

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Windsor

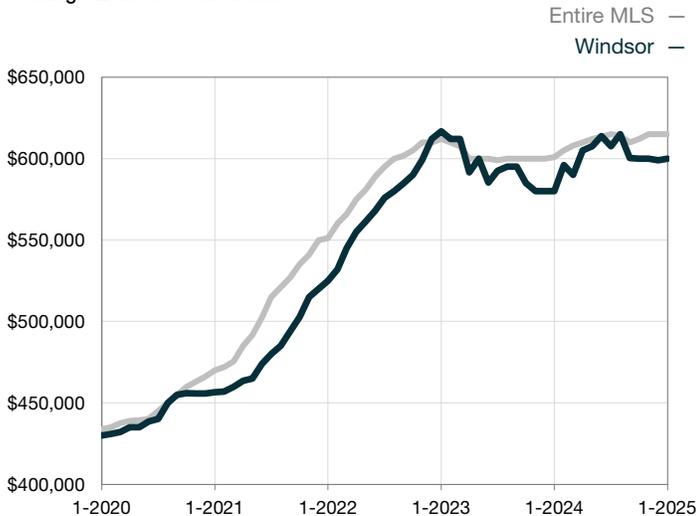
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	83	101	+ 21.7%	83	101	+ 21.7%
Sold Listings	28	53	+ 89.3%	28	53	+ 89.3%
Median Sales Price*	\$563,098	\$590,000	+ 4.8%	\$563,098	\$590,000	+ 4.8%
Average Sales Price*	\$688,934	\$719,025	+ 4.4%	\$688,934	\$719,025	+ 4.4%
Percent of List Price Received*	98.7%	99.0%	+ 0.3%	98.7%	99.0%	+ 0.3%
Days on Market Until Sale	101	90	- 10.9%	101	90	- 10.9%
Inventory of Homes for Sale	177	220	+ 24.3%	--	--	--
Months Supply of Inventory	2.9	3.1	+ 6.9%	--	--	--

* 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
Key Metrics						
New Listings	15	19	+ 26.7%	15	19	+ 26.7%
Sold Listings	5	4	- 20.0%	5	4	- 20.0%
Median Sales Price*	\$410,000	\$520,000	+ 26.8%	\$410,000	\$520,000	+ 26.8%
Average Sales Price*	\$448,391	\$516,875	+ 15.3%	\$448,391	\$516,875	+ 15.3%
Percent of List Price Received*	98.2%	97.9%	- 0.3%	98.2%	97.9%	- 0.3%
Days on Market Until Sale	100	144	+ 44.0%	100	144	+ 44.0%
Inventory of Homes for Sale	42	35	- 16.7%	--	--	--
Months Supply of Inventory	4.2	4.2	0.0%	--	--	--

* 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

