



Q3 2025

COLORADO FRONT RANGE MARKET REPORT

COMPASS



DENVER



ALL RESIDENTIAL

JULY

	2025	2024	YOY
ACTIVE	13,434	9,713	↑38.31%
SOLD	3,701	3,637	↑1.76%
AVERAGE SOLD PRICE	\$693,639	\$700,336	↓0.96%
DAYS ON MARKET	40	29	↑37.93%

AUGUST

ACTIVE	12,572	9,871	↑27.36%
SOLD	3,488	3,523	↓0.99%
AVERAGE SOLD PRICE	\$707,178	\$704,215	↑0.42%
DAYS ON MARKET	47	37	↑27.03%

SEPTEMBER

ACTIVE	12,716	10,805	↑17.69%
SOLD	3,444	3,231	↑6.59%
AVERAGE SOLD PRICE	\$683,299	\$670,827	↑1.86%
DAYS ON MARKET	51	39	↑30.77%

LUXURY (\$2M+)

JULY	2025	2024	YOY
ACTIVE	559	480	↑16.46%
SOLD	74	74	0.00%
AVERAGE SOLD PRICE	\$2,877,287	\$3,111,220	↓7.52%
DAYS ON MARKET	59	49	↑20.41%
AUGUST			
ACTIVE	525	471	↑11.46%
SOLD	82	72	↑13.89%
AVERAGE SOLD PRICE	\$3,157,320	\$3,452,949	↓8.56%
DAYS ON MARKET	57	59	↓3.39%
SEPTEMBER			
ACTIVE	522	509	↑2.55%
SOLD	82	55	↑49.09%
AVERAGE SOLD PRICE	\$2,992,680	\$3,065,146	↓2.36%
DAYS ON MARKET	81	96	↓15.63%

ULTRA-LUXURY (\$4M+)

JULY	2025	2024	YOY
ACTIVE	130	89	↑46.07%
SOLD	12	13	↓7.69%
AVERAGE SOLD PRICE	\$4,760,000	\$5,608,846	↓15.13%
DAYS ON MARKET	60	19	↑215.79%
AUGUST			
ACTIVE	133	90	↑47.78%
SOLD	12	18	↓33.33%
AVERAGE SOLD PRICE	\$5,909,488	\$6,159,556	↓4.06%
DAYS ON MARKET	43	38	↑13.16%
SEPTEMBER			
ACTIVE	130	103	↑26.21%
SOLD	12	10	↑20.00%
AVERAGE SOLD PRICE	\$5,585,111	\$5,213,000	↑7.14%
DAYS ON MARKET	36	111	↓67.57%

BOULDER



ALL RESIDENTIAL

JULY

	2025	2024	YOY
ACTIVE	1,584	1,278	↑23.94%
SOLD	379	363	↑4.41%
AVERAGE SOLD PRICE	\$917,485	\$999,658	↓8.22%
DAYS ON MARKET	64	51	↑25.49%

AUGUST

ACTIVE	1,528	1,318	↑15.93%
SOLD	391	357	↑9.52%
AVERAGE SOLD PRICE	\$930,455	\$930,505	↓0.01%
DAYS ON MARKET	64	63	↑1.59%

SEPTEMBER

ACTIVE	1,497	1,313	↑14.01%
SOLD	353	318	↑11.01%
AVERAGE SOLD PRICE	\$885,362	\$855,145	↑3.53%
DAYS ON MARKET	68	67	↑1.49%

LUXURY (\$2.5M+)

JULY	2025	2024	YOY
ACTIVE	203	180	↑12.78%
SOLD	10	17	↓41.18%
AVERAGE SOLD PRICE	\$3,528,700	\$3,917,647	↓9.93%
DAYS ON MARKET	52	109	↓52.29%
AUGUST			
ACTIVE	197	172	↑14.53%
SOLD	13	17	↓23.53%
AVERAGE SOLD PRICE	\$3,400,788	\$3,750,518	↓9.32%
DAYS ON MARKET	83	86	↓3.49%
SEPTEMBER			
ACTIVE	209	165	↑26.67%
SOLD	11	9	↑22.22%
AVERAGE SOLD PRICE	\$3,274,400	\$3,593,556	↓8.88%
DAYS ON MARKET	122	54	↑125.93%

ULTRA-LUXURY (\$4M+)

JULY	2025	2024	YOY
ACTIVE	83	81	↑2.47%
SOLD	3	4	↓25.00%
AVERAGE SOLD PRICE	\$5,050,000	\$6,550,000	↓22.90%
DAYS ON MARKET	54	61	↓11.48%
AUGUST			
ACTIVE	82	78	↑5.13%
SOLD	3	5	↓40.00%
AVERAGE SOLD PRICE	\$4,379,000	\$5,340,000	↓18.00%
DAYS ON MARKET	64	145	↓55.86%
SEPTEMBER			
ACTIVE	87	80	↑8.75%
SOLD	2	2	0.00%
AVERAGE SOLD PRICE	\$5,050,000	\$4,438,500	↑13.78%
DAYS ON MARKET	211	19	↑1,010.53%

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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