

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Windsor

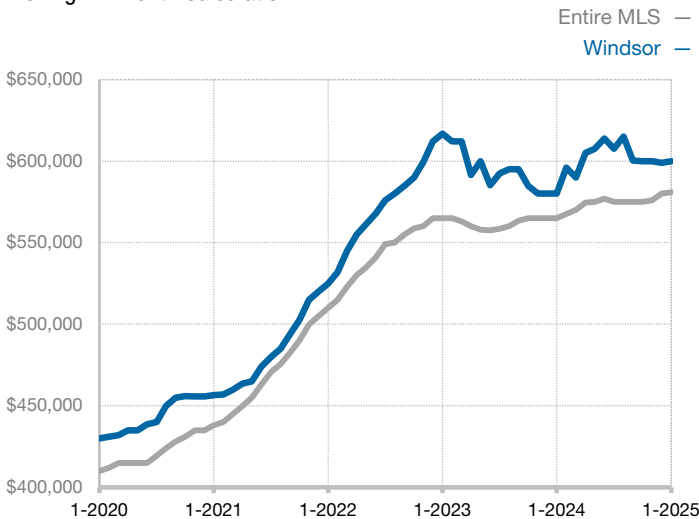
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	90	113	+ 25.6%	90	113	+ 25.6%
Closed Sales	30	61	+ 103.3%	30	61	+ 103.3%
Median Sales Price*	\$561,195	\$590,000	+ 5.1%	\$561,195	\$590,000	+ 5.1%
Average Sales Price*	\$679,078	\$727,548	+ 7.1%	\$679,078	\$727,548	+ 7.1%
Percent of List Price Received*	98.7%	99.1%	+ 0.4%	98.7%	99.1%	+ 0.4%
Days on Market Until Sale	97	92	- 5.2%	97	92	- 5.2%
Inventory of Homes for Sale	194	246	+ 26.8%	--	--	--
Months Supply of Inventory	3.0	3.2	+ 6.7%	--	--	--

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

Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	15	19	+ 26.7%	15	19	+ 26.7%
Closed Sales	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	36	- 14.3%	--	--	--
Months Supply of Inventory	4.0	4.3	+ 7.5%	--	--	--

* 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

