

Luxury



MARCH 2025

The Luxury Market is showing a strong presence through the first quarter of the year. Buyers are responding to the increased number of choices of properties in the market with a 17% increase in active listings for single family homes in February. The total number of homes sold is up nearly 12% for the year. Average sales prices are pretty even with last year with just over a 1% decline. The average days on the market for single family homes is at 57. This is an important number for Sellers to be looking at when pricing their homes because price matters. We are seeing a lot of homes going under contract within a few days of going on the market, meaning that they were priced right and in great condition. This also means that at the other end of the spectrum we are seeing a lot of homes, possibly not in perfect condition or priced right sitting on the market well past the average of 57 days. Sellers, continue to price correctly and Buyers, continue to look for the diamonds in the rough to get the best value and as always consult your real estate professional for specifics on your neighborhood.

AVG DAYS ON MARKET

FEBRUARY 2025

57 DAYS

2024: 53 days
UP 7.55%
Single Family 1 yr



39 DAYS

2024: 51 days
DOWN 23.53%
Condo 1 yr



NEW LISTINGS

FEBRUARY 2025

711

2024: 604
UP 17.72%
Single Family 1 yr



47

2024: 57
DOWN 17.54%
Condo 1 yr



AVERAGE SALES PRICE

(HOUSES & CONDOS) FEBRUARY 2025

This Year: **\$1,634,789**

Last Year: **\$1,659,534**

-1.49%



AVERAGE SOLD YTD

+1.95%

Condo 1 yr

+1.84%

Single Family 1 yr



TOTAL # SOLD

FEBRUARY 2025

323

2024: 312
UP 3.53%
Single Family & Condo



TOTAL SOLDS YTD

556

2024: 497
UP 11.87%
Single Family 1 yr



32

2024: 33
DOWN 3.03%
Condo 1 yr



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3.4 BILLION IN SALES IN 2024



Market data for residential single family & condo/townhomes. Based on information from RE COLORADO, for the period 2-28-24 through 2-28-25 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.