



FCBR 2024

FORT COLLINS BOARD OF REALTORS®



Monthly Indicators



April 2024

New Listings were up 24.2 percent for single family homes and 22.6 percent for townhouse-condo properties. Pending Sales landed at 215 for single family homes and 72 for townhouse-condo properties.

The Median Sales Price was up 3.7 percent to \$627,790 for single family homes but decreased 3.7 percent to \$415,000 for townhouse-condo properties. Days on Market decreased 14.8 percent for single family homes and 3.4 percent for townhouse-condo properties.

Warmer temperatures appear to have helped bring some sellers back to the market, providing additional options to home shoppers during the spring buying season. Total inventory was up 4.7% month-over-month and 14.4% year-over-year, for a 3.2 months' supply at the current sales pace, according to NAR. Nevertheless, demand continues to outpace supply and properties are selling quickly, with the typical home spending 33 days on market nationwide, down from 38 days the month before.

Activity Snapshot

+ 6.3%	- 14.8%	+ 3.7%
One-Year Change in Single Family Sold Listings	One-Year Change in Single Family Days On Market	One-Year Change in Single Family Median Sales Price

Residential real estate activity in Area 9 composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Single Family Activity Overview

Key metrics for Single Family by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	4-2023	4-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		244	303	+ 24.2%	796	901	+ 13.2%
Pending Sales		224	215	- 4.0%	717	694	- 3.2%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		176	187	+ 6.3%	582	571	- 1.9%
Median Sales Price		\$605,500	\$627,790	+ 3.7%	\$596,950	\$615,000	+ 3.0%
Avg. Sales Price		\$661,632	\$723,929	+ 9.4%	\$662,139	\$710,299	+ 7.3%
Pct. of List Price Received		100.2%	100.2%	0.0%	99.6%	99.3%	- 0.3%
Days on Market		61	52	- 14.8%	69	69	0.0%
Affordability Index		47	43	- 8.5%	48	44	- 8.3%
Active Listings		266	364	+ 36.8%	--	--	--
Months Supply		1.5	2.2	+ 46.7%	--	--	--

Townhouse-Condo Activity Overview

Key metrics for Townhouse-Condo by report month and for year-to-date (YTD) starting from the first of the year.



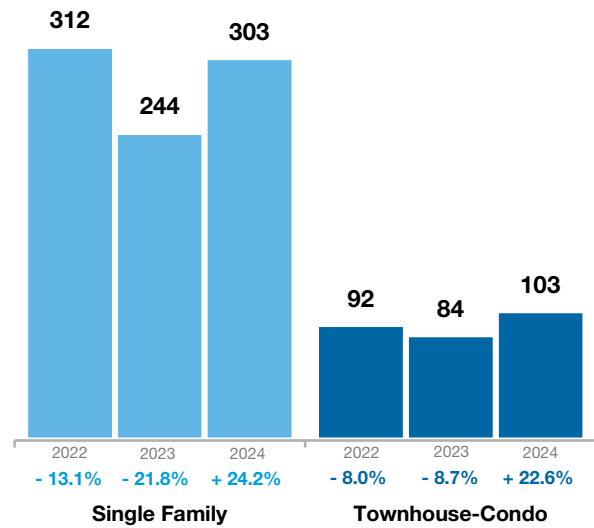
Key Metrics	Historical Sparkbars	4-2023	4-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		84	103	+ 22.6%	268	305	+ 13.8%
Pending Sales		78	72	- 7.7%	232	257	+ 10.8%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		55	69	+ 25.5%	168	198	+ 17.9%
Median Sales Price		\$430,750	\$415,000	- 3.7%	\$405,000	\$419,119	+ 3.5%
Avg. Sales Price		\$426,298	\$411,485	- 3.5%	\$402,274	\$415,085	+ 3.2%
Pct. of List Price Received		100.2%	99.7%	- 0.5%	99.6%	99.6%	0.0%
Days on Market		88	85	- 3.4%	98	89	- 9.2%
Affordability Index		67	65	- 3.0%	71	64	- 9.9%
Active Listings		124	129	+ 4.0%	--	--	--
Months Supply		2.2	2.1	- 4.5%	--	--	--

New Listings

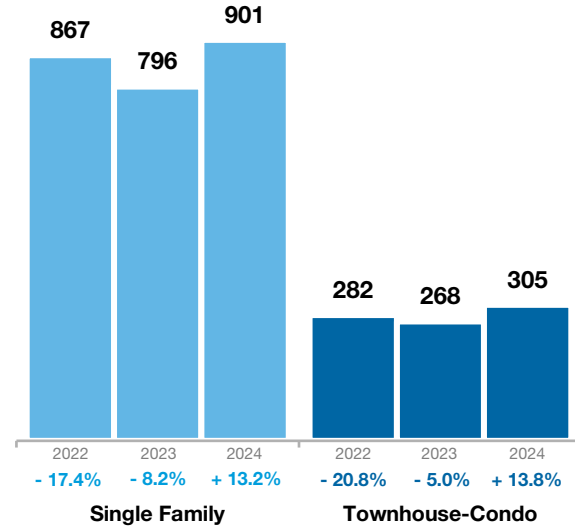
A count of the properties that have been newly listed on the market in a given month.



April

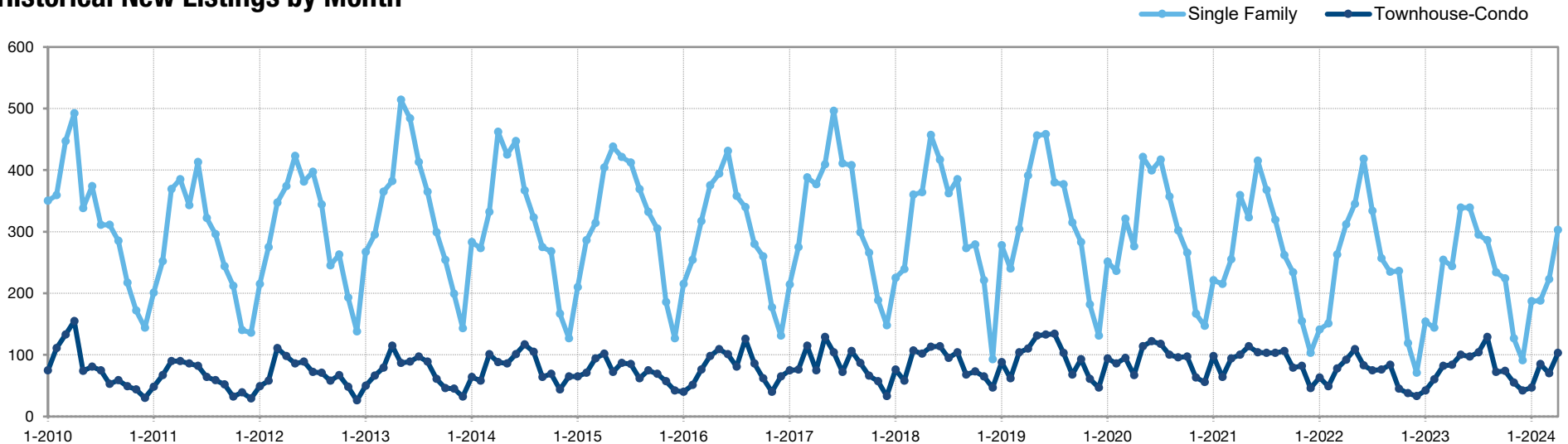


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2023	339	-1.7%	100	-8.3%
Jun-2023	339	-18.9%	97	+16.9%
Jul-2023	295	-11.7%	104	+38.7%
Aug-2023	286	+11.3%	129	+69.7%
Sep-2023	234	-0.4%	72	-14.3%
Oct-2023	224	-5.1%	74	+64.4%
Nov-2023	127	+6.7%	55	+44.7%
Dec-2023	91	+28.2%	42	+27.3%
Jan-2024	187	+21.4%	47	+11.9%
Feb-2024	188	+30.6%	85	+41.7%
Mar-2024	223	-12.2%	70	-14.6%
Apr-2024	303	+24.2%	103	+22.6%
12-Month Avg	236	+0.9%	82	+20.6%

Historical New Listings by Month

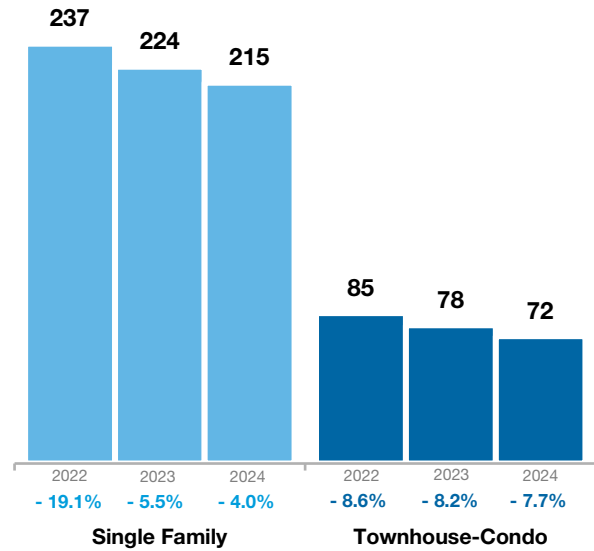


Pending Sales

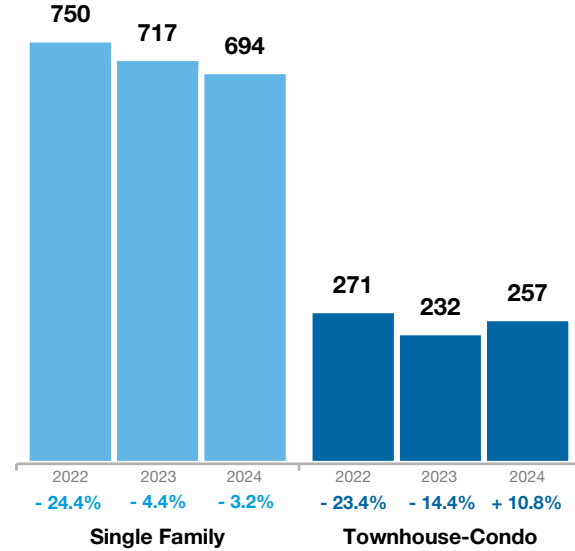
A count of the properties on which offers have been accepted in a given month.



April

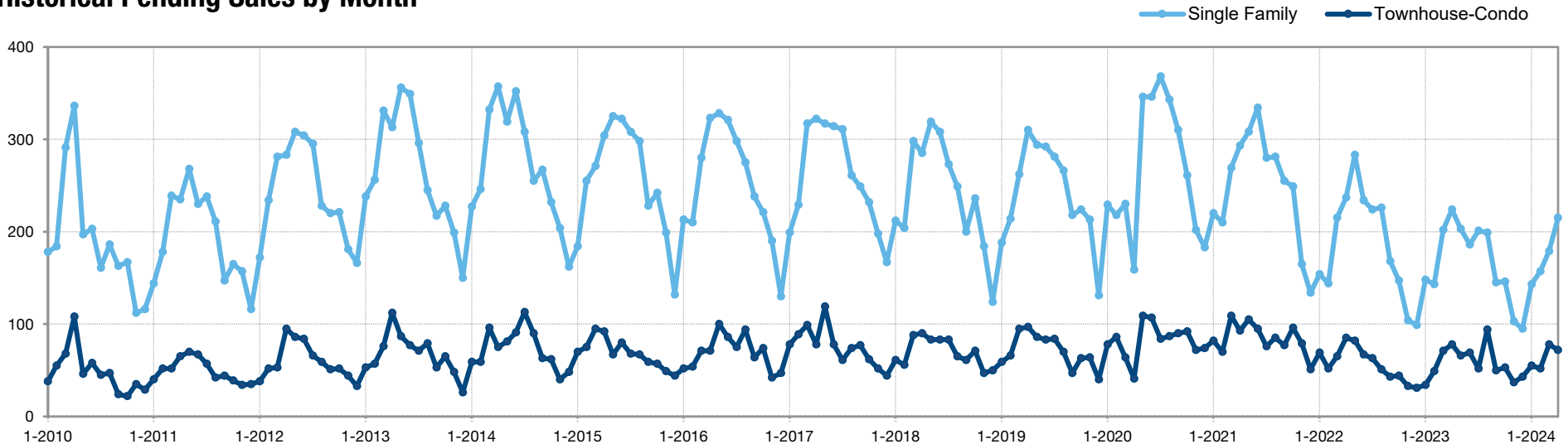


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2023	203	-28.3%	66	-19.5%
Jun-2023	186	-20.5%	69	+3.0%
Jul-2023	201	-10.3%	52	-17.5%
Aug-2023	199	-11.9%	94	+84.3%
Sep-2023	145	-13.7%	50	+16.3%
Oct-2023	146	-0.7%	53	+20.5%
Nov-2023	103	-1.0%	37	+12.1%
Dec-2023	95	-4.0%	43	+38.7%
Jan-2024	143	-3.4%	55	+61.8%
Feb-2024	157	+9.8%	52	+6.1%
Mar-2024	179	-11.4%	78	+9.9%
Apr-2024	215	-4.0%	72	-7.7%
12-Month Avg	164	-10.4%	60	+11.6%

Historical Pending Sales by Month

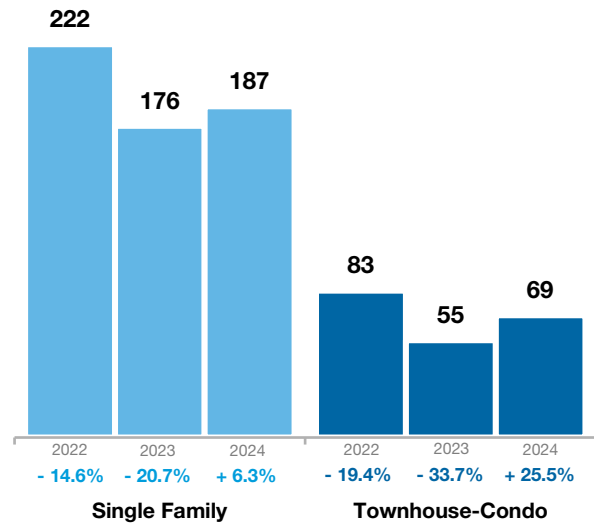


Sold Listings

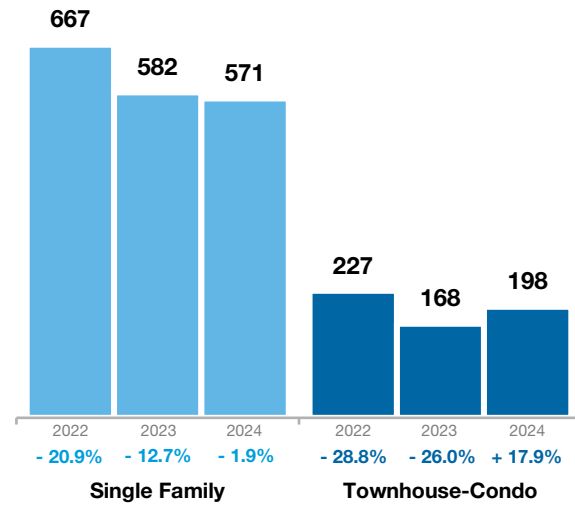
A count of the actual sales that closed in a given month.



April

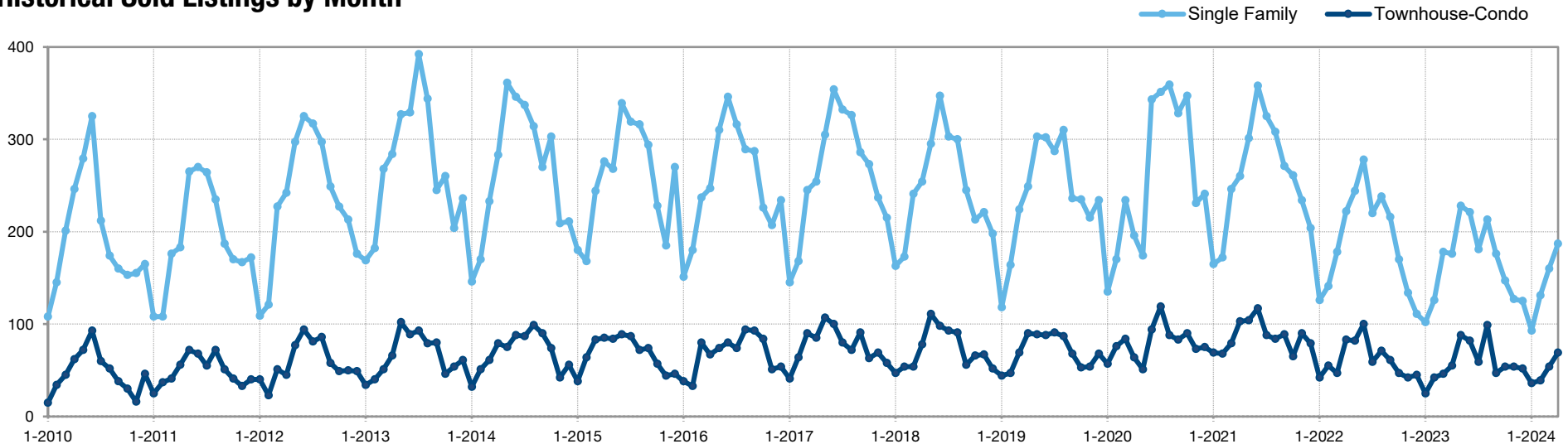


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2023	228	-6.6%	88	+7.3%
Jun-2023	221	-20.5%	82	-18.0%
Jul-2023	181	-17.7%	59	0.0%
Aug-2023	213	-10.5%	99	+39.4%
Sep-2023	176	-18.5%	47	-23.0%
Oct-2023	147	-13.5%	54	+14.9%
Nov-2023	127	-5.2%	54	+28.6%
Dec-2023	125	+12.6%	52	+15.6%
Jan-2024	93	-8.8%	36	+44.0%
Feb-2024	131	+4.0%	39	-7.1%
Mar-2024	160	-10.1%	54	+17.4%
Apr-2024	187	+6.3%	69	+25.5%
12-Month Avg	166	-9.3%	61	+8.6%

Historical Sold Listings by Month

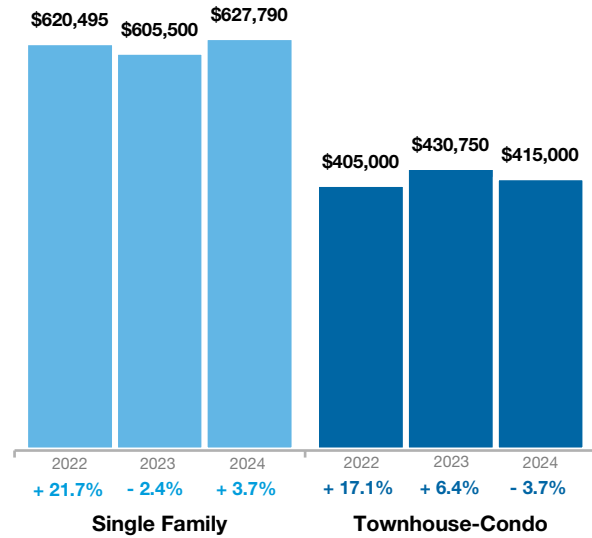


Median Sales Price

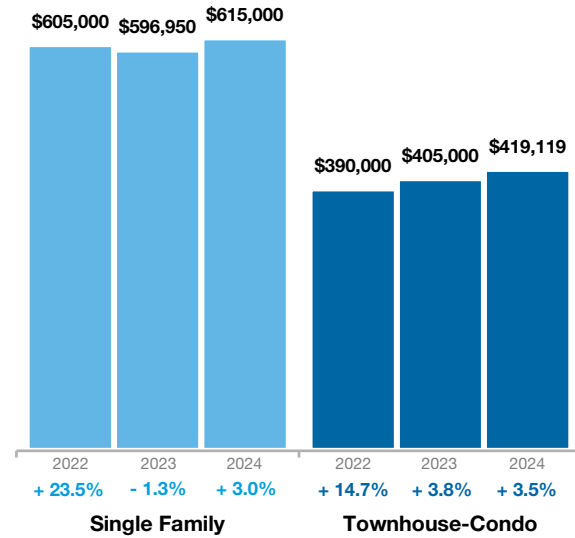
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



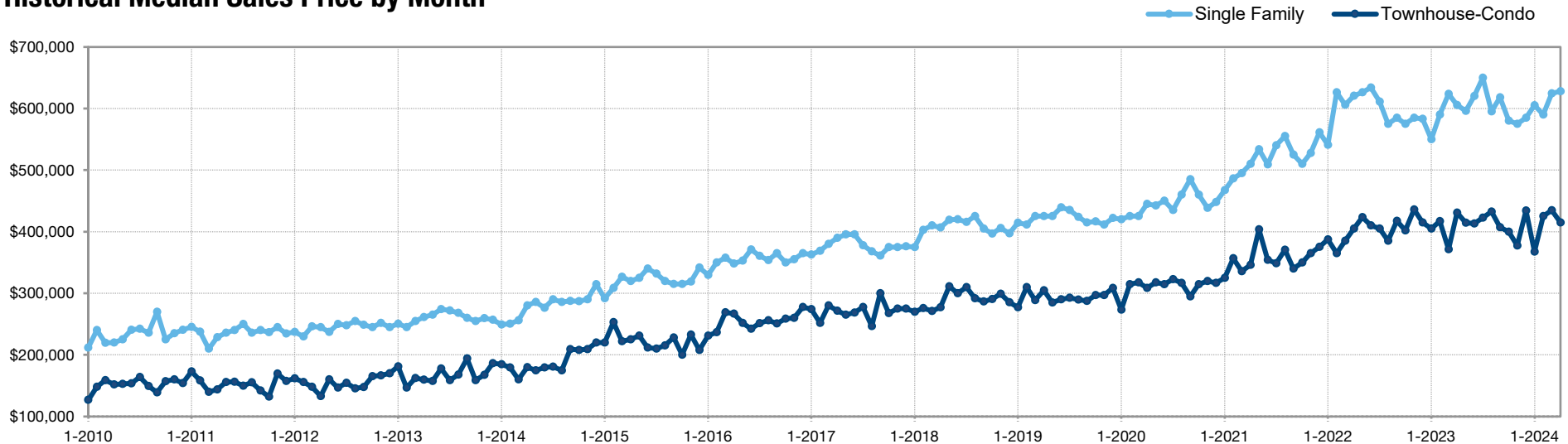
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2023	\$596,000	-4.8%	\$414,500	-2.1%
Jun-2023	\$620,000	-2.2%	\$413,250	+0.8%
Jul-2023	\$650,000	+6.3%	\$422,500	+4.3%
Aug-2023	\$595,000	+3.5%	\$432,523	+12.3%
Sep-2023	\$617,950	+5.6%	\$407,000	-2.5%
Oct-2023	\$580,000	+0.9%	\$400,000	-0.5%
Nov-2023	\$575,000	-1.7%	\$377,500	-13.4%
Dec-2023	\$585,000	+0.3%	\$434,134	+4.6%
Jan-2024	\$605,000	+10.0%	\$367,500	-9.3%
Feb-2024	\$590,000	0.0%	\$425,320	+2.0%
Mar-2024	\$624,300	+0.1%	\$434,688	+17.0%
Apr-2024	\$627,790	+3.7%	\$415,000	-3.7%
12-Month Avg*	\$605,000	+0.8%	\$419,470	+2.3%

* Median Sales Price for all properties from May 2023 through April 2024. This is not the average of the individual figures above.

Historical Median Sales Price by Month

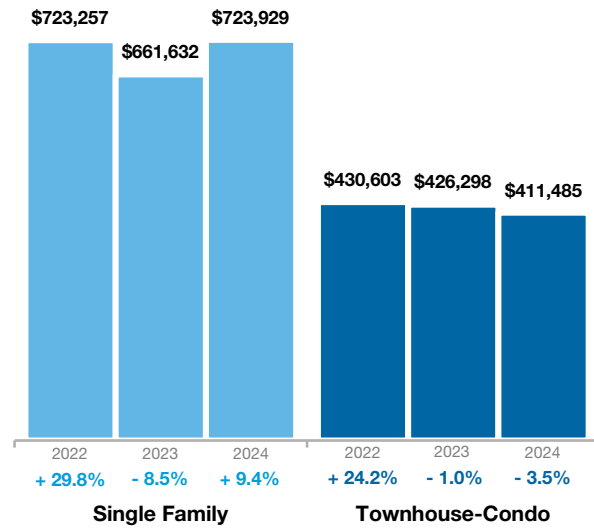


Average Sales Price

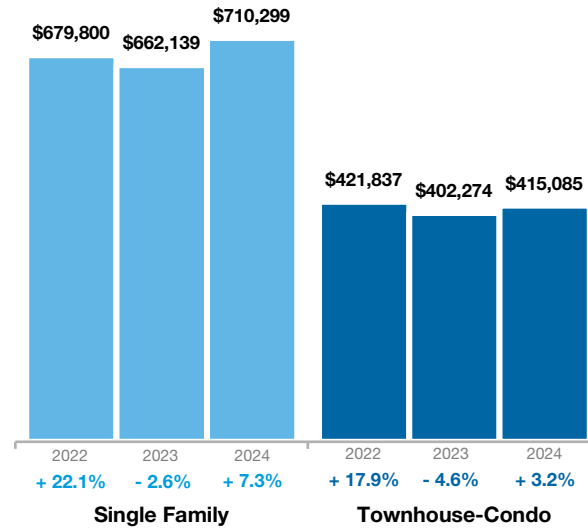
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



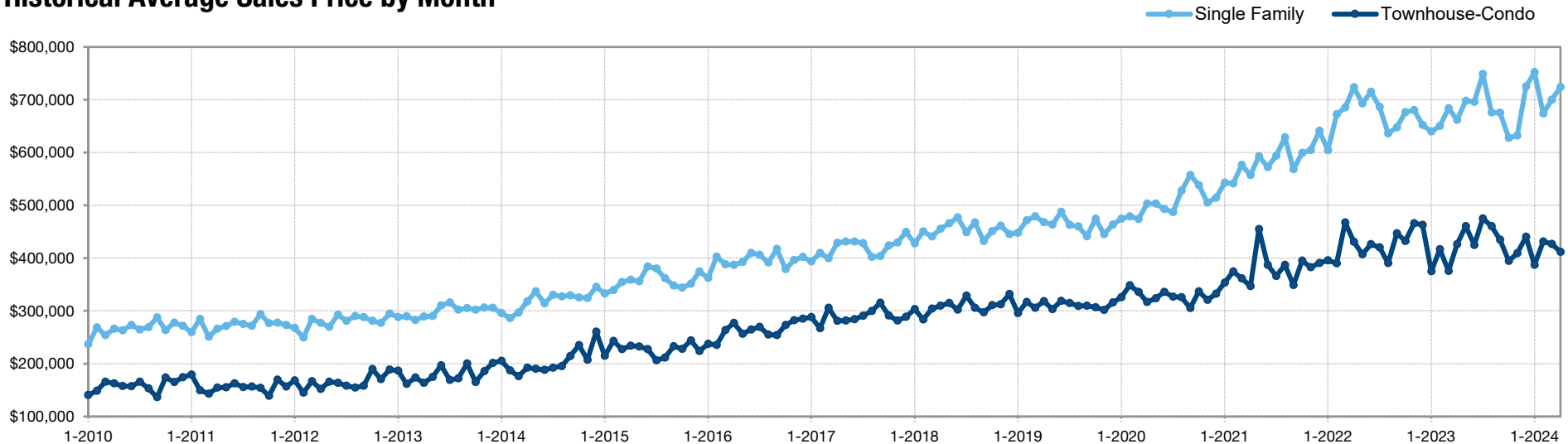
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2023	\$697,836	+0.8%	\$460,253	+13.1%
Jun-2023	\$695,832	-2.7%	\$424,626	-0.4%
Jul-2023	\$748,669	+9.1%	\$475,105	+13.1%
Aug-2023	\$675,546	+6.2%	\$460,532	+17.9%
Sep-2023	\$675,092	+4.2%	\$434,596	-2.7%
Oct-2023	\$627,558	-7.2%	\$394,662	-8.7%
Nov-2023	\$632,025	-7.1%	\$409,245	-12.1%
Dec-2023	\$724,998	+11.2%	\$440,046	-4.9%
Jan-2024	\$751,941	+17.5%	\$387,172	+3.3%
Feb-2024	\$673,827	+3.6%	\$431,350	+3.6%
Mar-2024	\$700,027	+2.4%	\$426,546	+13.6%
Apr-2024	\$723,929	+9.4%	\$411,485	-3.5%
12-Month Avg*	\$693,728	+3.2%	\$433,631	+3.0%

* Avg. Sales Price for all properties from May 2023 through April 2024. This is not the average of the individual figures above.

Historical Average Sales Price by Month

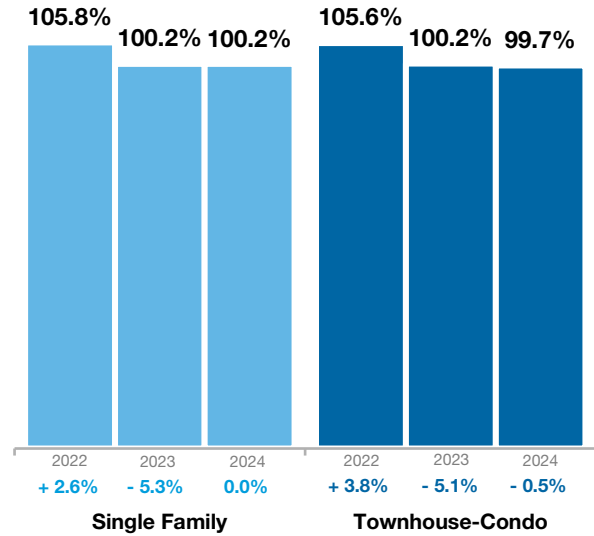


Percent of List Price Received

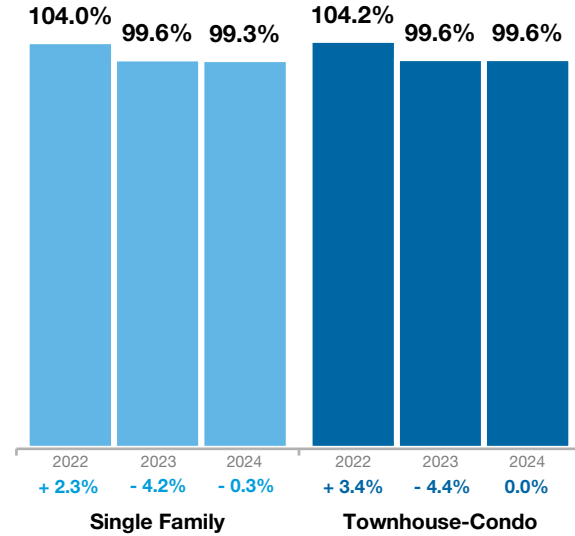
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April



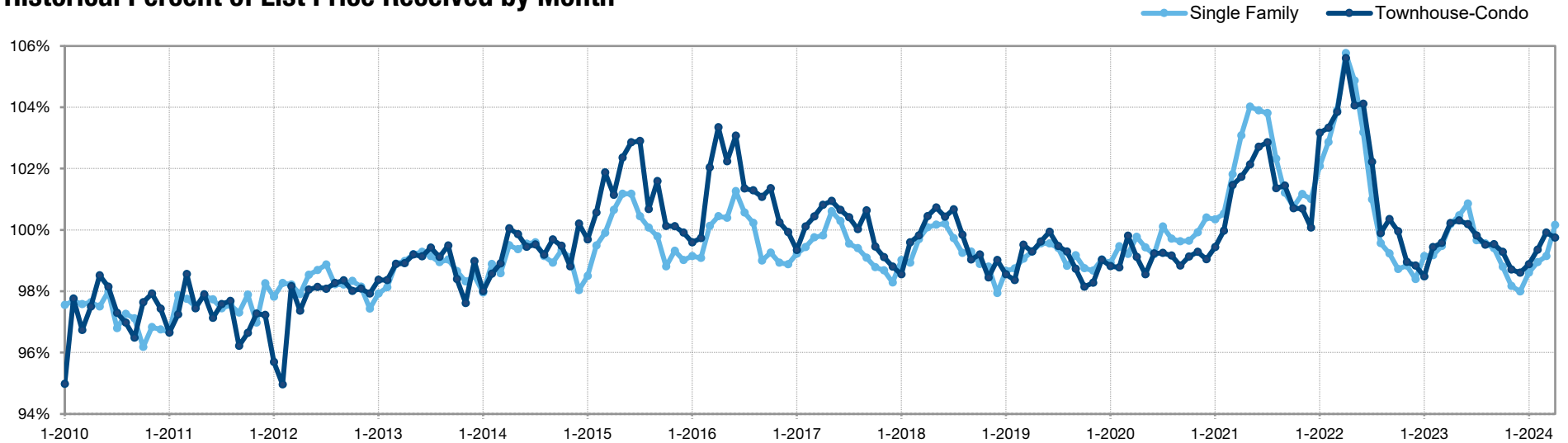
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2023	100.5%	-4.2%	100.3%	-3.7%
Jun-2023	100.9%	-2.2%	100.2%	-3.7%
Jul-2023	99.7%	-1.3%	99.8%	-2.3%
Aug-2023	99.6%	0.0%	99.5%	-0.4%
Sep-2023	99.4%	+0.2%	99.5%	-0.9%
Oct-2023	98.8%	+0.1%	99.3%	-0.6%
Nov-2023	98.2%	-0.6%	98.7%	-0.3%
Dec-2023	98.0%	-0.4%	98.6%	-0.2%
Jan-2024	98.6%	-0.5%	98.9%	+0.4%
Feb-2024	98.9%	-0.3%	99.3%	-0.1%
Mar-2024	99.1%	-0.4%	99.9%	+0.3%
Apr-2024	100.2%	0.0%	99.7%	-0.5%
12-Month Avg*	99.5%	-1.0%	99.6%	-1.5%

* Pct. of List Price Received for all properties from May 2023 through April 2024. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

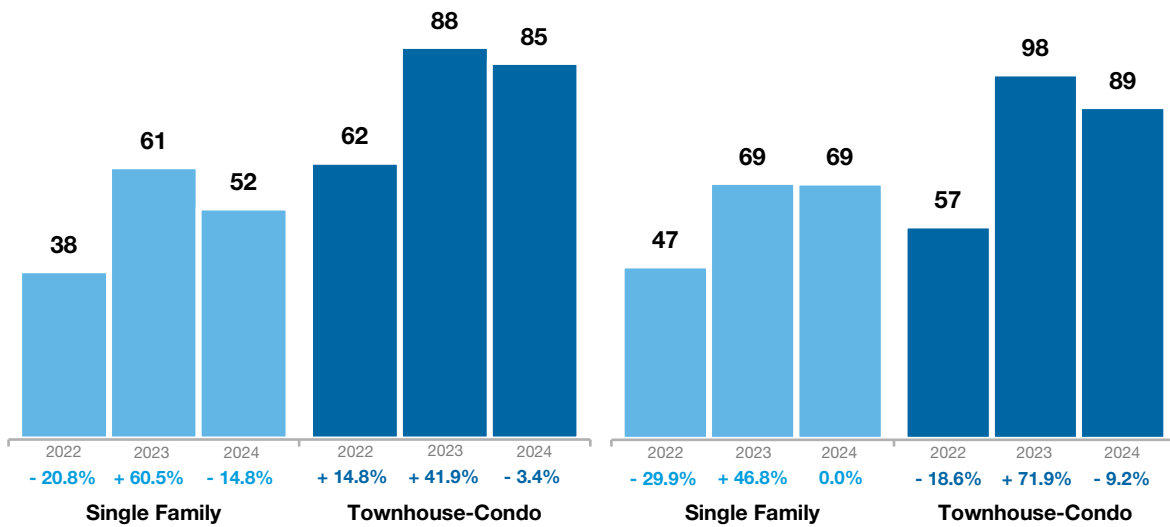


Days on Market Until Sale



April

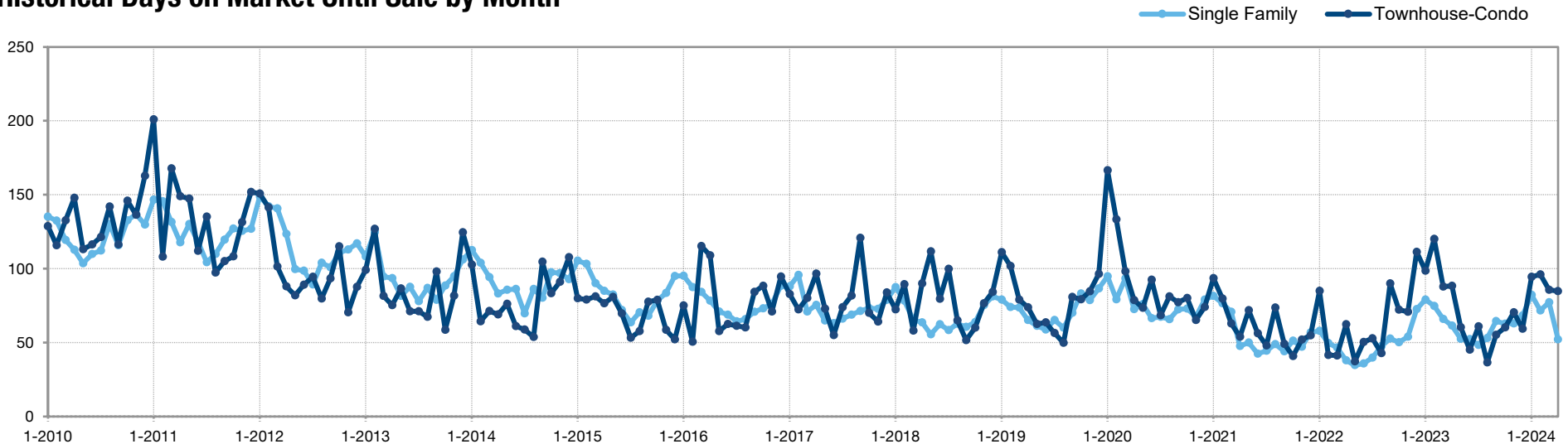
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2023	52	+48.6%	60	+62.2%
Jun-2023	52	+44.4%	45	-10.0%
Jul-2023	48	+20.0%	61	+15.1%
Aug-2023	53	+12.8%	36	-16.3%
Sep-2023	65	+22.6%	55	-38.9%
Oct-2023	63	+26.0%	60	-16.7%
Nov-2023	63	+16.7%	70	-1.4%
Dec-2023	68	-6.8%	59	-46.8%
Jan-2024	82	+3.8%	94	-5.1%
Feb-2024	72	-4.0%	96	-20.0%
Mar-2024	77	+16.7%	86	-2.3%
Apr-2024	52	-14.8%	85	-3.4%
12-Month Avg	60	+16.2%	64	-9.8%

* Days on Market for all properties from May 2023 through April 2024. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



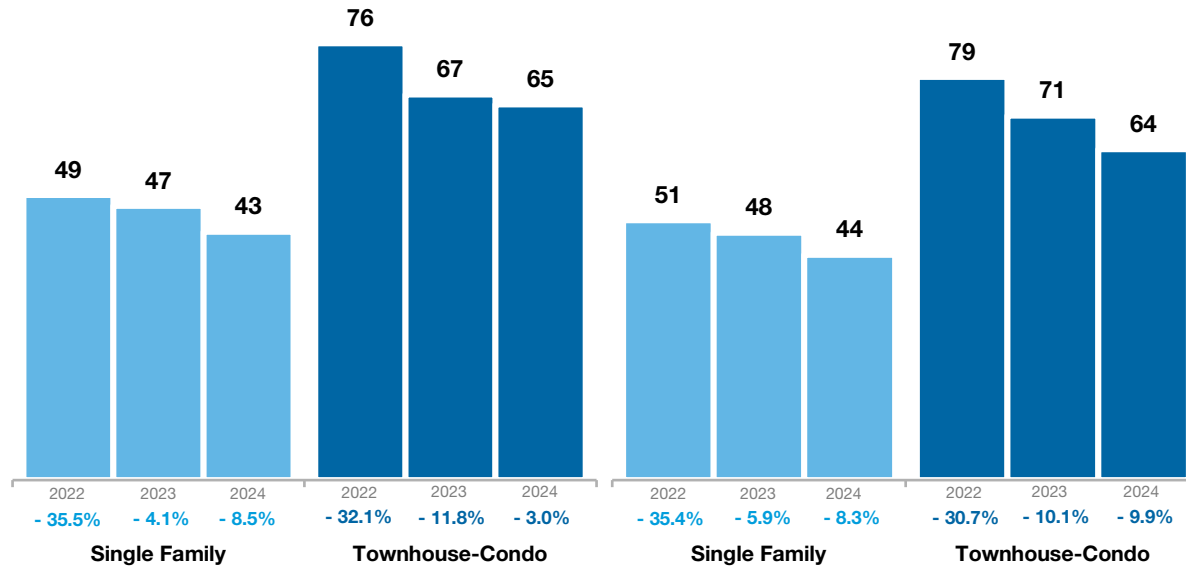
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



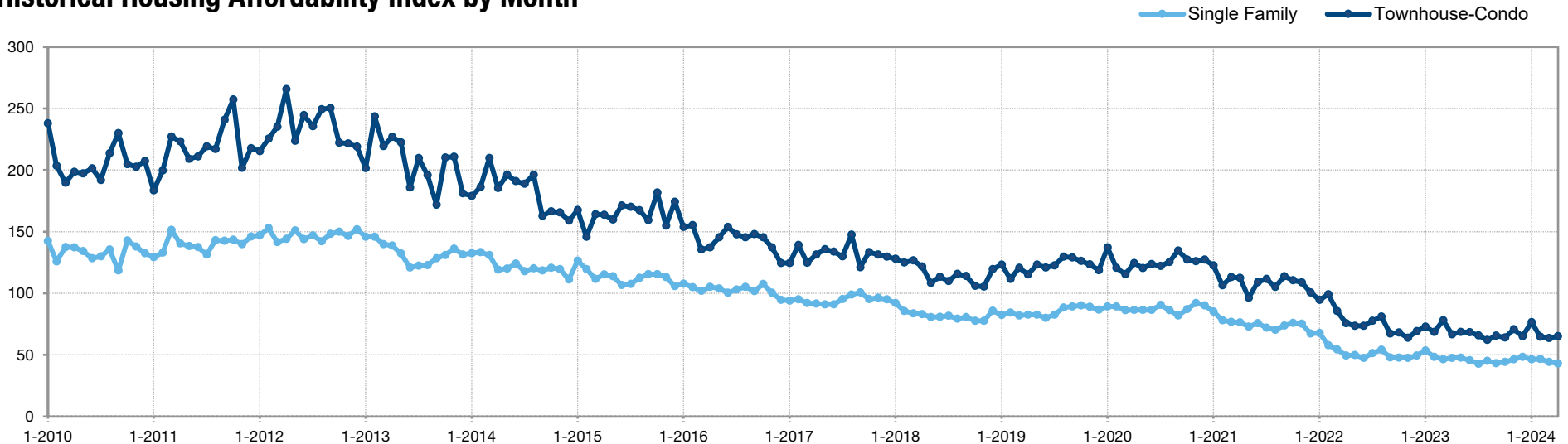
April

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2023	48	-4.0%	69	-6.8%
Jun-2023	46	-4.2%	68	-6.8%
Jul-2023	43	-15.7%	66	-15.4%
Aug-2023	45	-16.7%	62	-23.5%
Sep-2023	43	-10.4%	66	-1.5%
Oct-2023	44	-8.3%	64	-5.9%
Nov-2023	46	-4.2%	71	+10.9%
Dec-2023	48	-2.0%	65	-5.8%
Jan-2024	46	-14.8%	76	+4.1%
Feb-2024	47	-2.1%	65	-4.4%
Mar-2024	44	-6.4%	64	-17.9%
Apr-2024	43	-8.5%	65	-3.0%
12-Month Avg	45	-12.8%	49	-9.4%

Historical Housing Affordability Index by Month

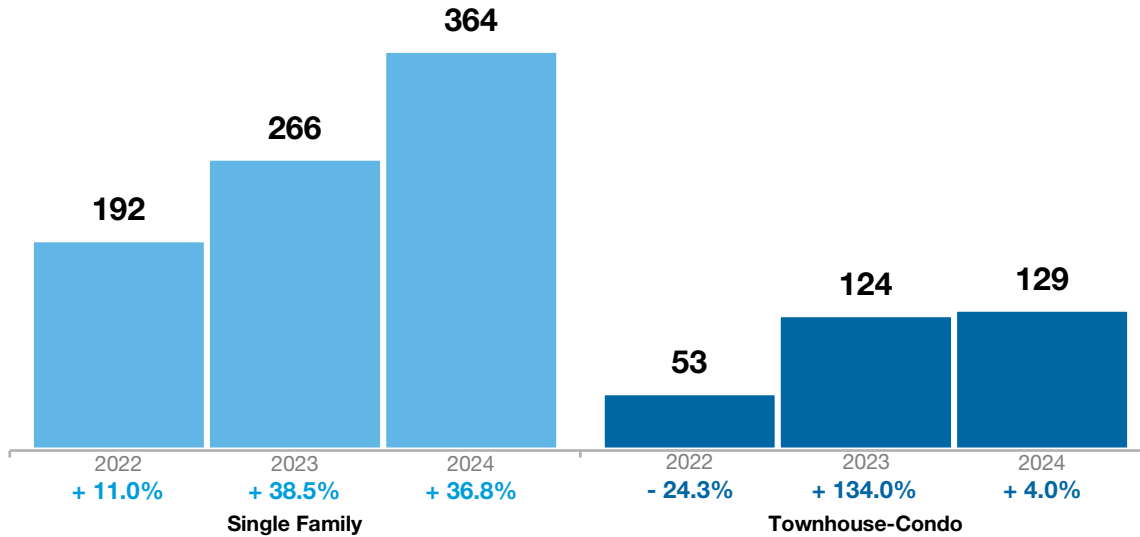


Inventory of Active Listings

The number of properties available for sale in active status at the end of a given month.



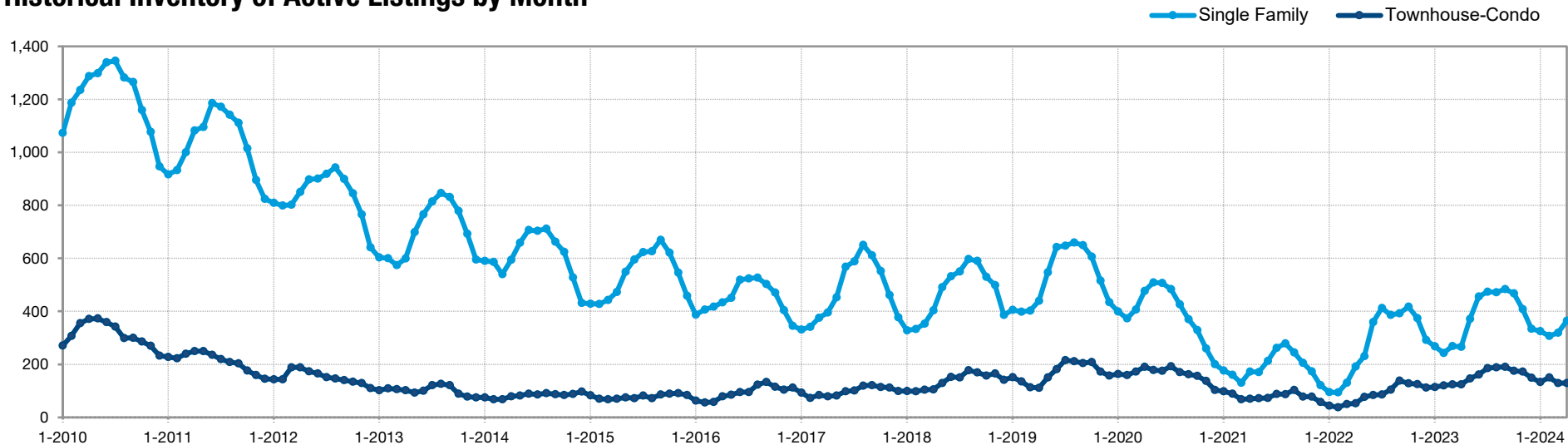
April



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2023	371	+60.6%	146	+89.6%
Jun-2023	456	+27.0%	161	+91.7%
Jul-2023	474	+15.0%	186	+116.3%
Aug-2023	472	+22.3%	189	+81.7%
Sep-2023	484	+23.5%	191	+38.4%
Oct-2023	468	+12.2%	176	+37.5%
Nov-2023	408	+9.1%	172	+37.6%
Dec-2023	334	+14.4%	149	+33.0%
Jan-2024	325	+21.3%	133	+16.7%
Feb-2024	307	+26.3%	150	+25.0%
Mar-2024	319	+18.6%	129	+4.0%
Apr-2024	364	+36.8%	129	+4.0%
12-Month Avg*	399	+22.3%	159	+43.0%

* Active Listings for all properties from May 2023 through April 2024. This is not the average of the individual figures above.

Historical Inventory of Active Listings by Month

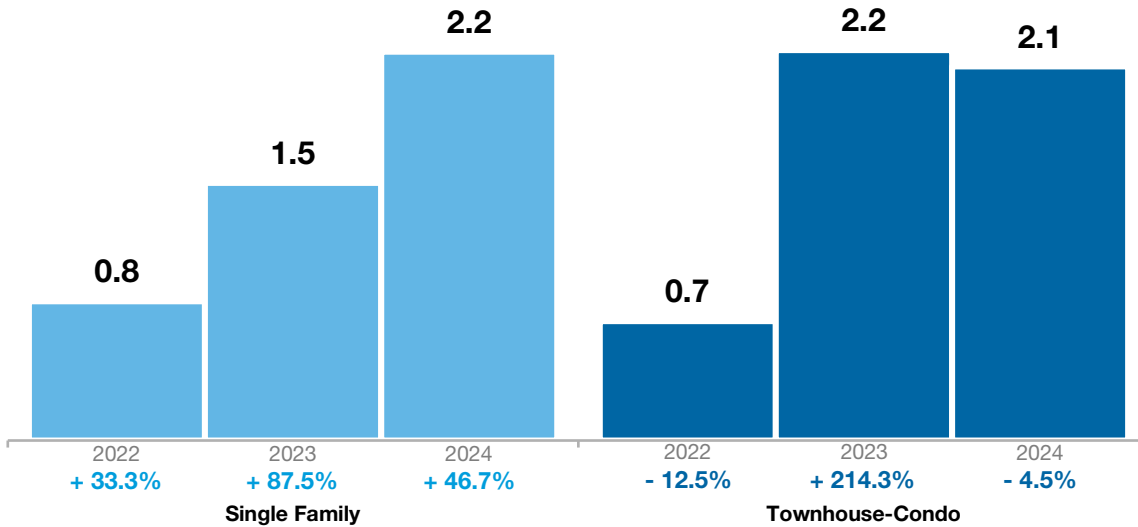


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.



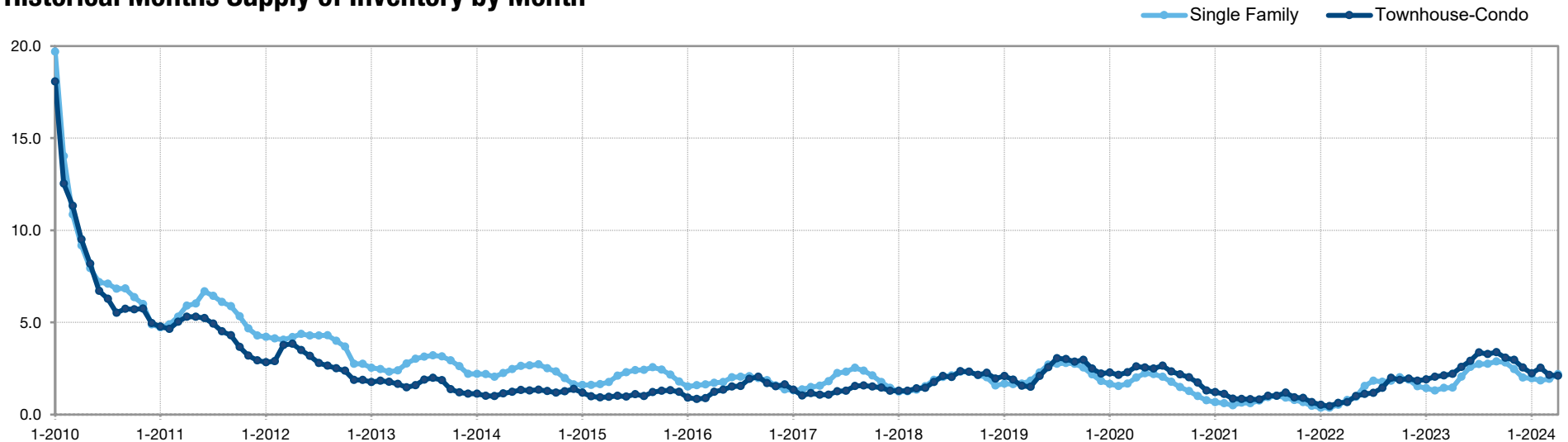
April



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2023	2.0	+100.0%	2.6	+160.0%
Jun-2023	2.6	+73.3%	2.9	+163.6%
Jul-2023	2.7	+50.0%	3.4	+183.3%
Aug-2023	2.8	+55.6%	3.3	+135.7%
Sep-2023	2.9	+61.1%	3.4	+70.0%
Oct-2023	2.8	+40.0%	3.1	+63.2%
Nov-2023	2.5	+31.6%	3.0	+50.0%
Dec-2023	2.0	+33.3%	2.5	+38.9%
Jan-2024	2.0	+42.9%	2.2	+15.8%
Feb-2024	1.8	+38.5%	2.5	+25.0%
Mar-2024	1.9	+35.7%	2.2	+4.8%
Apr-2024	2.2	+46.7%	2.1	-4.5%
12-Month Avg*	2.4	+48.2%	2.8	+60.4%

* Months Supply for all properties from May 2023 through April 2024. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Activity Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



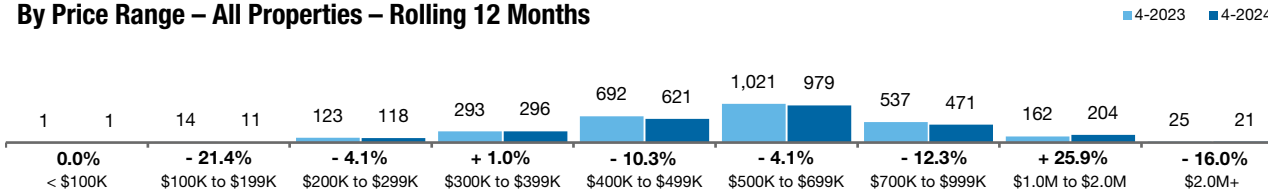
Key Metrics	Historical Sparkbars	4-2023	4-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		328	406	+ 23.8%	1,064	1,206	+ 13.3%
Pending Sales		302	287	- 5.0%	232	257	+ 10.8%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		231	256	+ 10.8%	750	769	+ 2.5%
Median Sales Price		\$550,000	\$569,945	+ 3.6%	\$535,000	\$561,195	+ 4.9%
Avg. Sales Price		\$605,600	\$639,715	+ 5.0%	\$603,929	\$634,288	+ 5.0%
Pct. of List Price Received		100.2%	100.0%	- 0.2%	99.6%	99.4%	- 0.2%
Days on Market		68	61	- 1.3%	75	74	- 1.3%
Affordability Index		53	48	- 10.6%	55	49	- 10.6%
Active Listings		390	493	+ 26.4%	--	--	--
Months Supply		1.6	2.2	+ 33.2%	--	--	--

Sold Listings

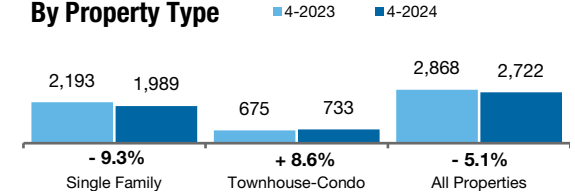
Actual sales that have closed in a given quarter.



By Price Range – All Properties – Rolling 12 Months



By Property Type

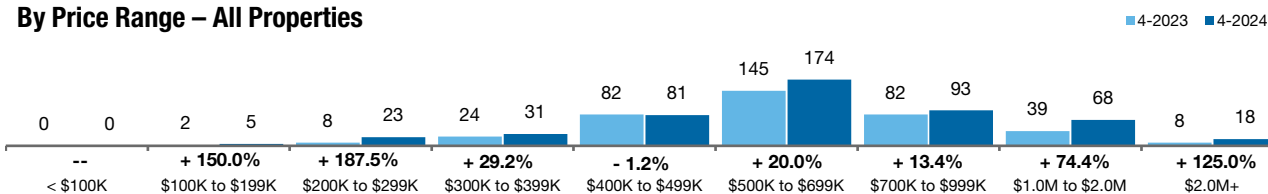


By Price Range	Rolling 12 Months			Compared to Prior Month			Year to Date											
	Single Family		Townhouse-Condo	Single Family		Townhouse-Condo	Single Family		Townhouse-Condo									
	4-2023	4-2024	Change	4-2023	4-2024	Change	3-2024	4-2024	Change	3-2024	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
\$99,999 and Below	1	1	0.0%	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
\$100,000 to \$199,999	10	10	0.0%	4	1	-75.0%	0	0	--	0	0	--	2	1	-50.0%	0	1	--
\$200,000 to \$299,999	25	26	+4.0%	98	92	-6.1%	1	1	0.0%	5	8	+60.0%	7	5	-28.6%	27	25	-7.4%
\$300,000 to \$399,999	91	71	-22.0%	202	225	+11.4%	6	4	-33.3%	17	21	+23.5%	20	18	-10.0%	52	63	+21.2%
\$400,000 to \$499,999	427	340	-20.4%	265	281	+6.0%	26	22	-15.4%	20	28	+40.0%	125	88	-29.6%	71	71	0.0%
\$500,000 to \$699,999	946	881	-6.9%	75	98	+30.7%	81	87	+7.4%	12	12	0.0%	243	266	+9.5%	15	35	+133.3%
\$700,000 to \$999,999	512	449	-12.3%	25	22	-12.0%	30	47	+56.7%	0	0	--	145	125	-13.8%	2	3	+50.0%
\$1,000,000 to \$1,999,999	156	190	+21.8%	6	14	+133.3%	15	24	+60.0%	0	0	--	34	60	+76.5%	1	0	-100.0%
\$2,000,000 and Above	25	21	-16.0%	0	0	--	1	2	+100.0%	0	0	--	6	8	+33.3%	0	0	--
All Price Ranges	2,193	1,989	-9.3%	675	733	+8.6%	160	187	+16.9%	54	69	+27.8%	582	571	-1.9%	168	198	+17.9%

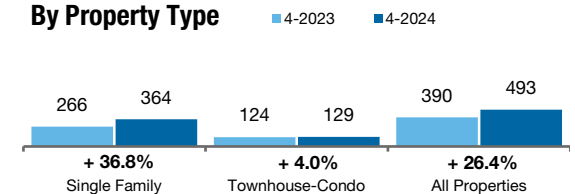
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



By Price Range	Year over Year			Compared to Prior Month			Year to Date											
	Single Family		Townhouse-Condo	Single Family		Townhouse-Condo	Single Family		Townhouse-Condo									
	4-2023	4-2024	Change	4-2023	4-2024	Change	3-2024	4-2024	Change	3-2024	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
\$99,999 and Below	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
\$100,000 to \$199,999	2	5	+150.0%	0	0	--	5	5	0.0%	0	0	--	5	7	+40.0%	16	16	0.0%
\$200,000 to \$299,999	7	7	0.0%	1	16	+1500.0%	6	7	+16.7%	16	16	0.0%	6	7	+16.7%	22	24	+9.1%
\$300,000 to \$399,999	11	7	-36.4%	13	24	+84.6%	25	34	+36.0%	22	24	+9.1%	25	34	+36.0%	54	47	-13.0%
\$400,000 to \$499,999	23	34	+47.8%	59	47	-20.3%	131	145	+10.7%	22	29	+31.8%	64	80	+25.0%	13	13	0.0%
\$500,000 to \$699,999	111	145	+30.6%	34	29	-14.7%	65	68	+4.6%	2	0	-100.0%	18	18	0.0%	0	0	--
\$700,000 to \$999,999	72	80	+11.1%	10	13	+30.0%	18	18	0.0%	0	0	--	0	0	--	0	0	--
\$1,000,000 to \$1,999,999	32	68	+112.5%	7	0	-100.0%	0	0	--	0	0	--	0	0	--	0	0	--
\$2,000,000 and Above	8	18	+125.0%	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
All Price Ranges	266	364	+36.8%	124	129	+4.0%	319	364	+14.1%	129	129	0.0%						

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



New Listings	A measure of how much new supply is coming onto the market from sellers (e.g., Q3 New Listings are those listings with a system list date from July 1 through September 30).
Pending Sales	A count of all the listings that went into Pending status during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
Under Contract Activity	A count of all listings Under Contract during the reported period. Listings that go Under Contract are counted each day. There is no maximum number of times a listing can be counted as Under Contract. For example, if a listing goes into Under Contract, out of Under Contract, then back into Under Contract all in one reported period, this listing would be counted twice.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Months Supply of Inventory	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.

Local Market Update for April 2024

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Loveland

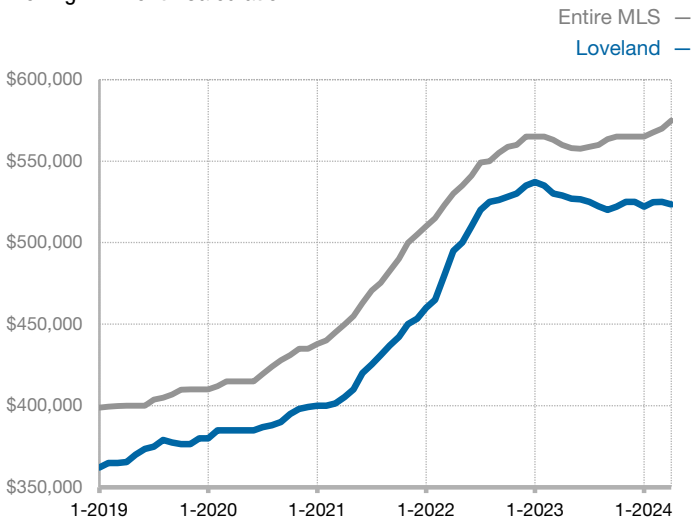
Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	148	160	+ 8.1%	471	484	+ 2.8%
Closed Sales	108	94	- 13.0%	399	350	- 12.3%
Median Sales Price*	\$567,500	\$532,495	- 6.2%	\$527,000	\$522,450	- 0.9%
Average Sales Price*	\$658,874	\$608,475	- 7.6%	\$641,890	\$624,628	- 2.7%
Percent of List Price Received*	99.9%	99.7%	- 0.2%	99.1%	99.5%	+ 0.4%
Days on Market Until Sale	52	46	- 11.5%	63	58	- 7.9%
Inventory of Homes for Sale	162	159	- 1.9%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--

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

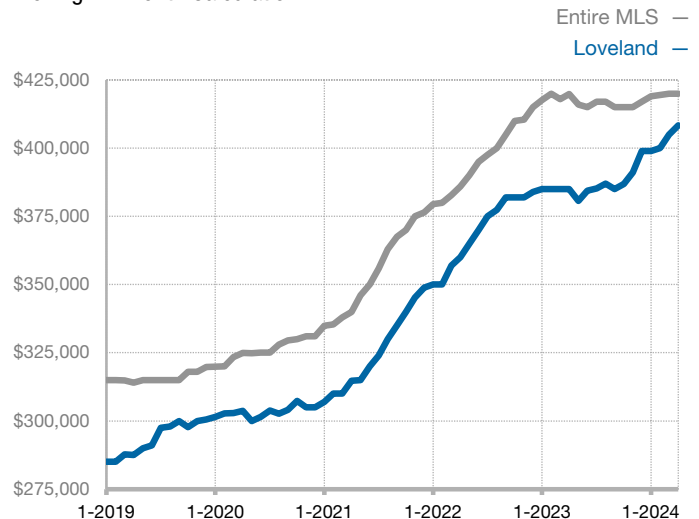
Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	32	43	+ 34.4%	127	103	- 18.9%
Closed Sales	26	32	+ 23.1%	99	82	- 17.2%
Median Sales Price*	\$413,000	\$422,475	+ 2.3%	\$388,000	\$411,978	+ 6.2%
Average Sales Price*	\$416,271	\$435,587	+ 4.6%	\$404,929	\$414,774	+ 2.4%
Percent of List Price Received*	100.8%	100.3%	- 0.5%	101.1%	99.9%	- 1.2%
Days on Market Until Sale	152	107	- 29.6%	168	99	- 41.1%
Inventory of Homes for Sale	94	50	- 46.8%	--	--	--
Months Supply of Inventory	2.9	2.0	- 31.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for April 2024

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Fort Collins

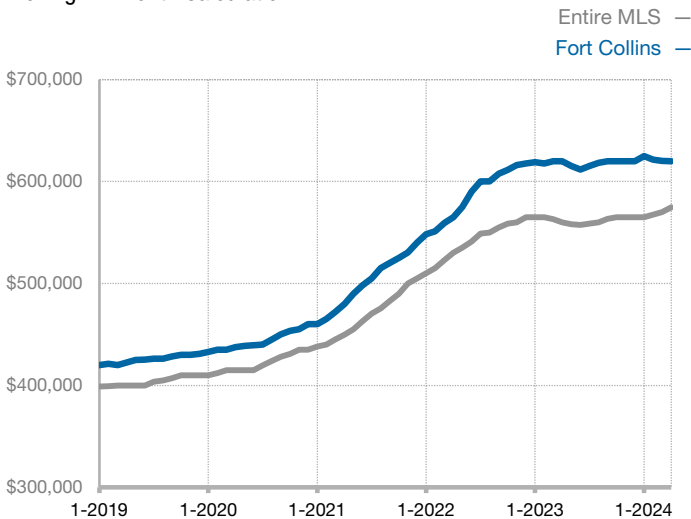
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
New Listings	203	251	+ 23.6%	661	743	+ 12.4%
Closed Sales	134	168	+ 25.4%	489	490	+ 0.2%
Median Sales Price*	\$638,750	\$624,000	- 2.3%	\$620,000	\$620,000	0.0%
Average Sales Price*	\$676,326	\$743,311	+ 9.9%	\$677,526	\$715,539	+ 5.6%
Percent of List Price Received*	100.6%	100.6%	0.0%	99.7%	99.6%	- 0.1%
Days on Market Until Sale	49	45	- 8.2%	58	60	+ 3.4%
Inventory of Homes for Sale	200	259	+ 29.5%	--	--	--
Months Supply of Inventory	1.1	1.9	+ 72.7%	--	--	--

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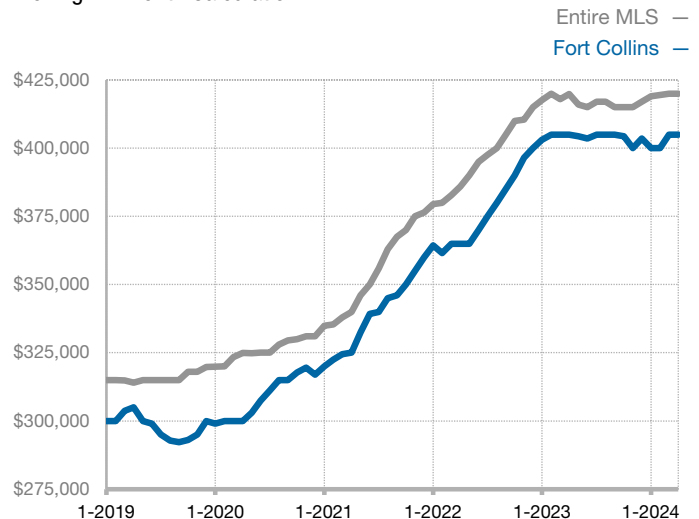
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
New Listings	80	94	+ 17.5%	259	289	+ 11.6%
Closed Sales	54	71	+ 31.5%	194	203	+ 4.6%
Median Sales Price*	\$412,500	\$407,700	- 1.2%	\$399,500	\$402,910	+ 0.9%
Average Sales Price*	\$422,598	\$405,732	- 4.0%	\$395,402	\$402,945	+ 1.9%
Percent of List Price Received*	100.3%	99.6%	- 0.7%	99.4%	99.5%	+ 0.1%
Days on Market Until Sale	86	83	- 3.5%	84	86	+ 2.4%
Inventory of Homes for Sale	105	120	+ 14.3%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for April 2024

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Berthoud

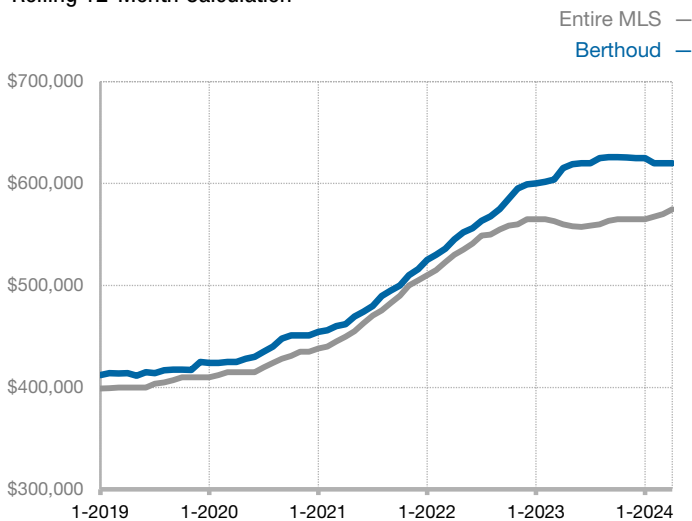
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
New Listings	45	61	+ 35.6%	178	218	+ 22.5%
Closed Sales	25	32	+ 28.0%	127	110	- 13.4%
Median Sales Price*	\$600,000	\$549,950	- 8.3%	\$615,000	\$589,900	- 4.1%
Average Sales Price*	\$864,288	\$774,185	- 10.4%	\$806,418	\$749,993	- 7.0%
Percent of List Price Received*	101.1%	100.4%	- 0.7%	99.2%	99.3%	+ 0.1%
Days on Market Until Sale	85	93	+ 9.4%	89	104	+ 16.9%
Inventory of Homes for Sale	99	116	+ 17.2%	--	--	--
Months Supply of Inventory	2.6	3.7	+ 42.3%	--	--	--

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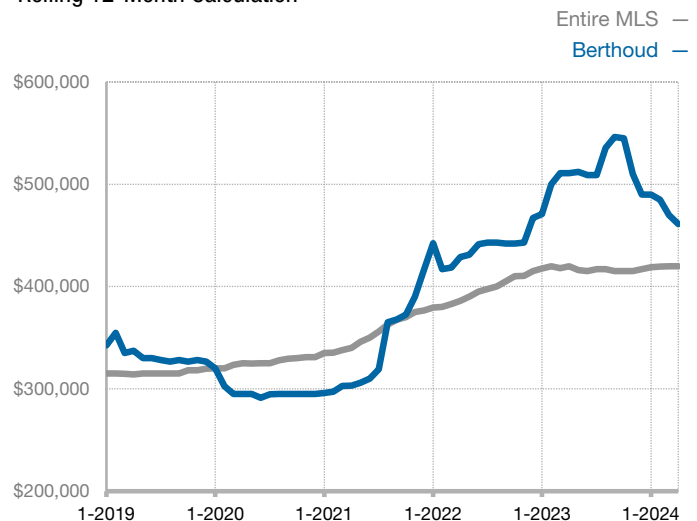
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
New Listings	7	4	- 42.9%	28	12	- 57.1%
Closed Sales	6	3	- 50.0%	22	9	- 59.1%
Median Sales Price*	\$577,450	\$452,000	- 21.7%	\$545,000	\$425,000	- 22.0%
Average Sales Price*	\$577,650	\$450,663	- 22.0%	\$550,702	\$422,998	- 23.2%
Percent of List Price Received*	100.2%	97.7%	- 2.5%	102.6%	98.7%	- 3.8%
Days on Market Until Sale	112	163	+ 45.5%	178	101	- 43.3%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	3.0	3.1	+ 3.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for April 2024

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Wellington

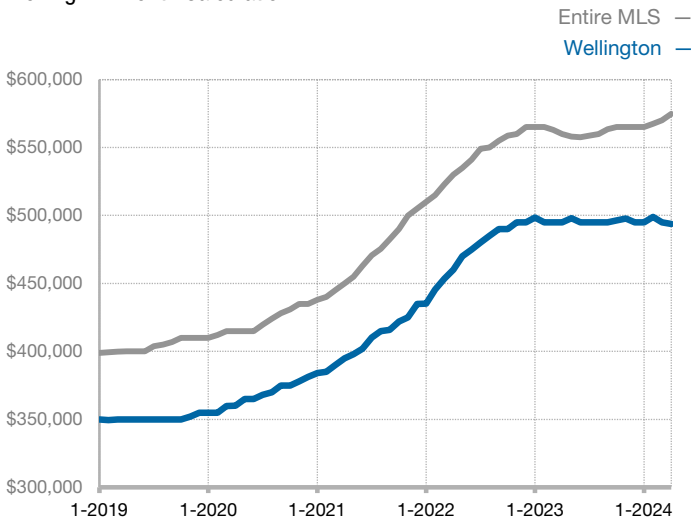
Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	40	37	- 7.5%	125	120	- 4.0%
Closed Sales	28	14	- 50.0%	111	67	- 39.6%
Median Sales Price*	\$486,250	\$486,000	- 0.1%	\$495,000	\$492,000	- 0.6%
Average Sales Price*	\$480,193	\$587,664	+ 22.4%	\$500,332	\$575,509	+ 15.0%
Percent of List Price Received*	100.9%	99.2%	- 1.7%	99.7%	99.7%	0.0%
Days on Market Until Sale	63	56	- 11.1%	77	69	- 10.4%
Inventory of Homes for Sale	42	56	+ 33.3%	--	--	--
Months Supply of Inventory	1.5	3.0	+ 100.0%	--	--	--

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

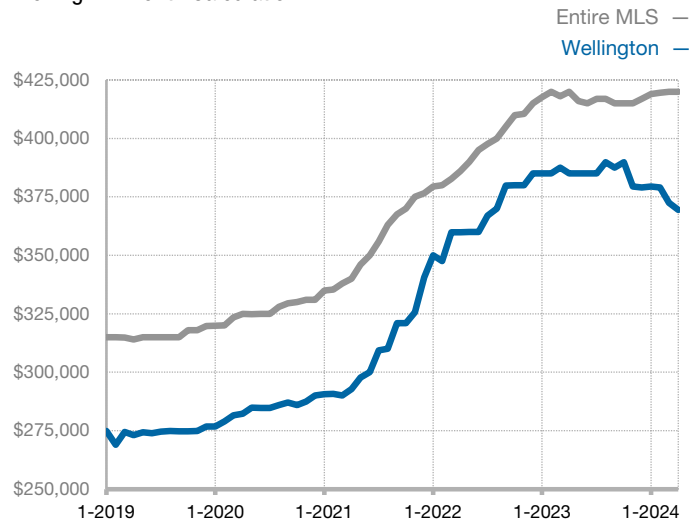
Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	3	4	+ 33.3%	13	16	+ 23.1%
Closed Sales	1	3	+ 200.0%	3	10	+ 233.3%
Median Sales Price*	\$379,000	\$369,000	- 2.6%	\$379,000	\$369,500	- 2.5%
Average Sales Price*	\$379,000	\$374,667	- 1.1%	\$384,633	\$358,900	- 6.7%
Percent of List Price Received*	97.7%	99.5%	+ 1.8%	97.8%	98.9%	+ 1.1%
Days on Market Until Sale	71	89	+ 25.4%	39	87	+ 123.1%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--

* 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



Local Market Update for April 2024

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Greeley

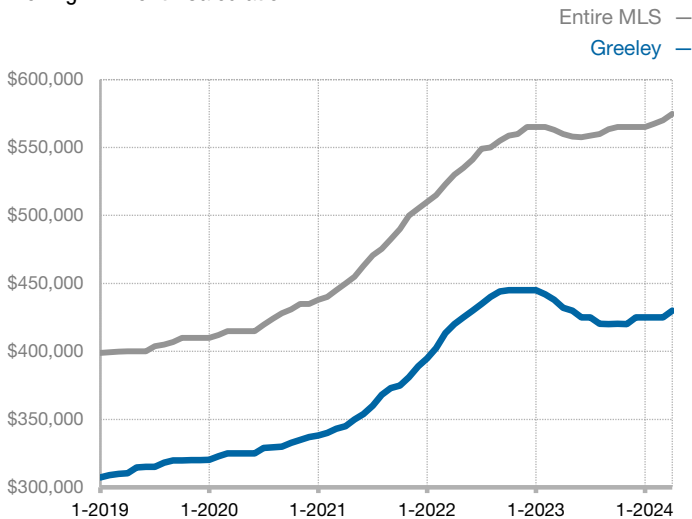
Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	116	128	+ 10.3%	427	495	+ 15.9%
Closed Sales	96	121	+ 26.0%	382	372	- 2.6%
Median Sales Price*	\$425,000	\$451,235	+ 6.2%	\$419,450	\$435,500	+ 3.8%
Average Sales Price*	\$441,571	\$470,241	+ 6.5%	\$429,526	\$454,522	+ 5.8%
Percent of List Price Received*	100.3%	99.9%	- 0.4%	99.7%	99.5%	- 0.2%
Days on Market Until Sale	55	57	+ 3.6%	69	65	- 5.8%
Inventory of Homes for Sale	119	135	+ 13.4%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--

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

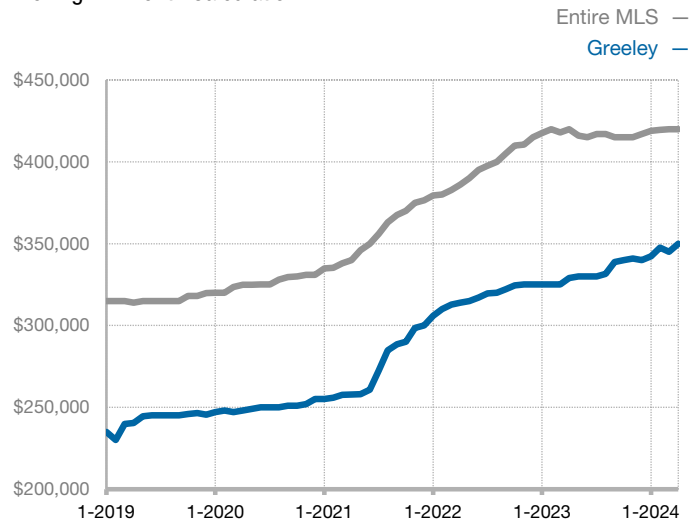
Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	27	20	- 25.9%	100	85	- 15.0%
Closed Sales	27	22	- 18.5%	84	71	- 15.5%
Median Sales Price*	\$372,500	\$370,951	- 0.4%	\$328,000	\$350,000	+ 6.7%
Average Sales Price*	\$350,266	\$348,336	- 0.6%	\$334,816	\$340,022	+ 1.6%
Percent of List Price Received*	99.6%	99.4%	- 0.2%	99.3%	99.5%	+ 0.2%
Days on Market Until Sale	64	43	- 32.8%	63	77	+ 22.2%
Inventory of Homes for Sale	30	31	+ 3.3%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

* 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



Local Market Update for April 2024

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Johnstown

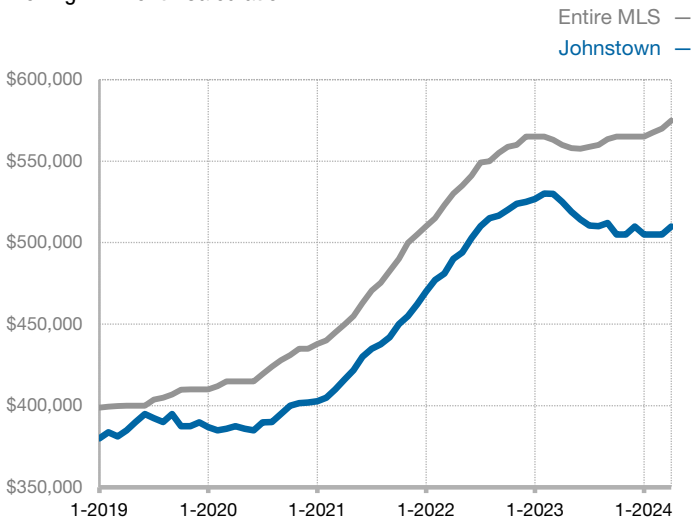
Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	67	80	+ 19.4%	245	262	+ 6.9%
Closed Sales	68	46	- 32.4%	183	157	- 14.2%
Median Sales Price*	\$514,995	\$528,400	+ 2.6%	\$513,000	\$517,000	+ 0.8%
Average Sales Price*	\$526,321	\$538,435	+ 2.3%	\$534,870	\$531,324	- 0.7%
Percent of List Price Received*	100.5%	99.0%	- 1.5%	99.8%	99.4%	- 0.4%
Days on Market Until Sale	74	54	- 27.0%	65	54	- 16.9%
Inventory of Homes for Sale	74	103	+ 39.2%	--	--	--
Months Supply of Inventory	1.5	2.4	+ 60.0%	--	--	--

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

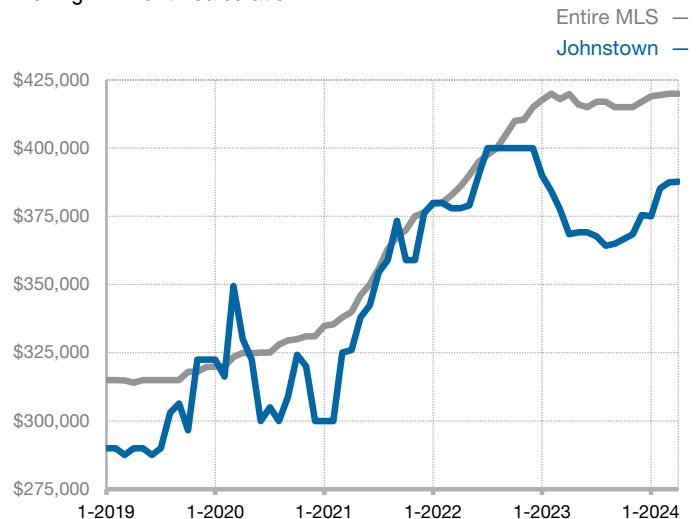
Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	4	12	+ 200.0%	12	67	+ 458.3%
Closed Sales	1	8	+ 700.0%	14	41	+ 192.9%
Median Sales Price*	\$336,600	\$382,800	+ 13.7%	\$343,550	\$399,990	+ 16.4%
Average Sales Price*	\$336,600	\$385,120	+ 14.4%	\$364,354	\$396,107	+ 8.7%
Percent of List Price Received*	100.0%	99.8%	- 0.2%	100.1%	99.7%	- 0.4%
Days on Market Until Sale	86	86	0.0%	82	61	- 25.6%
Inventory of Homes for Sale	3	43	+ 1333.3%	--	--	--
Months Supply of Inventory	1.0	7.3	+ 630.0%	--	--	--

* 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



Local Market Update for April 2024

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Longmont

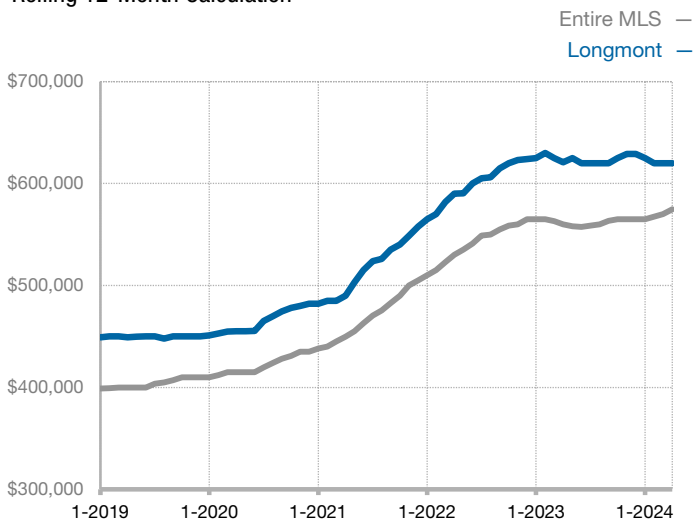
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
New Listings	143	163	+ 14.0%	447	497	+ 11.2%
Closed Sales	105	100	- 4.8%	312	332	+ 6.4%
Median Sales Price*	\$635,000	\$630,000	- 0.8%	\$637,500	\$600,000	- 5.9%
Average Sales Price*	\$724,044	\$750,948	+ 3.7%	\$748,574	\$716,799	- 4.2%
Percent of List Price Received*	99.7%	99.1%	- 0.6%	99.1%	99.3%	+ 0.2%
Days on Market Until Sale	57	54	- 5.3%	59	58	- 1.7%
Inventory of Homes for Sale	175	178	+ 1.7%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

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

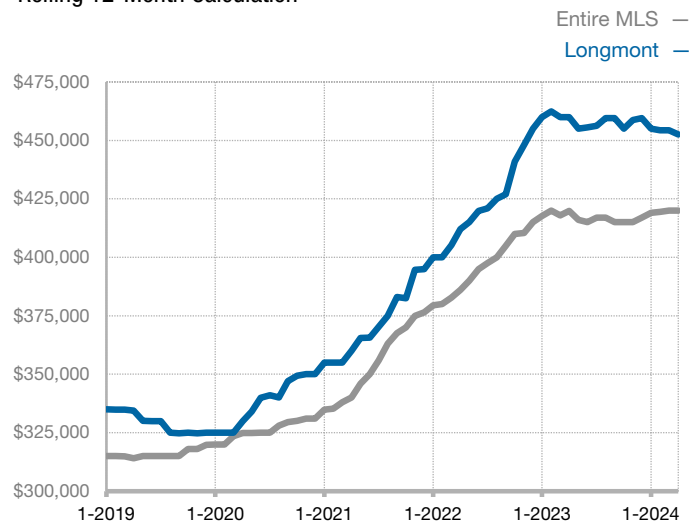
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
New Listings	34	36	+ 5.9%	139	142	+ 2.2%
Closed Sales	30	31	+ 3.3%	93	95	+ 2.2%
Median Sales Price*	\$460,000	\$433,284	- 5.8%	\$462,000	\$449,000	- 2.8%
Average Sales Price*	\$476,840	\$427,467	- 10.4%	\$478,811	\$445,156	- 7.0%
Percent of List Price Received*	100.0%	98.2%	- 1.8%	99.7%	99.0%	- 0.7%
Days on Market Until Sale	54	139	+ 157.4%	62	148	+ 138.7%
Inventory of Homes for Sale	114	74	- 35.1%	--	--	--
Months Supply of Inventory	4.2	2.7	- 35.7%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Windsor

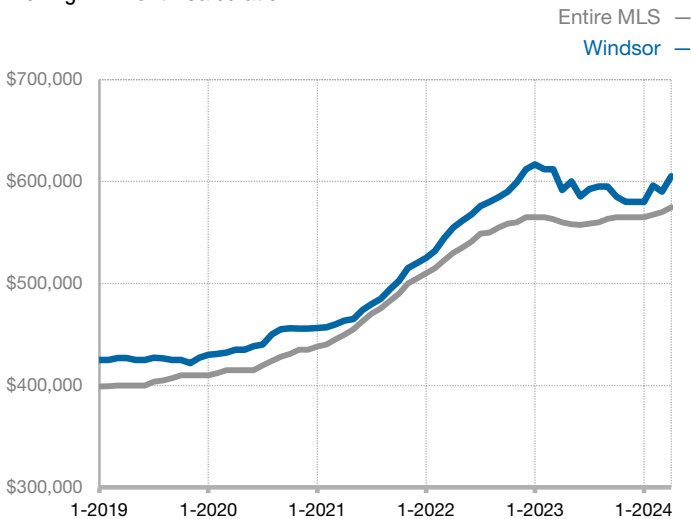
Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	128	114	- 10.9%	380	419	+ 10.3%
Closed Sales	91	90	- 1.1%	289	248	- 14.2%
Median Sales Price*	\$549,950	\$656,450	+ 19.4%	\$545,000	\$600,000	+ 10.1%
Average Sales Price*	\$621,999	\$748,087	+ 20.3%	\$623,549	\$721,262	+ 15.7%
Percent of List Price Received*	99.7%	99.4%	- 0.3%	100.0%	99.3%	- 0.7%
Days on Market Until Sale	77	75	- 2.6%	122	77	- 36.9%
Inventory of Homes for Sale	158	187	+ 18.4%	--	--	--
Months Supply of Inventory	2.1	3.0	+ 42.9%	--	--	--

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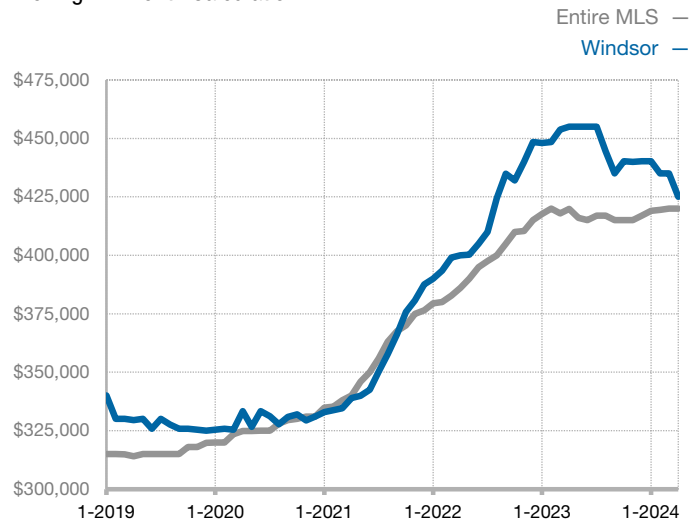
Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	14	17	+ 21.4%	46	55	+ 19.6%
Closed Sales	15	8	- 46.7%	35	26	- 25.7%
Median Sales Price*	\$440,000	\$357,620	- 18.7%	\$445,000	\$412,500	- 7.3%
Average Sales Price*	\$486,787	\$360,924	- 25.9%	\$465,942	\$403,271	- 13.5%
Percent of List Price Received*	102.1%	99.0%	- 3.0%	101.3%	98.5%	- 2.8%
Days on Market Until Sale	109	82	- 24.8%	151	105	- 30.5%
Inventory of Homes for Sale	32	35	+ 9.4%	--	--	--
Months Supply of Inventory	2.7	3.7	+ 37.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Boulder

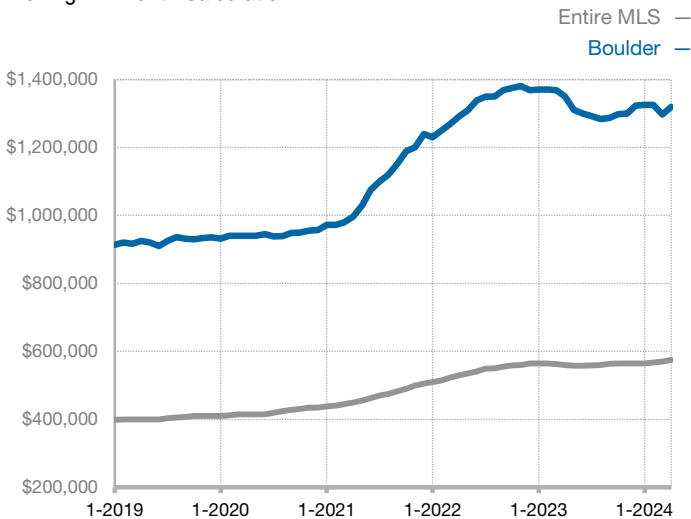
Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	172	190	+ 10.5%	506	546	+ 7.9%
Closed Sales	74	83	+ 12.2%	244	271	+ 11.1%
Median Sales Price*	\$1,297,150	\$1,560,000	+ 20.3%	\$1,358,500	\$1,345,000	- 1.0%
Average Sales Price*	\$1,714,617	\$1,588,419	- 7.4%	\$1,772,222	\$1,604,442	- 9.5%
Percent of List Price Received*	97.8%	98.0%	+ 0.2%	98.4%	97.4%	- 1.0%
Days on Market Until Sale	55	51	- 7.3%	57	76	+ 33.3%
Inventory of Homes for Sale	259	301	+ 16.2%	--	--	--
Months Supply of Inventory	3.3	3.9	+ 18.2%	--	--	--

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Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	81	129	+ 59.3%	266	382	+ 43.6%
Closed Sales	59	68	+ 15.3%	173	192	+ 11.0%
Median Sales Price*	\$455,000	\$550,000	+ 20.9%	\$502,000	\$525,000	+ 4.6%
Average Sales Price*	\$572,647	\$619,961	+ 8.3%	\$597,260	\$627,015	+ 5.0%
Percent of List Price Received*	100.3%	98.9%	- 1.4%	99.5%	98.6%	- 0.9%
Days on Market Until Sale	34	58	+ 70.6%	46	64	+ 39.1%
Inventory of Homes for Sale	84	194	+ 131.0%	--	--	--
Months Supply of Inventory	1.5	3.9	+ 160.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

