



Q4 2024

COLORADO FRONT RANGE MARKET REPORT

COMPASS



A LETTER TO OUR CLIENTS

The Denver Front Range ended the year with modest home appreciation (average sales price), and an increase in the number of sold transactions, along with the number of new listings on the market also increasing in the last half of the fourth quarter. The rise in new listings and the number of closed transactions increasing in Q4, is an indicator that our 2025 spring market sales may be more active than originally anticipated.

As we watch the spring market unfold, now is a great time to reach out to your Compass agent to discuss that overall market and the unique advantages of working with us. With our 3 Phased Marketing Strategy, we offer Sellers a unique advantage and choices in how to best market their property to meet their goals. Buyers also have an opportunity to see new listings first with their Compass agent before they hit the open market through our Private Exclusive offering.

Please reach out to discuss your real estate goals, and learn more specifics about how the market is performing. We are here to help you find your place in the world through homeownership.

HEATHER J. BUSTOS

Regional Vice President | Colorado + Southwest

DENVER



ALL RESIDENTIAL

OCTOBER

| | 2024 | 2023 | YOY |
|--------------------|-----------|-----------|---------|
| ACTIVE | 10578 | 7377 | ↑43.39% |
| SOLD | 3439 | 2897 | ↑18.71% |
| AVERAGE SOLD PRICE | \$699,630 | \$678,147 | ↑3.17% |
| DAYS ON MARKET | 43 | 31 | ↑38.71% |

NOVEMBER

| | | | |
|--------------------|-----------|-----------|---------|
| ACTIVE | 8978 | 6578 | ↑36.49% |
| SOLD | 3004 | 2614 | ↑14.92% |
| AVERAGE SOLD PRICE | \$687,163 | \$656,306 | ↑4.70% |
| DAYS ON MARKET | 45 | 37 | ↑21.62% |

DECEMBER

| | | | |
|--------------------|-----------|-----------|---------|
| ACTIVE | 6964 | 5110 | ↑36.28% |
| SOLD | 3117 | 2548 | ↑22.33% |
| AVERAGE SOLD PRICE | \$677,360 | \$653,033 | ↑3.73% |
| DAYS ON MARKET | 56 | 45 | ↑24.44% |

LUXURY (\$2M+)

| OCTOBER | 2024 | 2023 | YOY |
|--------------------|-------------|-------------|---------|
| ACTIVE | 489 | 408 | ↑19.85% |
| SOLD | 80 | 63 | ↑26.98% |
| AVERAGE SOLD PRICE | \$2,985,105 | \$3,021,712 | ↓1.21% |
| DAYS ON MARKET | 74 | 54 | ↑37.04% |
| | | | |
| NOVEMBER | | | |
| ACTIVE | 398 | 346 | ↑15.03% |
| SOLD | 60 | 44 | ↑36.36% |
| AVERAGE SOLD PRICE | \$2,989,382 | \$3,049,675 | ↓1.98% |
| DAYS ON MARKET | 55 | 54 | ↑1.85% |
| | | | |
| DECEMBER | | | |
| ACTIVE | 296 | 256 | ↑15.63% |
| SOLD | 74 | 39 | ↑89.74% |
| AVERAGE SOLD PRICE | \$2,815,177 | \$3,556,376 | ↓20.84% |
| DAYS ON MARKET | 97 | 73 | ↑32.88% |

ULTRA-LUXURY (\$4M+)

| OCTOBER | 2024 | 2023 | YOY |
|--------------------|-------------|-------------|----------|
| ACTIVE | 93 | 91 | ↑2.20% |
| SOLD | 10 | 9 | ↑11.11% |
| AVERAGE SOLD PRICE | \$5,663,250 | \$6,062,856 | ↓6.59% |
| DAYS ON MARKET | 72 | 36 | ↑100.00% |
| | | | |
| NOVEMBER | | | |
| ACTIVE | 82 | 70 | ↑17.14% |
| SOLD | 7 | 7 | - 0.00% |
| AVERAGE SOLD PRICE | \$5,802,857 | \$5,514,167 | ↑5.24% |
| DAYS ON MARKET | 37 | 34 | ↑8.82% |
| | | | |
| DECEMBER | | | |
| ACTIVE | 65 | 61 | ↑6.56% |
| SOLD | 5 | 10 | ↓50.00% |
| AVERAGE SOLD PRICE | \$5,619,014 | \$6,751,598 | ↓16.78% |
| DAYS ON MARKET | 21 | 35 | ↓40.00% |

BOULDER



ALL RESIDENTIAL

OCTOBER

| | 2024 | 2023 | YOY |
|--------------------|-----------|-----------|---------|
| ACTIVE | 1294 | 964 | ↑36.21% |
| SOLD | 367 | 321 | ↑14.69% |
| AVERAGE SOLD PRICE | \$927,493 | \$958,622 | ↓3.64% |
| DAYS ON MARKET | 65 | 59 | ↑12.07% |

NOVEMBER

| | | | |
|--------------------|-------------|-----------|---------|
| ACTIVE | 1066 | 848 | ↑28.13% |
| SOLD | 291 | 276 | ↑5.82% |
| AVERAGE SOLD PRICE | \$1,000,061 | \$971,640 | ↑2.88% |
| DAYS ON MARKET | 70 | 70 | ↑1.45% |

DECEMBER

| | | | |
|--------------------|-----------|-----------|---------|
| ACTIVE | 793 | 628 | ↑31.07% |
| SOLD | 331 | 279 | ↑18.64% |
| AVERAGE SOLD PRICE | \$886,339 | \$804,172 | ↑8.22% |
| DAYS ON MARKET | 81 | 84 | ↓3.57% |

LUXURY (\$2.5M+)

| OCTOBER | 2024 | 2023 | YOY |
|--------------------|-------------|-------------|---------|
| ACTIVE | 154 | 143 | ↑6.94% |
| SOLD | 10 | 9 | ↑11.11% |
| AVERAGE SOLD PRICE | \$4,273,380 | \$4,088,222 | ↑4.53% |
| DAYS ON MARKET | 94 | 86 | ↑9.30% |
| | | | |
| NOVEMBER | | | |
| ACTIVE | 133 | 124 | ↑6.40% |
| SOLD | 14 | 16 | ↓12.50% |
| AVERAGE SOLD PRICE | \$4,738,036 | \$3,965,220 | ↑19.49% |
| DAYS ON MARKET | 156 | 118 | ↑32.20% |
| | | | |
| DECEMBER | | | |
| ACTIVE | 96 | 98 | ↓1.03% |
| SOLD | 5 | 5 | - 0.00% |
| AVERAGE SOLD PRICE | \$3,245,000 | \$3,077,760 | ↑5.43% |
| DAYS ON MARKET | 95 | 112 | ↓10.38% |

ULTRA-LUXURY (\$4M+)

| OCTOBER | 2024 | 2023 | YOY |
|--------------------|-------------|-------------|----------|
| ACTIVE | 71 | 71 | ↓1.39% |
| SOLD | 4 | 3 | ↑33.33% |
| AVERAGE SOLD PRICE | \$6,374,700 | \$5,689,667 | ↑12.04% |
| DAYS ON MARKET | 109 | 63 | ↑73.02% |
| | | | |
| NOVEMBER | | | |
| ACTIVE | 62 | 63 | ↓1.59% |
| SOLD | 7 | 5 | ↑40.00% |
| AVERAGE SOLD PRICE | \$6,514,643 | \$5,684,705 | ↑14.60% |
| DAYS ON MARKET | 189 | 47 | ↑302.13% |
| | | | |
| DECEMBER | | | |
| ACTIVE | 46 | 50 | ↓4.17% |
| SOLD | 2 | 1 | ↑100.00% |
| AVERAGE SOLD PRICE | \$4,000,000 | \$4,375,000 | ↓8.57% |
| DAYS ON MARKET | 110 | 120 | ↓8.33% |

ABOUT COMPASS

Now, more than ever, the expertise of a real estate professional matters when buying or selling a home. Compass is a real estate technology company that supports the entire home buying and selling process. We deliver an incomparable experience to both agents and their clients all in service of our mission to help everyone find their place in the world. Whether you have a specific goal in mind or simply want more information, contact me today to set up an appointment.



Leslie Hazan

Broker Assoc.
M: 720.530.3371
leslie.hazan@compass.com

