

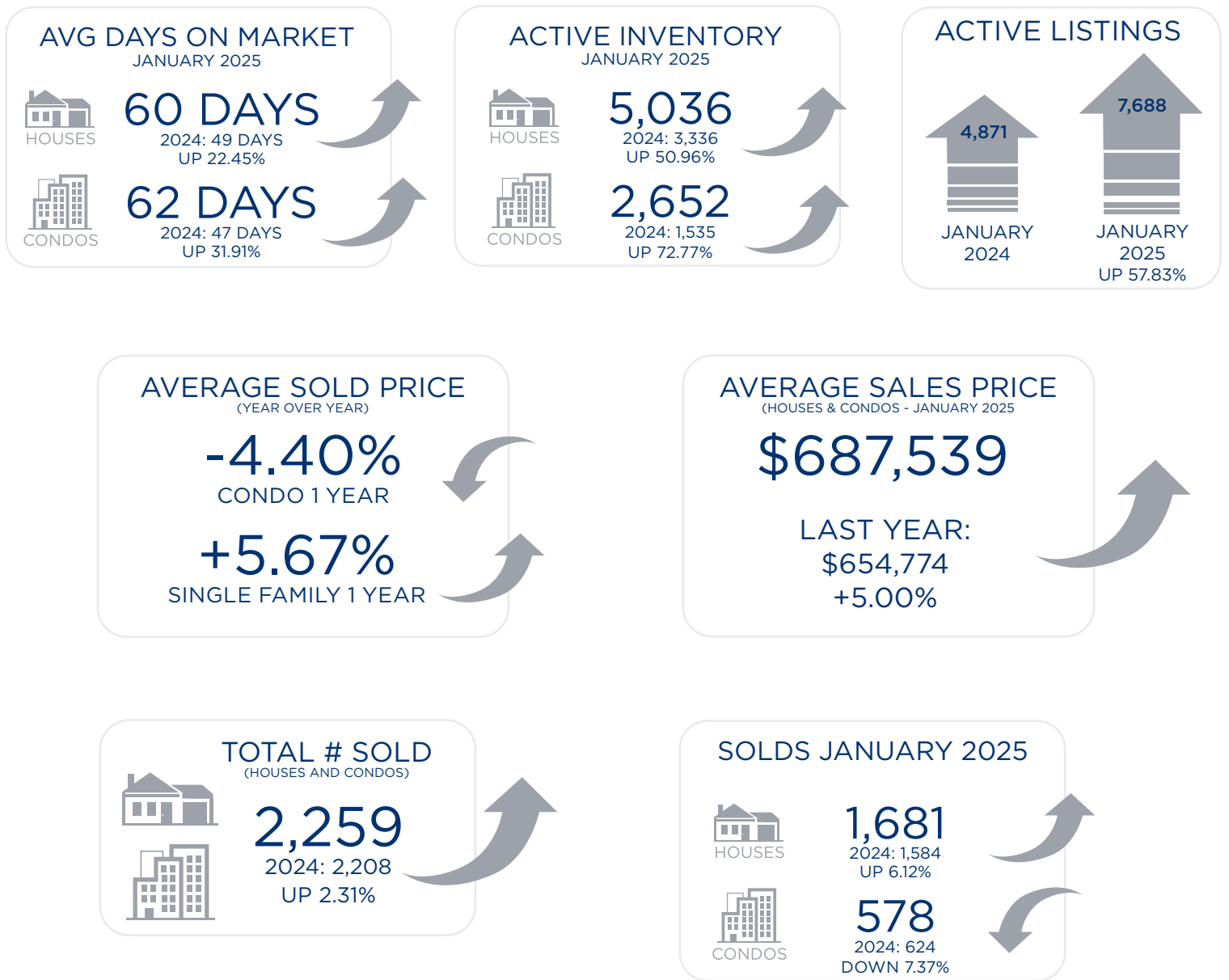


FEBRUARY 2025

The beginning of each New Year brings optimism and some anxiety for what temperature the market will be! One of our Top 10 Projections for the 2025 Market is that Sellers will be nudged back into the market and increase Inventory. We have good news, as the main highlight for January was the influx of new Inventory! The Denver Real Estate Market has started 2025 with some very positive signs even though the basic metrics are very similar to 2024. Interest rates are mostly unchanged, and possibly trending slightly lower, but the most reliable metric is always Supply and Demand! We have more good news as Supply is increasing, and demand is growing with the newest listings very active and some multiple offers! By the numbers for January, we saw Active Inventory at 7,688 which is 58% higher than January of 2024! New Listings at 4,339 which is 32% higher than last year, while Pending and Sold were about the same as last year! The biggest surprise is that the average Days on Market is now at 61 days and that is up 25% over last year, and we currently have about 14 weeks of Inventory!

REAL ESTATE MARKET UPDATE

Sellers if you are considering selling your home this year, the Prime Time of our Market has begun, and you have very favorable conditions for having a successful sale with our excellent marketing systems! Buyers, if you are planning to buy a home this year, you may have the best selection of homes for sale that we have seen for many years!



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3.5 BILLION IN SALES IN 2023



Market data for residential single family & condo/townhomes. Based on information from RE COLORADO, for the period 1-1-24 through 1-31-24 RE/MAX Professionals does not guarantee or is in any way responsible for its accuracy. Data maintained by RE Colorado may not reflect all real estate activity in the market. Copyright © 2023 REALTOR® Services Corp.