

# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Weld County

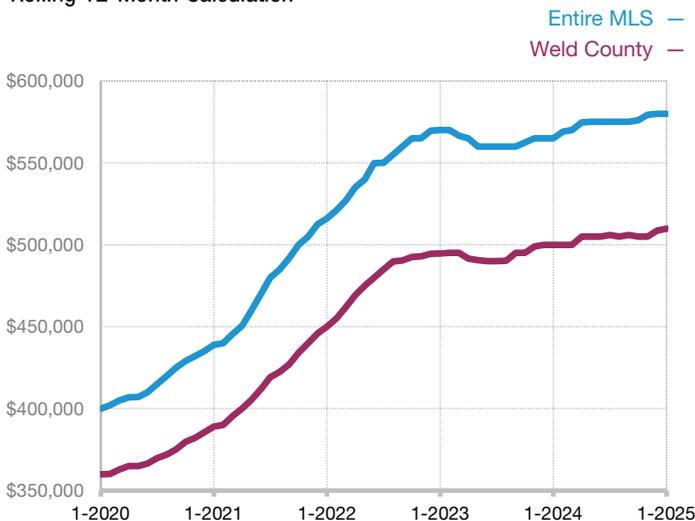
| Single Family                   | January   |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2024      | 2025             | Percent Change from Previous Year | Thru 01-2024 | Thru 01-2025     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| Inventory of Active Listings    | 893       | <b>1,103</b>     | + 23.5%                           | --           | --               | --                                |
| Under Contract                  | 414       | <b>413</b>       | - 0.2%                            | 414          | <b>413</b>       | - 0.2%                            |
| New Listings                    | 486       | <b>548</b>       | + 12.8%                           | 486          | <b>548</b>       | + 12.8%                           |
| Sold Listings                   | 251       | <b>294</b>       | + 17.1%                           | 251          | <b>294</b>       | + 17.1%                           |
| Days on Market Until Sale       | 73        | <b>76</b>        | + 4.1%                            | 73           | <b>76</b>        | + 4.1%                            |
| Median Sales Price*             | \$490,000 | <b>\$512,750</b> | + 4.6%                            | \$490,000    | <b>\$512,750</b> | + 4.6%                            |
| Average Sales Price*            | \$540,674 | <b>\$592,085</b> | + 9.5%                            | \$540,674    | <b>\$592,085</b> | + 9.5%                            |
| Percent of List Price Received* | 98.9%     | <b>98.6%</b>     | - 0.3%                            | 98.9%        | <b>98.6%</b>     | - 0.3%                            |

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

| Townhouse/Condo                 | January   |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2024      | 2025             | Percent Change from Previous Year | Thru 01-2024 | Thru 01-2025     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| Inventory of Active Listings    | 127       | <b>172</b>       | + 35.4%                           | --           | --               | --                                |
| Under Contract                  | 59        | <b>39</b>        | - 33.9%                           | 59           | <b>39</b>        | - 33.9%                           |
| New Listings                    | 68        | <b>84</b>        | + 23.5%                           | 68           | <b>84</b>        | + 23.5%                           |
| Sold Listings                   | 37        | <b>25</b>        | - 32.4%                           | 37           | <b>25</b>        | - 32.4%                           |
| Days on Market Until Sale       | 74        | <b>112</b>       | + 51.4%                           | 74           | <b>112</b>       | + 51.4%                           |
| Median Sales Price*             | \$370,000 | <b>\$360,000</b> | - 2.7%                            | \$370,000    | <b>\$360,000</b> | - 2.7%                            |
| Average Sales Price*            | \$367,944 | <b>\$372,188</b> | + 1.2%                            | \$367,944    | <b>\$372,188</b> | + 1.2%                            |
| Percent of List Price Received* | 99.8%     | <b>99.0%</b>     | - 0.8%                            | 99.8%        | <b>99.0%</b>     | - 0.8%                            |

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

