



Q4 2025

# COLORADO FRONT RANGE MARKET REPORT

COMPASS



# A LETTER TO OUR CLIENTS

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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 2026 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

# DENVER



## ALL RESIDENTIAL

	2025	2024	YOY
<b>OCTOBER</b>			
ACTIVE	12,174	10,578	↑15.09%
SOLD	3,391	3,439	↓1.40%
AVERAGE SOLD PRICE	\$718,669	\$699,630	↑2.72%
DAYS ON MARKET	50	43	↑16.28%
<b>NOVEMBER</b>			
ACTIVE	10,266	8,978	↑14.35%
SOLD	2,740	3,004	↓8.79%
AVERAGE SOLD PRICE	\$695,224	\$687,163	↑1.17%
DAYS ON MARKET	56	45	↑24.44%
<b>DECEMBER</b>			
ACTIVE	7,722	6,964	↑10.88%
SOLD	3,041	3,117	↓2.44%
AVERAGE SOLD PRICE	\$669,227	\$677,360	↓1.20%
DAYS ON MARKET	63	56	↑12.50%

## LUXURY (\$2M+)

<b>OCTOBER</b>	<b>2025</b>	<b>2024</b>	<b>YOY</b>
ACTIVE	495	489	↑1.23%
SOLD	98	80	↑22.50%
AVERAGE SOLD PRICE	\$3,119,752	\$2,985,105	↑4.51%
DAYS ON MARKET	69	74	↓6.76%
<b>NOVEMBER</b>			
ACTIVE	415	398	↑4.27%
SOLD	57	60	↓5.00%
AVERAGE SOLD PRICE	\$3,603,949	\$2,989,382	↑20.56%
DAYS ON MARKET	63	55	↑14.55%
<b>DECEMBER</b>			
ACTIVE	313	296	↑5.74%
SOLD	63	74	↓14.86%
AVERAGE SOLD PRICE	\$3,032,874	\$2,815,177	↑7.73%
DAYS ON MARKET	68	97	↓29.90%

## ULTRA-LUXURY (\$4M+)

<b>OCTOBER</b>	<b>2025</b>	<b>2024</b>	<b>YOY</b>
ACTIVE	125	93	↑34.41%
SOLD	16	10	↑60.00%
AVERAGE SOLD PRICE	\$5,512,662	\$5,663,250	↓2.66%
DAYS ON MARKET	51	72	↓29.17%
<b>NOVEMBER</b>			
ACTIVE	105	82	↑28.05%
SOLD	14	7	↑100.00%
AVERAGE SOLD PRICE	\$6,451,398	\$5,802,857	↑11.18%
DAYS ON MARKET	34	37	↓8.11%
<b>DECEMBER</b>			
ACTIVE	78	65	↑20.00%
SOLD	11	5	↑120.00%
AVERAGE SOLD PRICE	\$5,046,591	\$5,619,014	↓10.19%
DAYS ON MARKET	84	21	↑300.00%

# BOULDER



## ALL RESIDENTIAL

### OCTOBER

	2025	2024	YOY
ACTIVE	1,478	1,294	↑14.22%
SOLD	383	367	↑4.36%
AVERAGE SOLD PRICE	\$921,770	\$927,412	↓0.61%
DAYS ON MARKET	51	48	↑6.25%

### NOVEMBER

ACTIVE	1,196	1,080	↑10.74%
SOLD	264	295	↓10.51%
AVERAGE SOLD PRICE	\$1,008,172	\$1,008,263	↓0.01%
DAYS ON MARKET	67	53	↑26.42%

### DECEMBER

ACTIVE	879	824	↑6.67%
SOLD	318	331	↓3.93%
AVERAGE SOLD PRICE	\$852,690	\$862,151	↓1.10%
DAYS ON MARKET	66	65	↑1.54%

## LUXURY (\$2.5M+)

<b>OCTOBER</b>	<b>2025</b>	<b>2024</b>	<b>YOY</b>
ACTIVE	210	154	↑36.36%
SOLD	10	10	0.00%
AVERAGE SOLD PRICE	\$3,544,500	\$4,273,380	↓17.06%
DAYS ON MARKET	54	92	↓41.30%
<b>AUGUST</b>			
ACTIVE	178	134	↑32.84%
SOLD	13	15	↓13.33%
AVERAGE SOLD PRICE	\$3,857,808	\$4,632,167	↓16.72%
DAYS ON MARKET	134	145	↓7.59%
<b>SEPTEMBER</b>			
ACTIVE	124	97	↑27.84%
SOLD	10	5	↑100.00%
AVERAGE SOLD PRICE	\$3,488,970	\$3,245,000	↑7.52%
DAYS ON MARKET	100	95	↑5.26%

## ULTRA-LUXURY (\$4M+)

<b>OCTOBER</b>	<b>2025</b>	<b>2024</b>	<b>YOY</b>
ACTIVE	81	71	↑14.08%
SOLD	3	4	↓25.00%
AVERAGE SOLD PRICE	\$5,315,000	\$6,374,700	↓16.62%
DAYS ON MARKET	55	104	↓47.12%
<b>NOVEMBER</b>			
ACTIVE	76	63	↑20.63%
SOLD	6	7	↓14.29%
AVERAGE SOLD PRICE	\$5,058,333	\$6,514,643	↓22.35%
DAYS ON MARKET	179	189	↓5.29%
<b>DECEMBER</b>			
ACTIVE	52	47	↑10.64%
SOLD	1	2	↓50.00%
AVERAGE SOLD PRICE	\$8,250,000	\$4,000,000	↑106.25%
DAYS ON MARKET	1	110	↓99.09%

# 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.



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