ACTIVE	184	149	↑23.49%
SOLD	17	12	↑41.67%
AVERAGE SOLD PRICE	\$3,917,647	\$3,437,083	↑13.98%
DAYS ON MARKET	106	87	↑21.84%
AUGUST			
ACTIVE	178	144	↑23.61%
SOLD	17	6	↑183.33%
AVERAGE SOLD PRICE	\$3,750,518	\$5,975,000	↓37.23%
DAYS ON MARKET	89	66	↑34.85%
SEPTEMBER			
ACTIVE	171	157	↑8.92%
SOLD	9	6	↑50.00%
AVERAGE SOLD PRICE	\$3,593,556	\$3,498,750	↑2.71%
DAYS ON MARKET	54	47	↑14.89%

ULTRA-LUXURY (\$4M+)

JULY	2024	2023	YOY
ACTIVE	82	54	↑51.85%
SOLD	4	2	↑100.00%
AVERAGE SOLD PRICE	\$6,550,000	\$4,875,000	↑34.36%
DAYS ON MARKET	55	100	↓45.00%
AUGUST			
ACTIVE	79	60	↑31.67%
SOLD	5	2	↑150.00%
AVERAGE SOLD PRICE	\$5,340,000	\$11,000,000	↓51.45%
DAYS ON MARKET	145	5	↑2800.00%
SEPTEMBER			
ACTIVE	82	73	↑12.33%
SOLD	2	1	↑100.00%
AVERAGE SOLD PRICE	\$4,438,500	\$6,000,000	↓26.03%
DAYS ON MARKET	19	18	↑5.56%

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