



FCBR 2022

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David Biggers
Mortgage Loan Officer
970.494.6140
NMLS 500556



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Monthly Indicators



August 2022

New Listings were down 20.6 percent for single family homes and 26.2 percent for townhouse-condo properties. Pending Sales landed at 234 for single family homes and 57 for townhouse-condo properties.

The Median Sales Price was up 3.6 percent to \$575,000 for single family homes and 3.9 percent to \$385,000 for townhouse-condo properties. Days on Market decreased 4.1 percent for single family homes and 41.9 percent for townhouse-condo properties.

Inflation, higher interest rates, and fears of a potential recession have taken a toll on buyers and sellers this summer, leading many people to stay on the sidelines to see what will happen with the market. But some experts, including NAR Chief Economist Lawrence Yun, believe the worst of inflation may be over. Although sales prices remain up from this time last year, price growth is expected to moderate in the months ahead as the market continues to shift in a more buyer-friendly direction.

Activity Snapshot

- 24.4% **- 4.1%** **+ 3.6%**

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
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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	8-2021	8-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		321	255	- 20.6%	2,480	2,215	- 10.7%
Pending Sales		280	234	- 16.4%	2,203	1,733	- 21.3%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		308	233	- 24.4%	2,136	1,639	- 23.3%
Median Sales Price		\$555,000	\$575,000	+ 3.6%	\$515,000	\$609,000	+ 18.3%
Avg. Sales Price		\$628,657	\$638,281	+ 1.5%	\$580,426	\$682,074	+ 17.5%
Pct. of List Price Received		102.3%	99.6%	- 2.6%	102.8%	102.9%	+ 0.1%
Days on Market		49	47	- 4.1%	54	42	- 22.2%
Affordability Index		70	54	- 22.9%	76	51	- 32.9%
Active Listings		297	376	+ 26.6%	--	--	--
Months Supply		1.1	1.7	+ 54.5%	--	--	--

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.



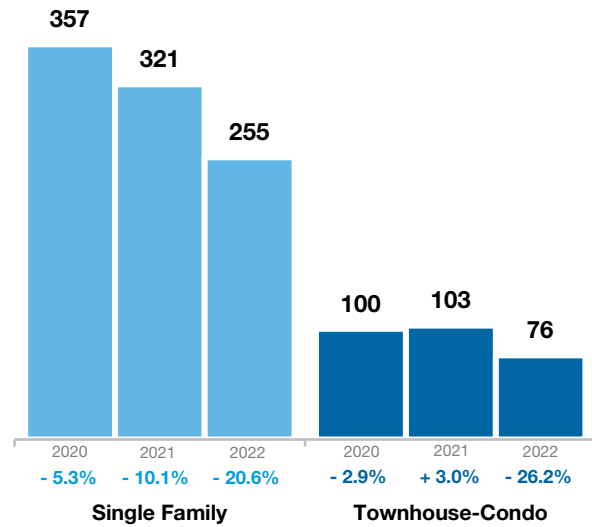
Key Metrics	Historical Sparkbars	8-2021	8-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		103	76	- 26.2%	779	625	- 19.8%
Pending Sales		85	57	- 32.9%	714	551	- 22.8%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		84	69	- 17.9%	711	537	- 24.5%
Median Sales Price		\$370,500	\$385,000	+ 3.9%	\$355,821	\$399,500	+ 12.3%
Avg. Sales Price		\$387,003	\$391,057	+ 1.0%	\$380,774	\$416,211	+ 9.3%
Pct. of List Price Received		101.4%	100.1%	- 1.3%	101.6%	103.4%	+ 1.8%
Days on Market		74	43	- 41.9%	66	51	- 22.7%
Affordability Index		105	81	- 22.9%	110	78	- 29.1%
Active Listings		90	80	- 11.1%	--	--	--
Months Supply		1.0	1.1	+ 10.0%	--	--	--

New Listings

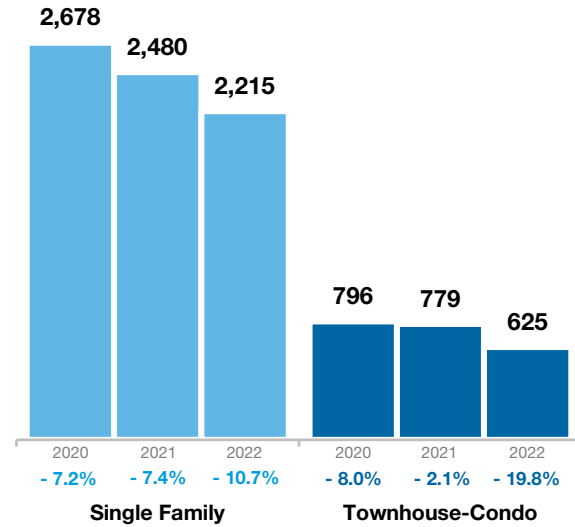
A count of the properties that have been newly listed on the market in a given month.



August

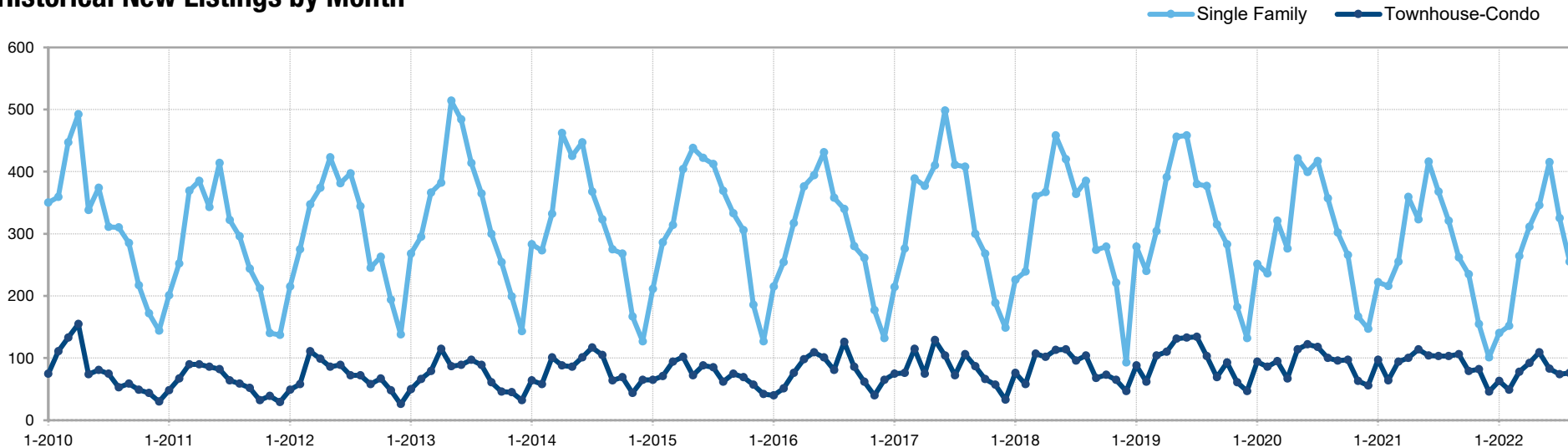


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2021	262	-13.2%	106	+10.4%
Oct-2021	235	-11.7%	79	-18.6%
Nov-2021	155	-7.2%	82	+30.2%
Dec-2021	101	-31.3%	46	-17.9%
Jan-2022	140	-36.9%	63	-35.1%
Feb-2022	152	-29.6%	49	-23.4%
Mar-2022	264	+3.5%	78	-17.0%
Apr-2022	311	-13.4%	92	-8.0%
May-2022	346	+7.1%	109	-4.4%
Jun-2022	415	-0.2%	83	-20.2%
Jul-2022	325	-11.7%	74	-28.2%
Aug-2022	255	-20.6%	76	-26.2%
12-Month Avg	247	-11.7%	78	-14.0%

Historical New Listings by Month

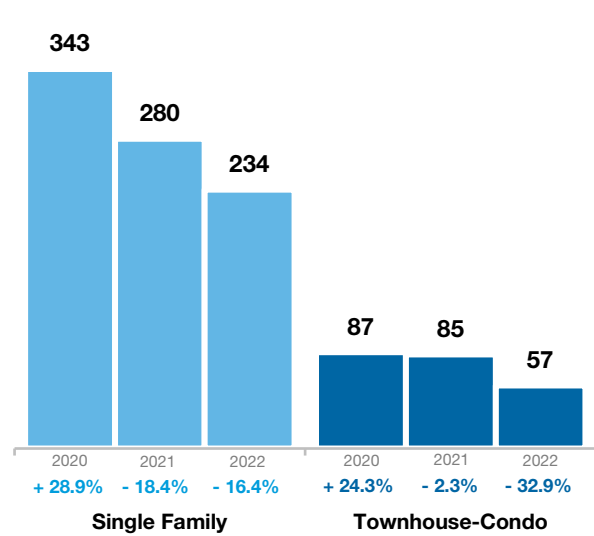


Pending Sales

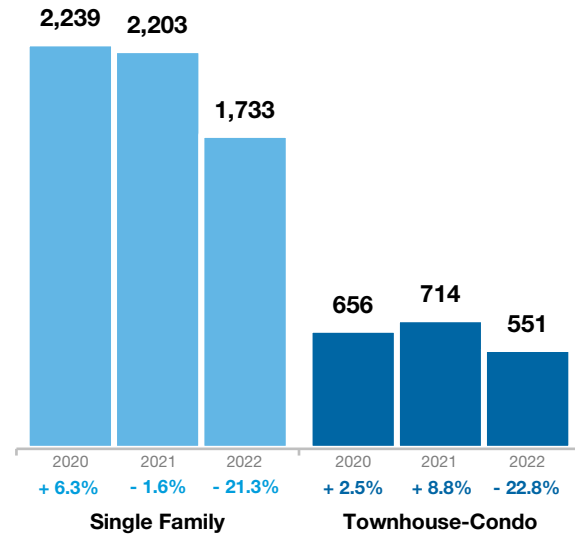
A count of the properties on which offers have been accepted in a given month.



August

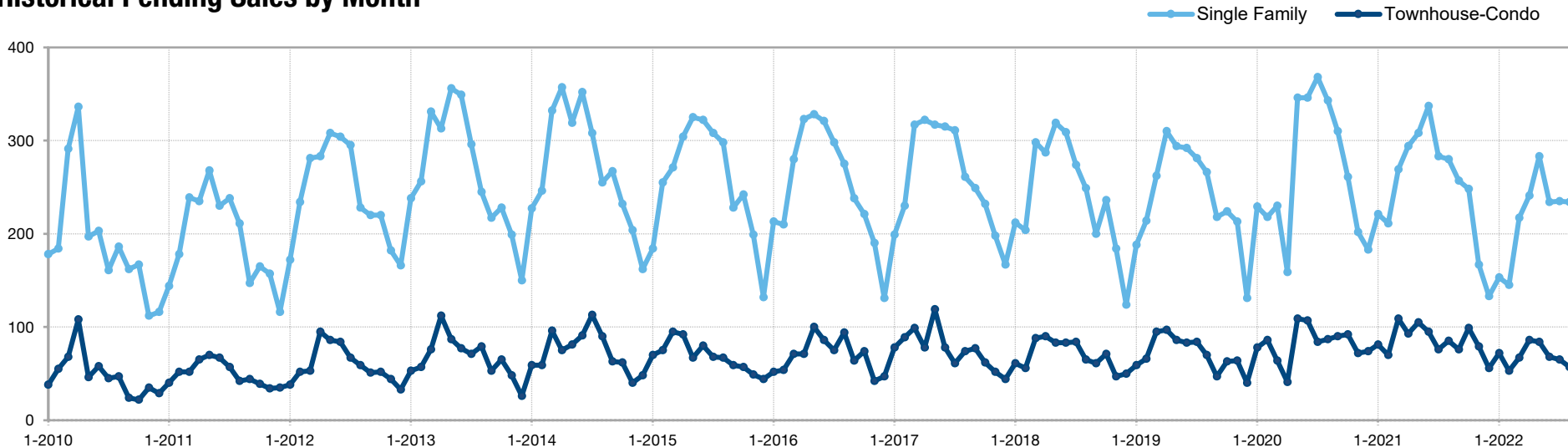


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2021	257	-17.1%	76	-15.6%
Oct-2021	248	-5.0%	99	+7.6%
Nov-2021	167	-17.3%	79	+9.7%
Dec-2021	133	-27.3%	56	-24.3%
Jan-2022	153	-30.8%	72	-11.1%
Feb-2022	145	-31.3%	53	-24.3%
Mar-2022	217	-19.3%	67	-38.5%
Apr-2022	241	-18.0%	86	-7.5%
May-2022	283	-8.1%	84	-20.0%
Jun-2022	234	-30.6%	68	-28.4%
Jul-2022	235	-17.0%	65	-14.5%
Aug-2022	234	-16.4%	57	-32.9%
12-Month Avg	212	-19.7%	72	-17.4%

Historical Pending Sales by Month

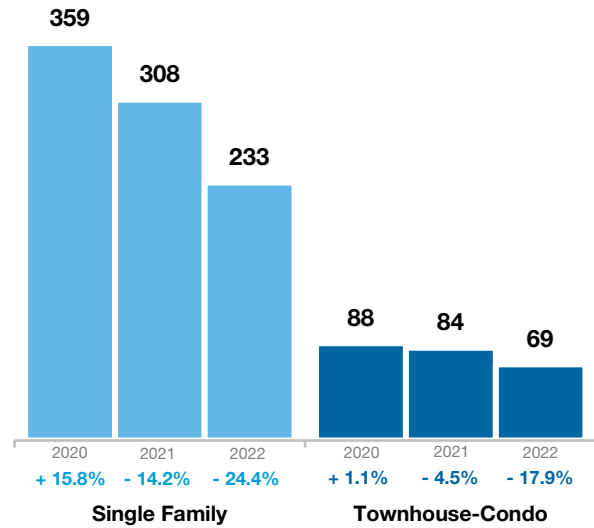


Sold Listings

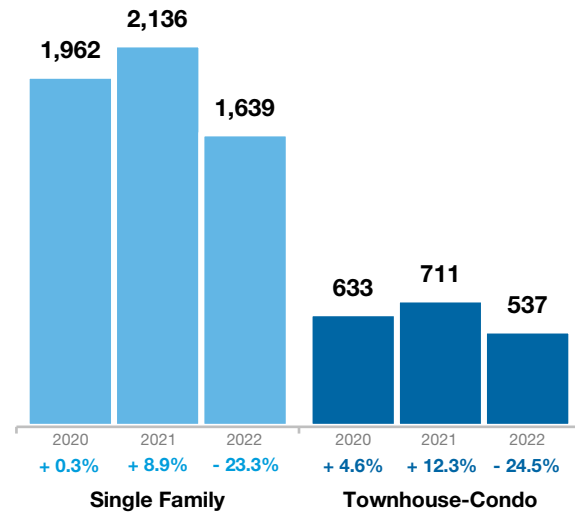
A count of the actual sales that closed in a given month.



August

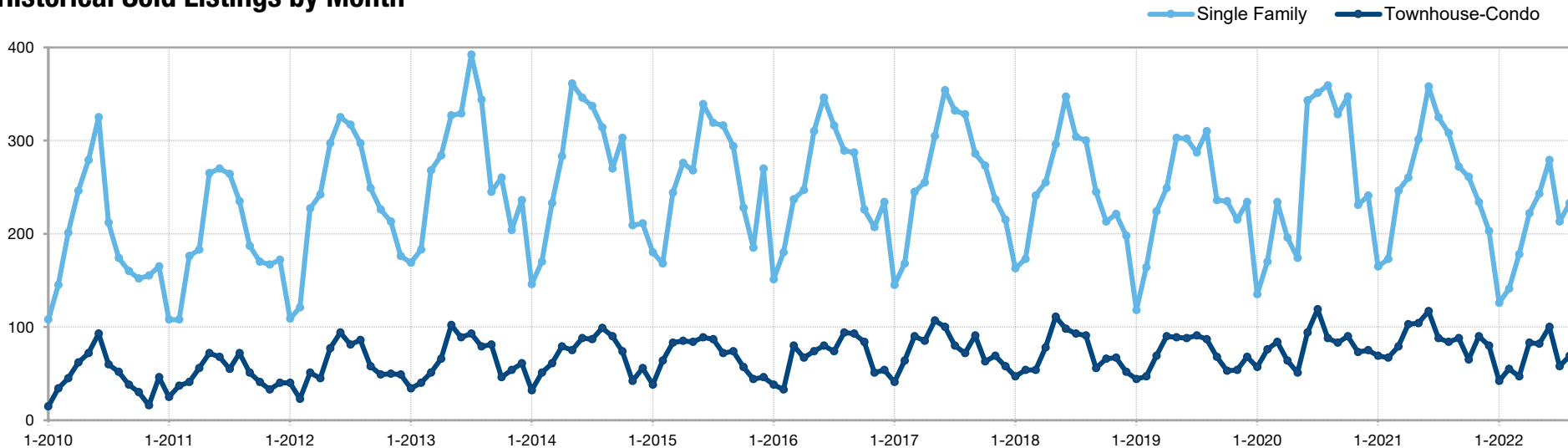


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2021	272	-17.1%	88	+6.0%
Oct-2021	261	-24.8%	65	-27.8%
Nov-2021	234	+1.3%	90	+23.3%
Dec-2021	203	-15.8%	80	+6.7%
Jan-2022	126	-23.6%	42	-39.1%
Feb-2022	141	-18.5%	55	-17.9%
Mar-2022	178	-27.6%	47	-40.5%
Apr-2022	222	-14.6%	83	-19.4%
May-2022	243	-19.3%	82	-21.2%
Jun-2022	279	-22.1%	100	-14.5%
Jul-2022	213	-34.5%	58	-34.1%
Aug-2022	233	-24.4%	69	-17.9%
12-Month Avg	217	-20.5%	72	-16.7%

Historical Sold Listings by Month

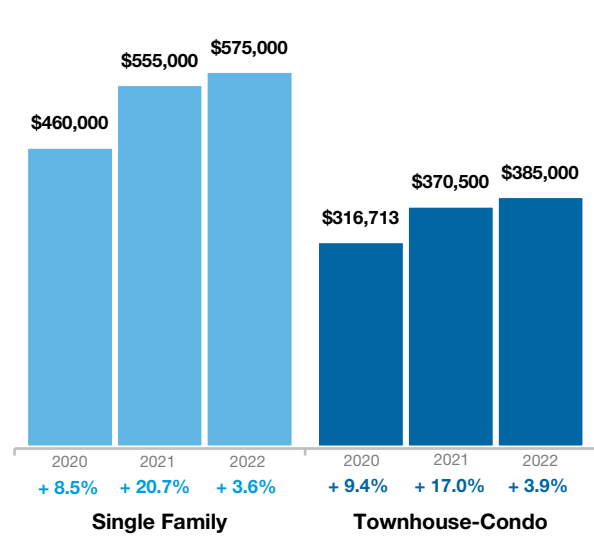


Median Sales Price

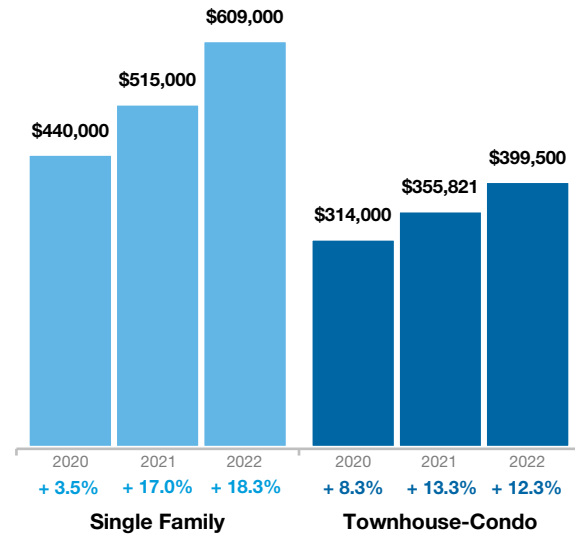
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



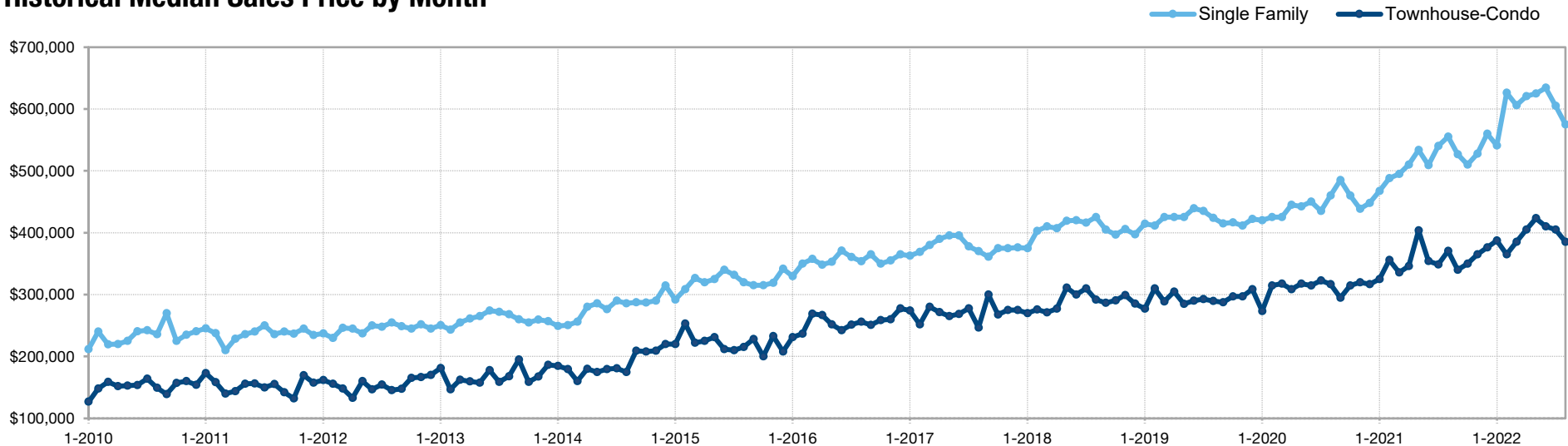
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2021	\$526,548	+8.6%	\$340,000	+15.3%
Oct-2021	\$510,000	+10.9%	\$350,000	+11.2%
Nov-2021	\$527,500	+20.2%	\$365,000	+14.1%
Dec-2021	\$560,000	+25.0%	\$376,318	+18.8%
Jan-2022	\$541,000	+15.7%	\$387,500	+19.2%
Feb-2022	\$626,221	+28.3%	\$364,810	+2.5%
Mar-2022	\$606,041	+22.4%	\$385,000	+14.8%
Apr-2022	\$620,495	+21.7%	\$405,000	+17.1%
May-2022	\$625,000	+17.2%	\$423,433	+4.9%
Jun-2022	\$634,240	+24.6%	\$410,000	+15.8%
Jul-2022	\$605,000	+12.0%	\$405,000	+16.2%
Aug-2022	\$575,000	+3.6%	\$385,000	+3.9%
12-Month Avg*	\$581,385	+17.2%	\$385,000	+13.2%

* Median Sales Price for all properties from September 2021 through August 2022. This is not the average of the individual figures above.

Historical Median Sales Price by Month

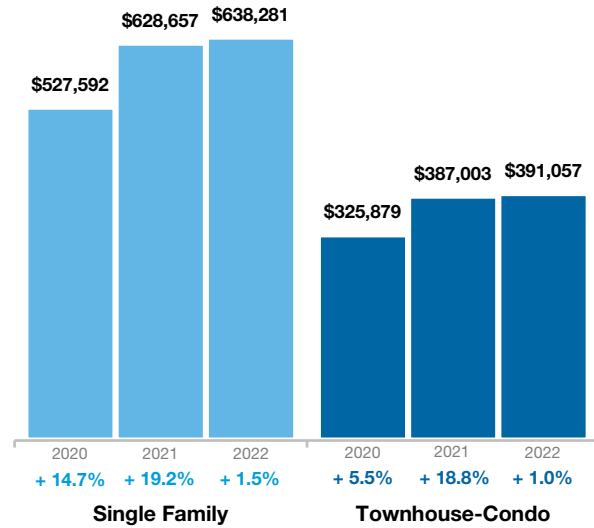


Average Sales Price

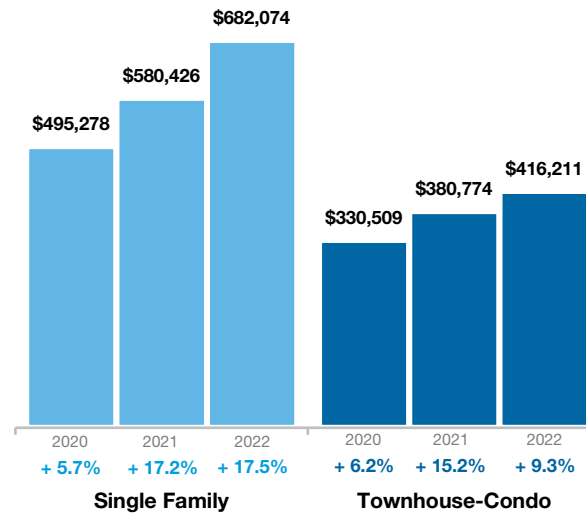
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



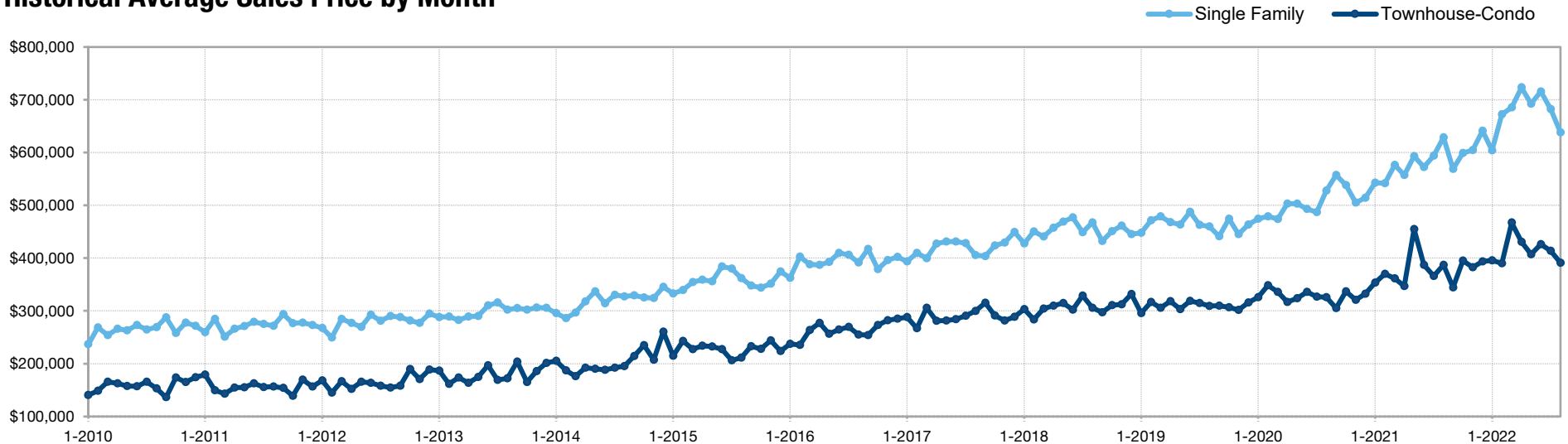
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2021	\$568,895	+2.1%	\$344,300	+12.7%
Oct-2021	\$598,918	+11.3%	\$395,165	+17.3%
Nov-2021	\$604,279	+19.7%	\$382,467	+19.2%
Dec-2021	\$640,964	+24.7%	\$393,577	+18.4%
Jan-2022	\$603,885	+11.3%	\$395,329	+11.9%
Feb-2022	\$672,361	+24.1%	\$390,127	+5.4%
Mar-2022	\$685,231	+19.0%	\$467,153	+29.3%
Apr-2022	\$723,257	+29.8%	\$430,603	+24.2%
May-2022	\$692,286	+16.8%	\$406,922	-10.6%
Jun-2022	\$715,183	+24.9%	\$426,142	+10.1%
Jul-2022	\$682,204	+14.8%	\$413,573	+13.0%
Aug-2022	\$638,281	+1.5%	\$391,057	+1.0%
12-Month Avg*	\$651,780	+15.7%	\$401,692	+10.6%

* Avg. Sales Price for all properties from September 2021 through August 2022. This is not the average of the individual figures above.

Historical Average Sales Price by Month

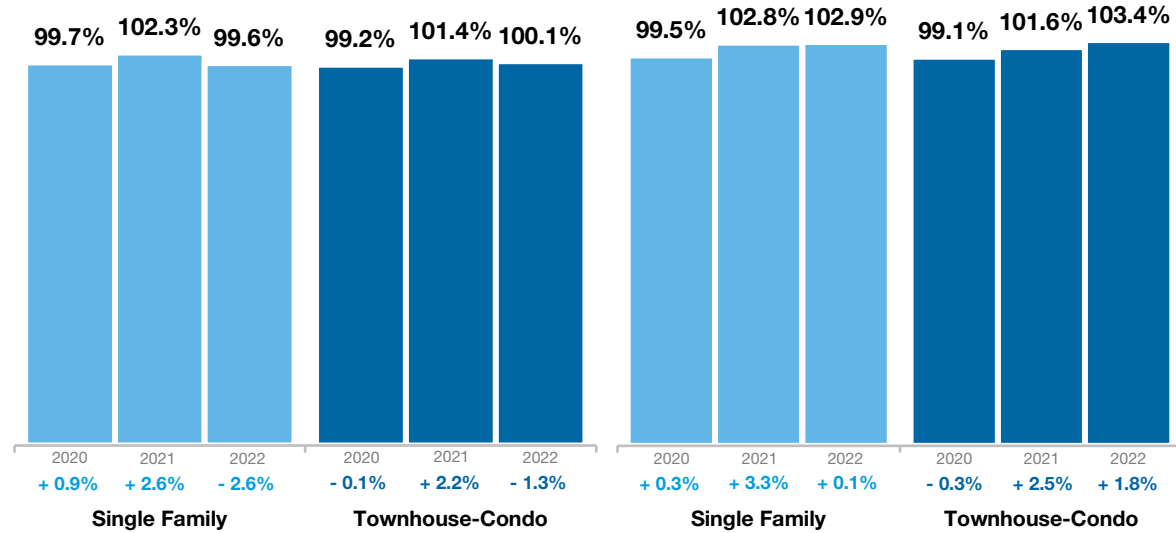


Percent of List Price Received

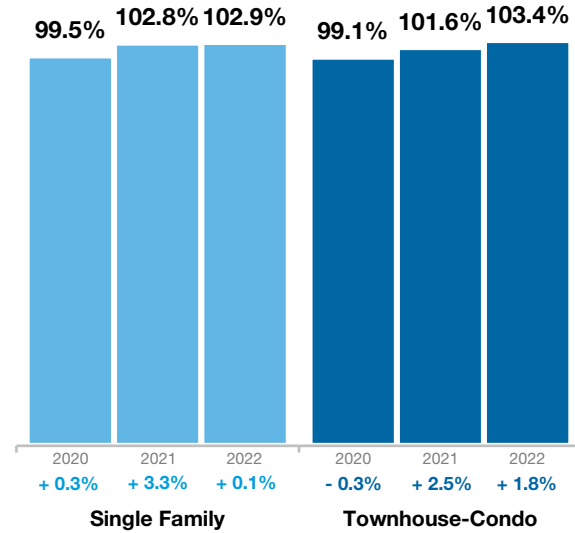
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



August



Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2021	101.2%	+1.6%	101.5%	+2.7%
Oct-2021	100.8%	+1.2%	100.7%	+1.6%
Nov-2021	101.2%	+1.3%	100.7%	+1.4%
Dec-2021	101.0%	+0.6%	100.1%	+1.1%
Jan-2022	102.1%	+1.8%	103.2%	+3.8%
Feb-2022	102.9%	+2.4%	103.3%	+3.3%
Mar-2022	103.9%	+2.1%	103.8%	+2.3%
Apr-2022	105.8%	+2.6%	105.6%	+3.8%
May-2022	104.9%	+0.9%	104.1%	+2.0%
Jun-2022	103.2%	-0.7%	104.1%	+1.4%
Jul-2022	101.0%	-2.7%	102.2%	-0.7%
Aug-2022	99.6%	-2.6%	100.1%	-1.3%
12-Month Avg*	102.2%	+0.5%	102.4%	+1.6%

* Pct. of List Price Received for all properties from September 2021 through August 2022. This is not the average of the individual figures above.

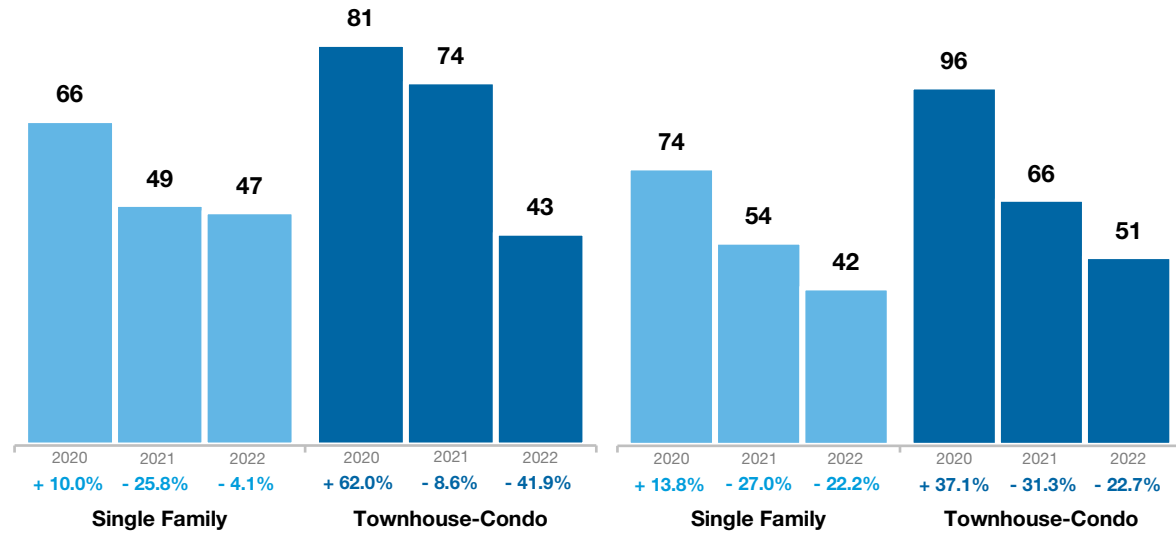
Historical Percent of List Price Received by Month



Days on Market Until Sale



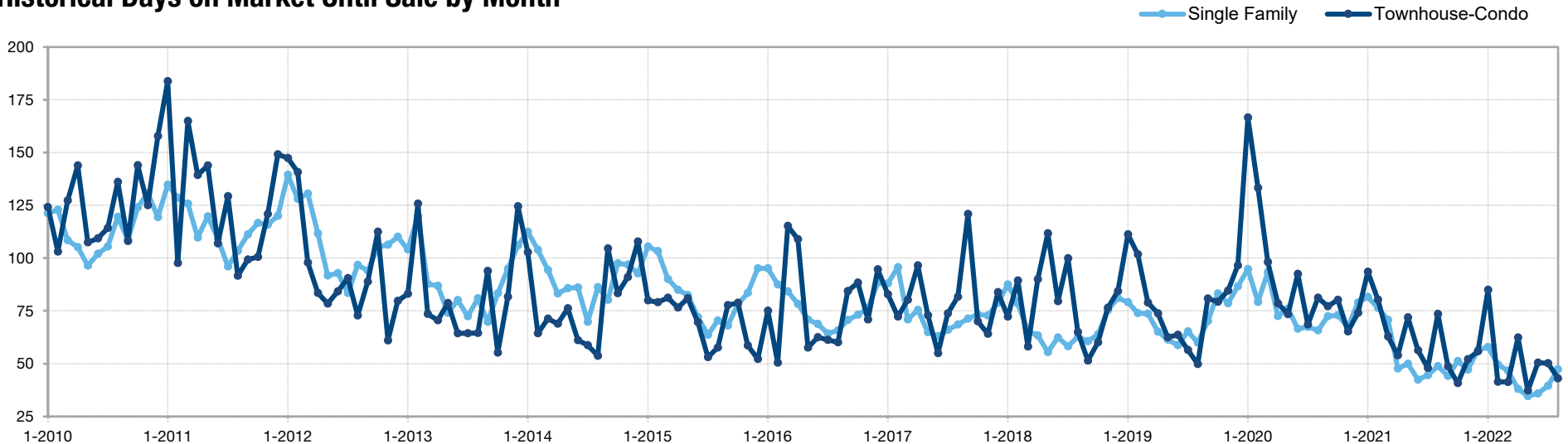
August



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2021	44	-38.9%	49	-36.4%
Oct-2021	51	-30.1%	41	-48.8%
Nov-2021	47	-29.9%	52	-20.0%
Dec-2021	56	-29.1%	56	-24.3%
Jan-2022	58	-29.3%	85	-9.6%
Feb-2022	50	-34.2%	41	-48.8%
Mar-2022	47	-33.8%	41	-34.9%
Apr-2022	38	-20.8%	62	+14.8%
May-2022	35	-30.0%	37	-48.6%
Jun-2022	36	-14.3%	50	-10.7%
Jul-2022	40	-9.1%	50	+4.2%
Aug-2022	47	-4.1%	43	-41.9%
12-Month Avg	45	-26.3%	50	-26.7%

* Days on Market for all properties from September 2021 through August 2022. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



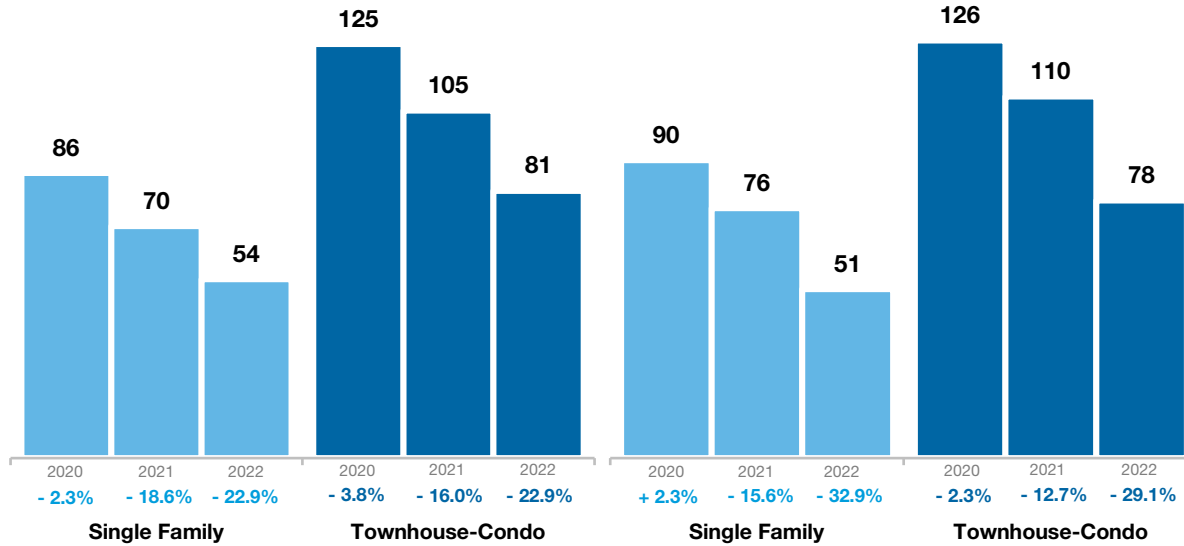
Housing Affordability Index

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.



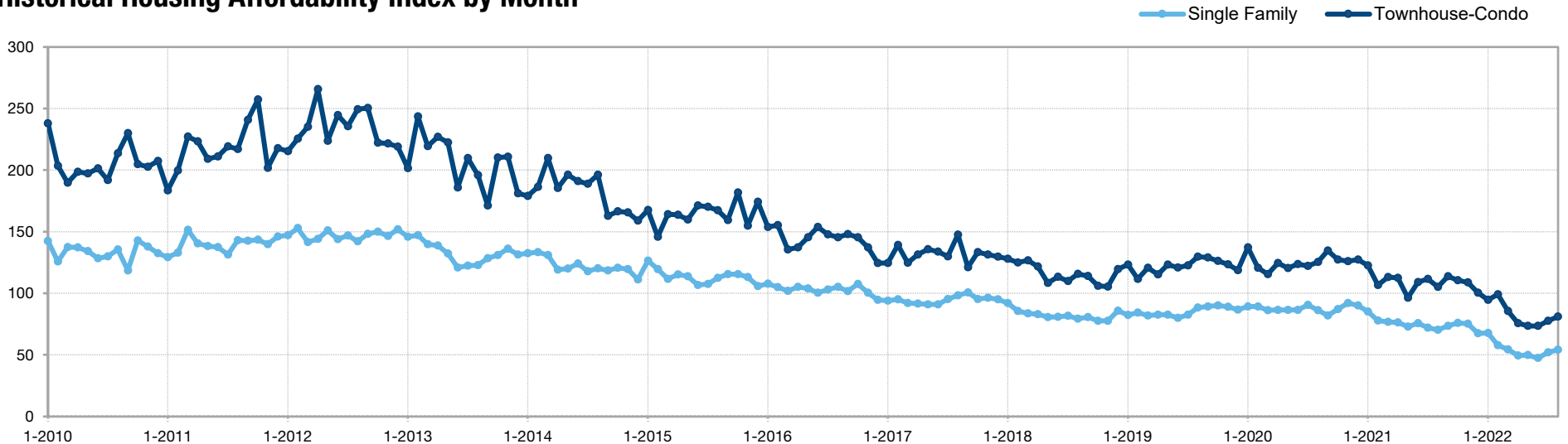
August

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2021	73	-11.0%	114	-15.6%
Oct-2021	76	-12.6%	111	-12.6%
Nov-2021	75	-18.5%	109	-13.5%
Dec-2021	67	-25.6%	100	-21.3%
Jan-2022	68	-20.0%	95	-22.8%
Feb-2022	58	-25.6%	99	-7.5%
Mar-2022	54	-29.9%	86	-23.9%
Apr-2022	49	-35.5%	76	-32.1%
May-2022	50	-31.5%	74	-22.9%
Jun-2022	47	-38.2%	73	-33.0%
Jul-2022	52	-27.8%	78	-30.4%
Aug-2022	54	-22.9%	81	-22.9%
12-Month Avg	60	-32.4%	80	-30.2%

Historical Housing Affordability Index by Month

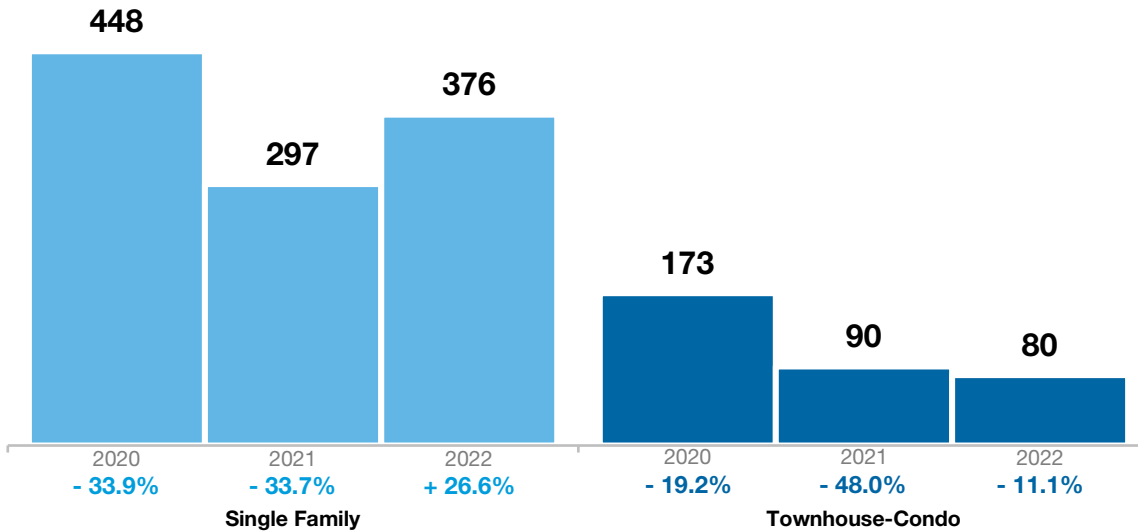


Inventory of Active Listings

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



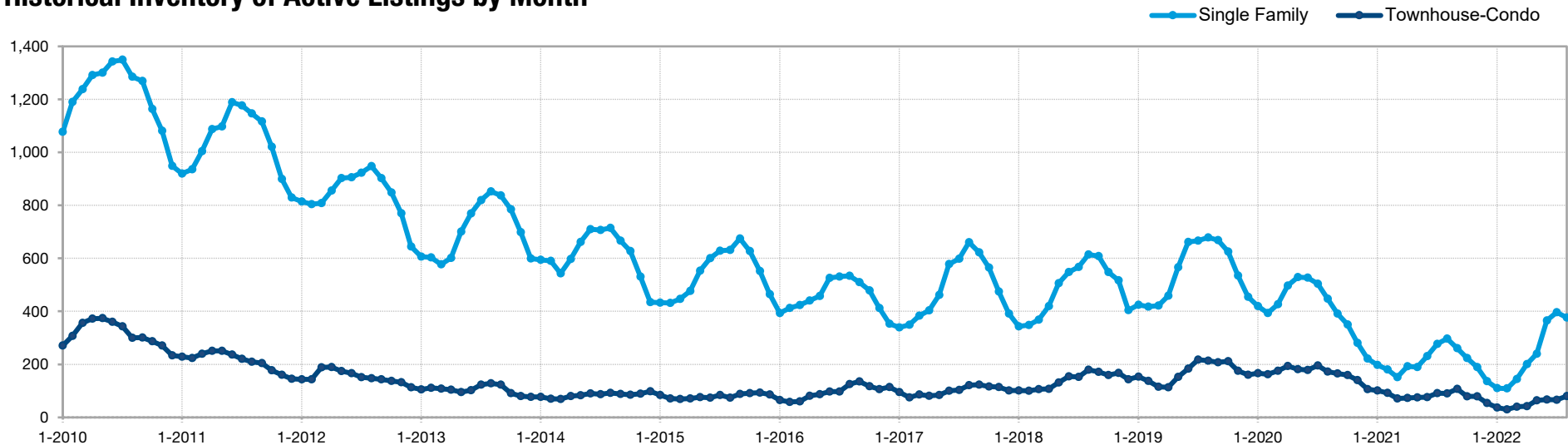
August



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2021	261	-33.2%	107	-35.2%
Oct-2021	224	-36.0%	79	-50.3%
Nov-2021	190	-32.4%	79	-43.6%
Dec-2021	136	-38.7%	54	-49.1%
Jan-2022	110	-44.4%	37	-63.4%
Feb-2022	109	-39.8%	30	-67.4%
Mar-2022	144	-4.6%	40	-43.7%
Apr-2022	201	+4.1%	42	-42.5%
May-2022	240	+26.3%	64	-14.7%
Jun-2022	365	+58.0%	67	-11.8%
Jul-2022	396	+43.0%	66	-27.5%
Aug-2022	376	+26.6%	80	-11.1%
12-Month Avg*	232	-5.9%	62	-39.7%

* Active Listings for all properties from September 2021 through August 2022. This is not the average of the individual figures above.

Historical Inventory of Active Listings by Month

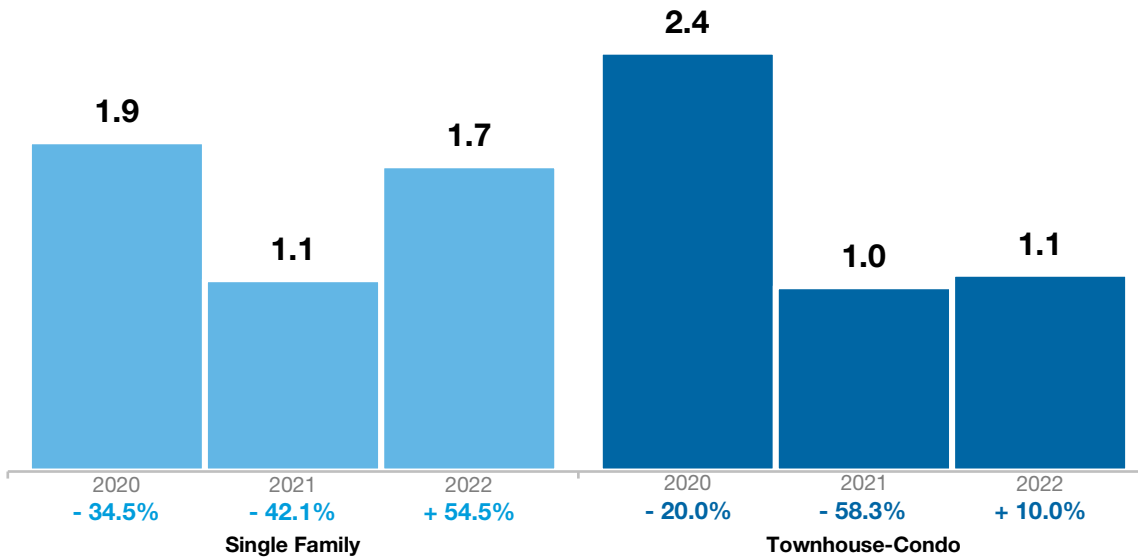


Months Supply of Inventory

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.



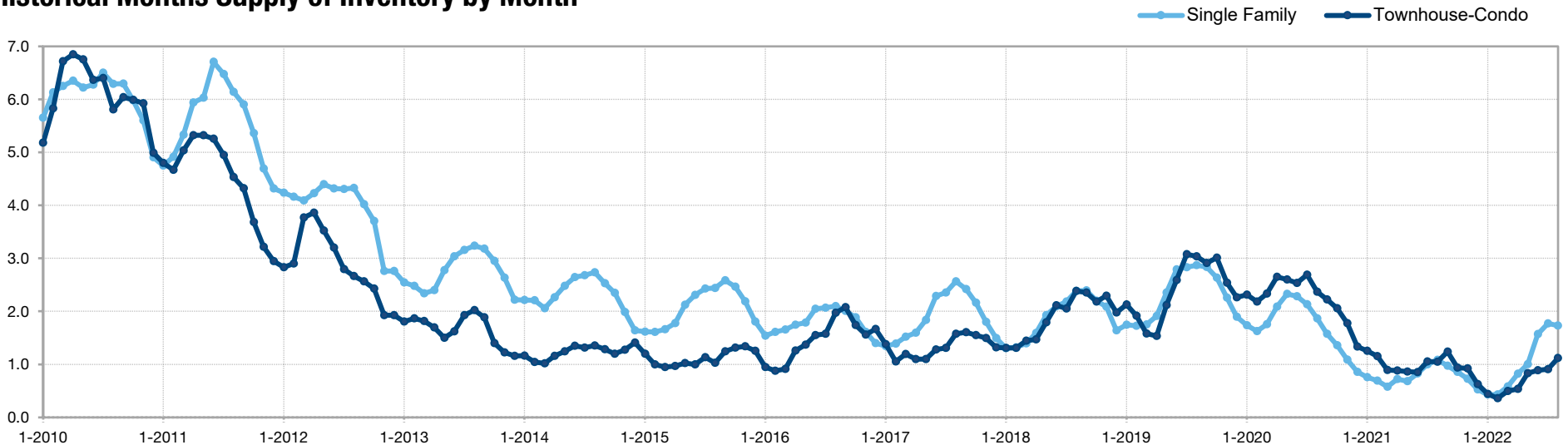
August



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2021	1.0	-37.5%	1.2	-45.5%
Oct-2021	0.9	-35.7%	0.9	-57.1%
Nov-2021	0.7	-36.4%	0.9	-50.0%
Dec-2021	0.5	-44.4%	0.6	-53.8%
Jan-2022	0.4	-50.0%	0.4	-69.2%
Feb-2022	0.4	-42.9%	0.4	-66.7%
Mar-2022	0.6	0.0%	0.5	-44.4%
Apr-2022	0.8	+14.3%	0.5	-44.4%
May-2022	1.0	+42.9%	0.8	-11.1%
Jun-2022	1.6	+100.0%	0.9	0.0%
Jul-2022	1.8	+80.0%	0.9	-18.2%
Aug-2022	1.7	+54.5%	1.1	+10.0%
12-Month Avg*	1.0	+3.1%	0.8	-39.4%

* Months Supply for all properties from September 2021 through August 2022. 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.



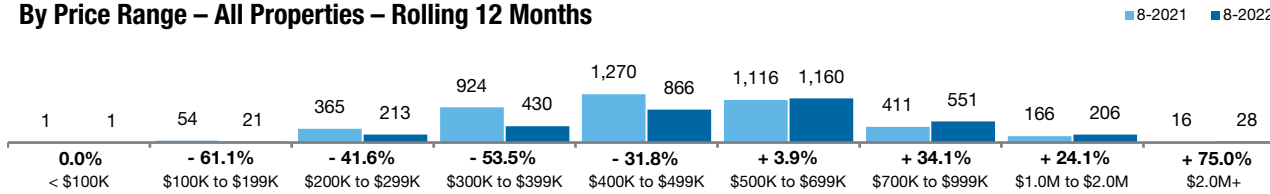
Key Metrics	Historical Sparkbars	8-2021	8-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		425	331	- 22.1%	3,272	2,850	- 12.9%
Pending Sales		368	291	- 20.9%	714	551	- 22.8%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		392	302	- 23.0%	2,855	2,179	- 23.7%
Median Sales Price		\$505,000	\$529,450	+ 4.8%	\$473,000	\$552,500	+ 16.8%
Avg. Sales Price		\$576,609	\$581,796	+ 16.5%	\$530,930	\$618,508	+ 16.5%
Pct. of List Price Received		102.1%	99.7%	+ 0.5%	102.5%	103.0%	+ 0.5%
Days on Market		54	46	- 21.1%	57	45	- 21.1%
Affordability Index		77	59	- 31.5%	82	56	- 31.5%
Active Listings		396	466	+ 17.7%	--	--	--
Months Supply		1.1	1.6	+ 46.4%	--	--	--

Sold Listings

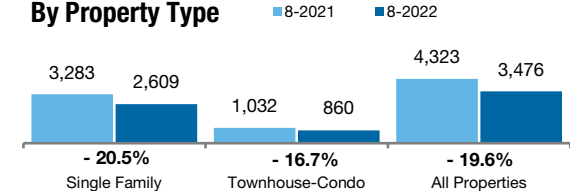
Actual sales that have closed in a given quarter.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	8-2021	8-2022	Change	8-2021	8-2022	Change
\$99,999 and Below	1	1	0.0%	0	0	--
\$100,000 to \$199,999	26	14	-46.2%	28	6	-78.6%
\$200,000 to \$299,999	52	36	-30.8%	310	176	-43.2%
\$300,000 to \$399,999	485	130	-73.2%	438	300	-31.5%
\$400,000 to \$499,999	1,106	606	-45.2%	164	260	+58.5%
\$500,000 to \$699,999	1,056	1,082	+2.5%	59	77	+30.5%
\$700,000 to \$999,999	389	522	+34.2%	21	29	+38.1%
\$1,000,000 to \$1,999,999	152	194	+27.6%	12	9	-25.0%
\$2,000,000 and Above	16	24	+50.0%	0	3	--
All Price Ranges	3,283	2,609	-20.5%	1,032	860	-16.7%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	7-2022	8-2022	Change	7-2022	8-2022	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	2	0	-100.0%	0	1	--
\$200,000 to \$299,999	1	4	+300.0%	6	14	+133.3%
\$300,000 to \$399,999	5	13	+160.0%	21	22	+4.8%
\$400,000 to \$499,999	47	53	+12.8%	22	24	+9.1%
\$500,000 to \$699,999	94	104	+10.6%	7	7	0.0%
\$700,000 to \$999,999	47	45	-4.3%	2	1	-50.0%
\$1,000,000 to \$1,999,999	12	11	-8.3%	0	0	--
\$2,000,000 and Above	5	3	-40.0%	0	0	--
All Price Ranges	213	233	+9.4%	58	69	+19.0%

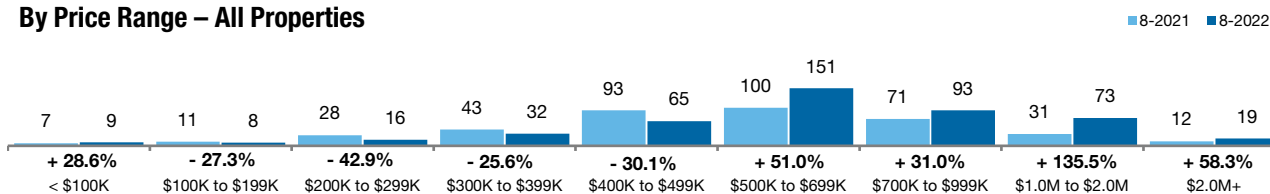
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	8-2021	8-2022	Change	8-2021	8-2022	Change
\$99,999 and Below	1	0	-100.0%	0	0	--
\$100,000 to \$199,999	17	9	-47.1%	16	1	-93.8%
\$200,000 to \$299,999	22	16	-27.3%	183	97	-47.0%
\$300,000 to \$399,999	216	51	-76.4%	289	172	-40.5%
\$400,000 to \$499,999	727	301	-58.6%	144	173	+20.1%
\$500,000 to \$699,999	755	724	-4.1%	50	63	+26.0%
\$700,000 to \$999,999	279	387	+38.7%	17	25	+47.1%
\$1,000,000 to \$1,999,999	109	131	+20.2%	12	5	-58.3%
\$2,000,000 and Above	10	20	+100.0%	0	1	--
All Price Ranges	2,136	1,639	-23.3%	711	537	-24.5%

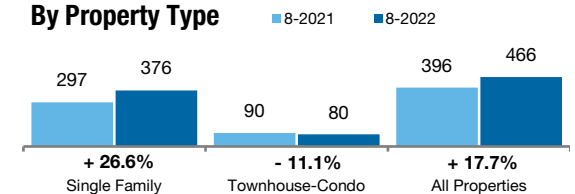
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	8-2021	8-2022	Change	8-2021	8-2022	Change
\$99,999 and Below	7	9	+28.6%	0	0	--
\$100,000 to \$199,999	11	8	-27.3%	0	0	--
\$200,000 to \$299,999	11	9	-18.2%	17	7	-58.8%
\$300,000 to \$399,999	22	15	-31.8%	21	17	-19.0%
\$400,000 to \$499,999	60	35	-41.7%	32	30	-6.3%
\$500,000 to \$699,999	93	134	+44.1%	7	17	+142.9%
\$700,000 to \$999,999	60	87	+45.0%	11	6	-45.5%
\$1,000,000 to \$1,999,999	28	67	+139.3%	2	3	+50.0%
\$2,000,000 and Above	5	12	+140.0%	0	0	--
All Price Ranges	297	376	+26.6%	90	80	-11.1%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	7-2022	8-2022	Change	7-2022	8-2022	Change
\$99,999 and Below	8	9	+12.5%	0	0	--
\$100,000 to \$199,999	9	8	-11.1%	0	0	--
\$200,000 to \$299,999	5	9	+80.0%	7	7	0.0%
\$300,000 to \$399,999	17	15	-11.8%	9	17	+88.9%
\$400,000 to \$499,999	50	35	-30.0%	22	30	+36.4%
\$500,000 to \$699,999	136	134	-1.5%	18	17	-5.6%
\$700,000 to \$999,999	95	87	-8.4%	7	6	-14.3%
\$1,000,000 to \$1,999,999	64	67	+4.7%	3	3	0.0%
\$2,000,000 and Above	12	12	0.0%	0	0	--
All Price Ranges	396	376	-5.1%	66	80	+21.2%

Year to Date

Single Family	Townhouse-Condo
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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 August 2022

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Berthoud

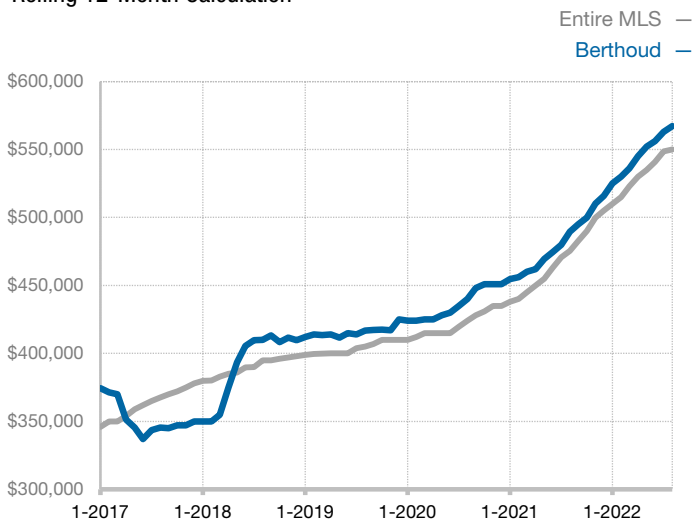
Key Metrics	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
New Listings	76	51	- 32.9%	481	420	- 12.7%
Closed Sales	63	37	- 41.3%	443	369	- 16.7%
Median Sales Price*	\$532,083	\$615,000	+ 15.6%	\$505,000	\$599,000	+ 18.6%
Average Sales Price*	\$690,412	\$662,951	- 4.0%	\$601,061	\$687,530	+ 14.4%
Percent of List Price Received*	103.2%	100.1%	- 3.0%	102.0%	102.5%	+ 0.5%
Days on Market Until Sale	79	48	- 39.2%	73	66	- 9.6%
Inventory of Homes for Sale	93	83	- 10.8%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--

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

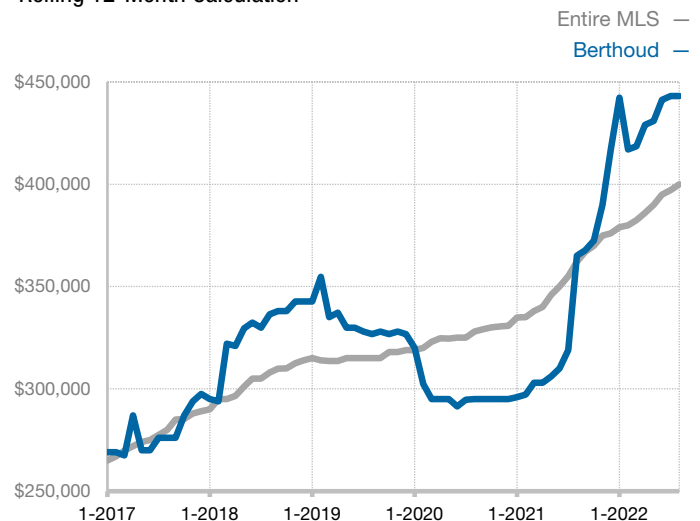
Key Metrics	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
New Listings	10	2	- 80.0%	72	42	- 41.7%
Closed Sales	8	7	- 12.5%	43	53	+ 23.3%
Median Sales Price*	\$414,000	\$425,000	+ 2.7%	\$383,000	\$443,100	+ 15.7%
Average Sales Price*	\$425,375	\$442,136	+ 3.9%	\$448,034	\$482,591	+ 7.7%
Percent of List Price Received*	102.0%	101.8%	- 0.2%	102.2%	103.4%	+ 1.2%
Days on Market Until Sale	31	73	+ 135.5%	92	177	+ 92.4%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	2.2	0.7	- 68.2%	--	--	--

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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 August 2022

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Fort Collins

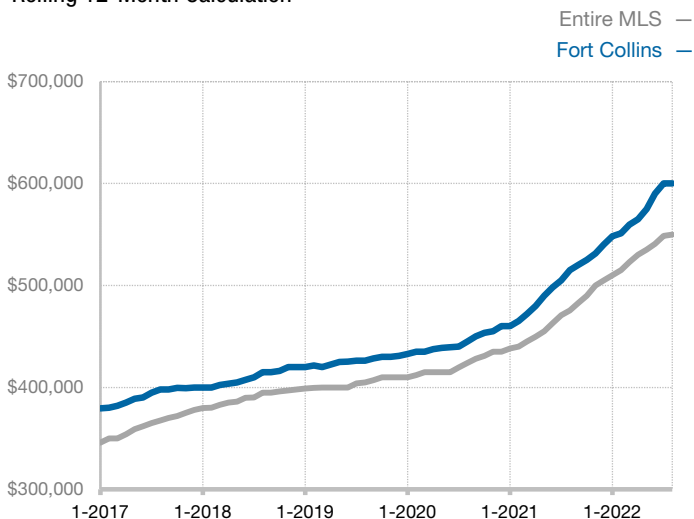
Single Family	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Key Metrics						
New Listings	319	256	- 19.7%	2,435	2,257	- 7.3%
Closed Sales	318	231	- 27.4%	2,080	1,737	- 16.5%
Median Sales Price*	\$573,500	\$585,000	+ 2.0%	\$530,000	\$626,250	+ 18.2%
Average Sales Price*	\$676,958	\$646,133	- 4.6%	\$603,168	\$696,865	+ 15.5%
Percent of List Price Received*	102.5%	99.5%	- 2.9%	103.2%	103.5%	+ 0.3%
Days on Market Until Sale	33	37	+ 12.1%	36	31	- 13.9%
Inventory of Homes for Sale	250	305	+ 22.0%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--

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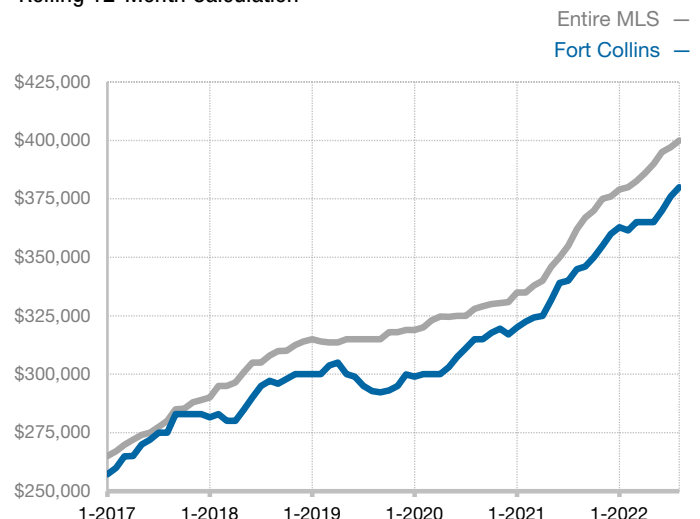
Townhouse/Condo	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Key Metrics						
New Listings	129	91	- 29.5%	995	744	- 25.2%
Closed Sales	99	86	- 13.1%	923	646	- 30.0%
Median Sales Price*	\$365,000	\$390,000	+ 6.8%	\$363,700	\$396,000	+ 8.9%
Average Sales Price*	\$372,276	\$385,704	+ 3.6%	\$389,962	\$410,773	+ 5.3%
Percent of List Price Received*	100.4%	100.1%	- 0.3%	101.5%	103.4%	+ 1.9%
Days on Market Until Sale	41	28	- 31.7%	51	28	- 45.1%
Inventory of Homes for Sale	91	81	- 11.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--

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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 August 2022

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Boulder

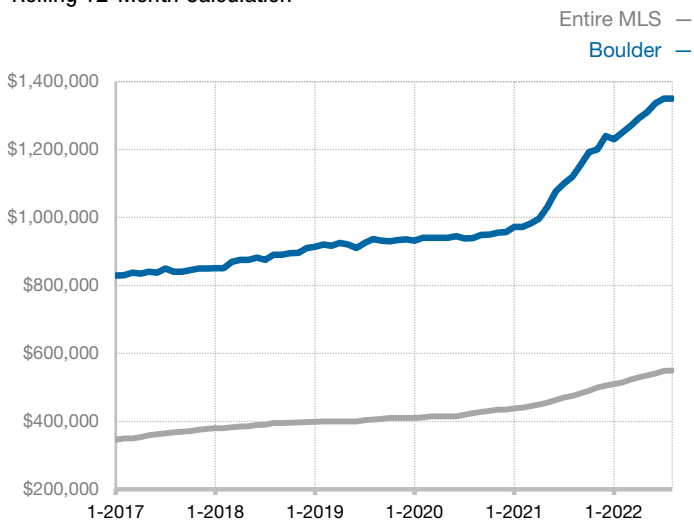
Key Metrics	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
New Listings	143	129	- 9.8%	1,240	1,094	- 11.8%
Closed Sales	117	100	- 14.5%	1,004	709	- 29.4%
Median Sales Price*	\$1,225,000	\$1,346,000	+ 9.9%	\$1,240,000	\$1,406,000	+ 13.4%
Average Sales Price*	\$1,448,882	\$1,688,378	+ 16.5%	\$1,507,671	\$1,671,859	+ 10.9%
Percent of List Price Received*	100.1%	98.6%	- 1.5%	102.5%	104.5%	+ 2.0%
Days on Market Until Sale	50	47	- 6.0%	49	36	- 26.5%
Inventory of Homes for Sale	180	215	+ 19.4%	--	--	--
Months Supply of Inventory	1.3	2.2	+ 69.2%	--	--	--

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

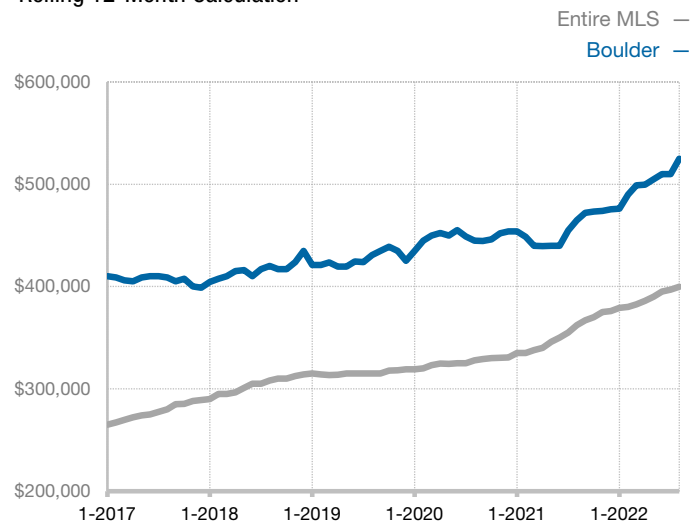
Key Metrics	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
New Listings	111	83	- 25.2%	869	705	- 18.9%
Closed Sales	105	82	- 21.9%	782	562	- 28.1%
Median Sales Price*	\$475,000	\$590,000	+ 24.2%	\$470,000	\$547,450	+ 16.5%
Average Sales Price*	\$581,689	\$785,650	+ 35.1%	\$562,714	\$708,465	+ 25.9%
Percent of List Price Received*	100.2%	98.8%	- 1.4%	100.4%	102.6%	+ 2.2%
Days on Market Until Sale	41	82	+ 100.0%	57	55	- 3.5%
Inventory of Homes for Sale	129	107	- 17.1%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

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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 August 2022

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Windsor

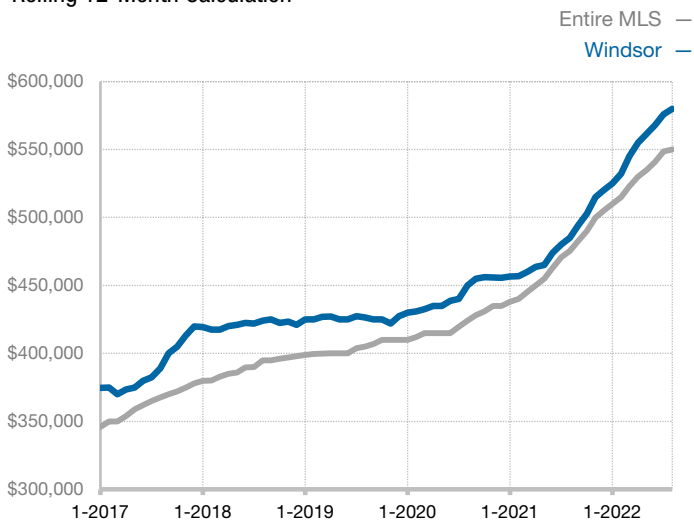
Key Metrics	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
New Listings	125	93	- 25.6%	1,324	987	- 25.5%
Closed Sales	117	76	- 35.0%	1,183	763	- 35.5%
Median Sales Price*	\$558,224	\$585,000	+ 4.8%	\$500,000	\$599,990	+ 20.0%
Average Sales Price*	\$612,884	\$664,245	+ 8.4%	\$565,271	\$665,104	+ 17.7%
Percent of List Price Received*	101.5%	99.4%	- 2.1%	101.8%	101.7%	- 0.1%
Days on Market Until Sale	45	36	- 20.0%	58	49	- 15.5%
Inventory of Homes for Sale	180	199	+ 10.6%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 66.7%	--	--	--

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

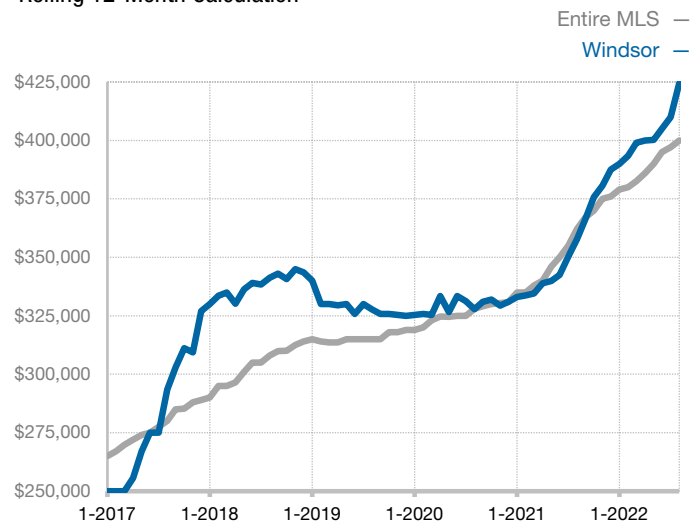
Key Metrics	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
New Listings	12	7	- 41.7%	154	100	- 35.1%
Closed Sales	18	16	- 11.1%	142	102	- 28.2%
Median Sales Price*	\$389,431	\$494,048	+ 26.9%	\$381,550	\$438,250	+ 14.9%
Average Sales Price*	\$378,632	\$490,723	+ 29.6%	\$378,881	\$455,405	+ 20.2%
Percent of List Price Received*	102.6%	100.9%	- 1.7%	101.4%	103.2%	+ 1.8%
Days on Market Until Sale	150	42	- 72.0%	108	136	+ 25.9%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--

* 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 August 2022

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Loveland

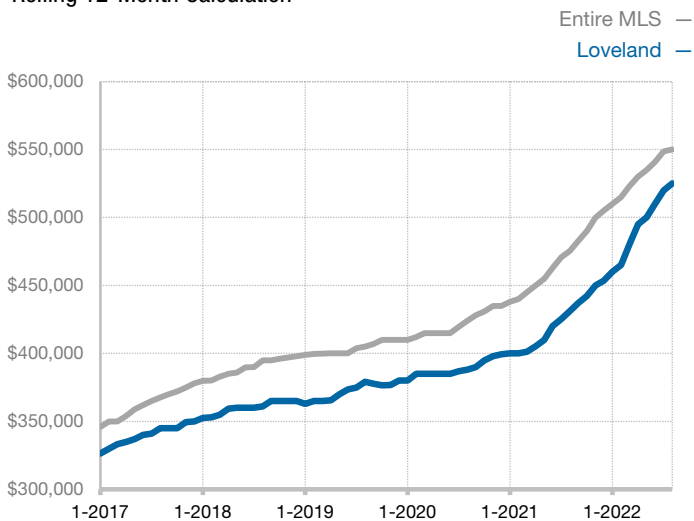
Key Metrics	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
New Listings	235	208	- 11.5%	1,723	1,614	- 6.3%
Closed Sales	210	163	- 22.4%	1,439	1,210	- 15.9%
Median Sales Price*	\$472,500	\$550,000	+ 16.4%	\$440,000	\$545,000	+ 23.9%
Average Sales Price*	\$542,278	\$599,115	+ 10.5%	\$507,948	\$606,635	+ 19.4%
Percent of List Price Received*	102.8%	99.4%	- 3.3%	103.3%	102.6%	- 0.7%
Days on Market Until Sale	28	37	+ 32.1%	38	29	- 23.7%
Inventory of Homes for Sale	168	253	+ 50.6%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--

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

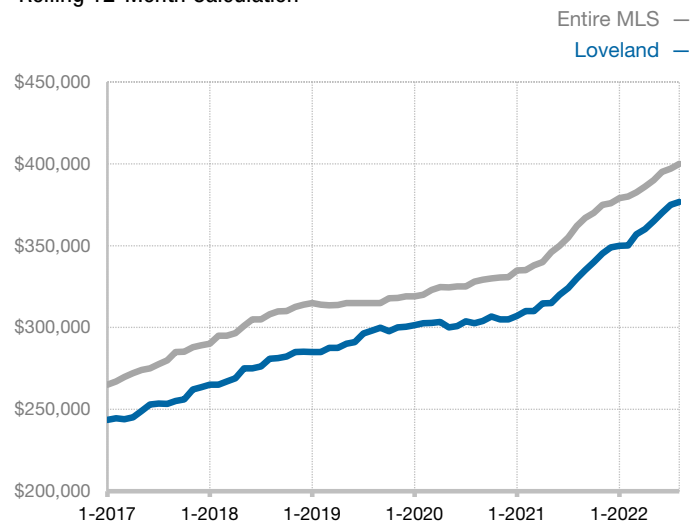
Key Metrics	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
New Listings	53	50	- 5.7%	378	280	- 25.9%
Closed Sales	41	45	+ 9.8%	312	297	- 4.8%
Median Sales Price*	\$339,000	\$387,702	+ 14.4%	\$345,000	\$389,000	+ 12.8%
Average Sales Price*	\$352,939	\$404,868	+ 14.7%	\$353,685	\$402,855	+ 13.9%
Percent of List Price Received*	102.4%	102.4%	0.0%	102.6%	104.2%	+ 1.6%
Days on Market Until Sale	81	181	+ 123.5%	84	141	+ 67.9%
Inventory of Homes for Sale	25	47	+ 88.0%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for August 2022

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Greeley

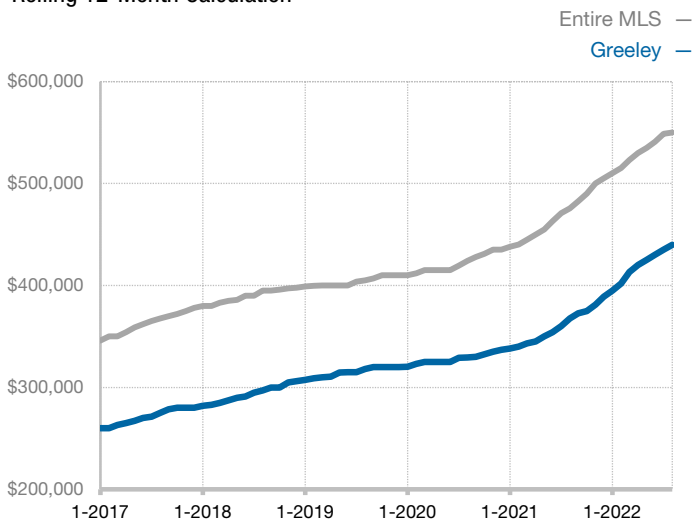
Key Metrics	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
New Listings	163	177	+ 8.6%	1,297	1,517	+ 17.0%
Closed Sales	166	151	- 9.0%	1,123	1,227	+ 9.3%
Median Sales Price*	\$404,950	\$453,580	+ 12.0%	\$380,000	\$450,100	+ 18.4%
Average Sales Price*	\$424,668	\$454,057	+ 6.9%	\$404,688	\$458,520	+ 13.3%
Percent of List Price Received*	102.0%	100.3%	- 1.7%	102.4%	102.1%	- 0.3%
Days on Market Until Sale	32	46	+ 43.8%	36	45	+ 25.0%
Inventory of Homes for Sale	154	261	+ 69.5%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 70.0%	--	--	--

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

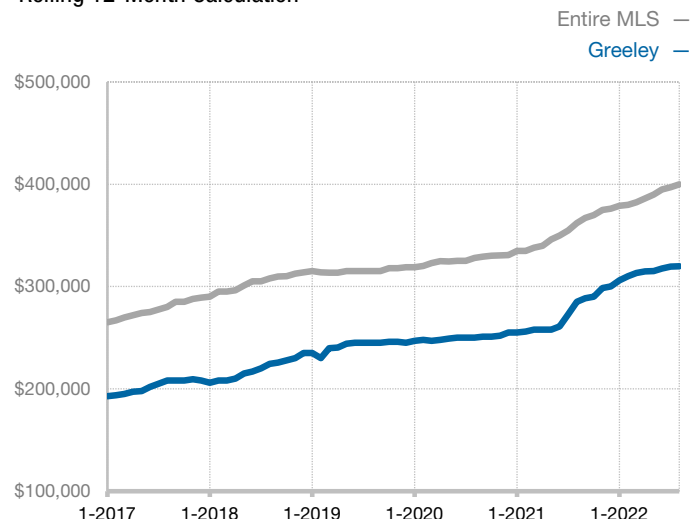
Key Metrics	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
New Listings	44	27	- 38.6%	314	224	- 28.7%
Closed Sales	42	25	- 40.5%	209	241	+ 15.3%
Median Sales Price*	\$300,000	\$330,000	+ 10.0%	\$292,450	\$323,400	+ 10.6%
Average Sales Price*	\$297,931	\$329,826	+ 10.7%	\$287,934	\$327,888	+ 13.9%
Percent of List Price Received*	101.3%	100.5%	- 0.8%	101.1%	101.4%	+ 0.3%
Days on Market Until Sale	61	28	- 54.1%	47	69	+ 46.8%
Inventory of Homes for Sale	56	26	- 53.6%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--

* 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 August 2022

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Longmont

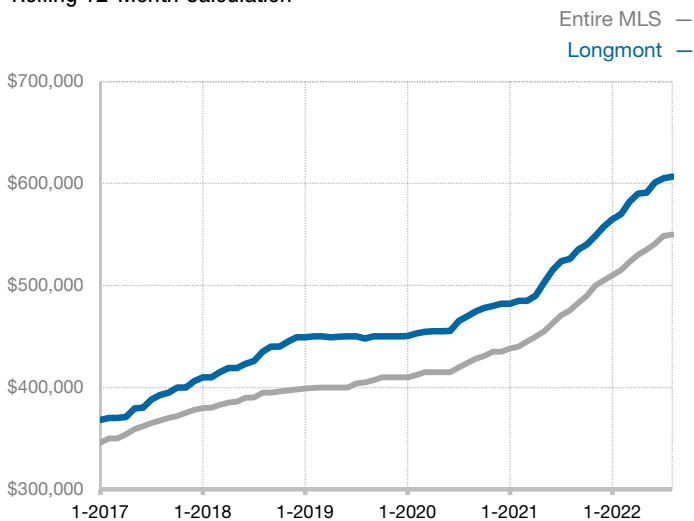
Key Metrics	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
New Listings	198	154	- 22.2%	1,354	1,291	- 4.7%
Closed Sales	149	114	- 23.5%	1,174	927	- 21.0%
Median Sales Price*	\$580,000	\$600,000	+ 3.4%	\$550,000	\$634,400	+ 15.3%
Average Sales Price*	\$675,642	\$681,416	+ 0.9%	\$700,735	\$732,457	+ 4.5%
Percent of List Price Received*	102.3%	100.4%	- 1.9%	104.5%	104.5%	0.0%
Days on Market Until Sale	33	32	- 3.0%	32	26	- 18.8%
Inventory of Homes for Sale	161	264	+ 64.0%	--	--	--
Months Supply of Inventory	0.9	2.1	+ 133.3%	--	--	--

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

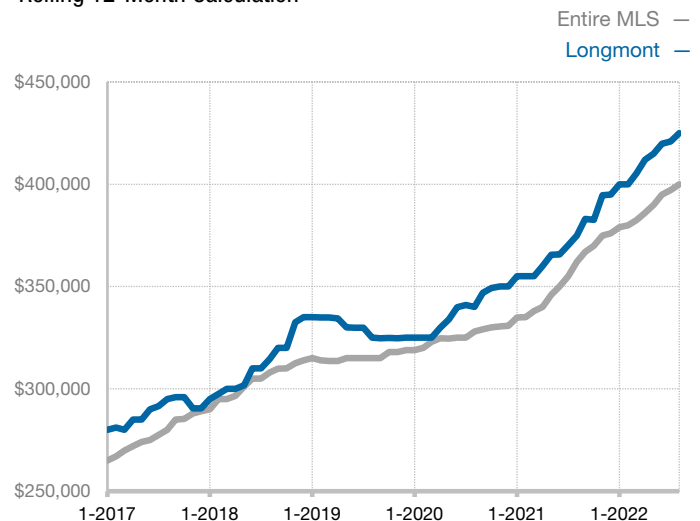
Key Metrics	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
New Listings	36	59	+ 63.9%	309	377	+ 22.0%
Closed Sales	42	29	- 31.0%	279	216	- 22.6%
Median Sales Price*	\$400,000	\$415,000	+ 3.8%	\$394,712	\$449,500	+ 13.9%
Average Sales Price*	\$387,363	\$447,524	+ 15.5%	\$407,496	\$468,820	+ 15.0%
Percent of List Price Received*	101.9%	100.4%	- 1.5%	103.0%	104.0%	+ 1.0%
Days on Market Until Sale	26	33	+ 26.9%	31	22	- 29.0%
Inventory of Homes for Sale	25	74	+ 196.0%	--	--	--
Months Supply of Inventory	0.7	2.5	+ 257.1%	--	--	--

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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 August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Wellington

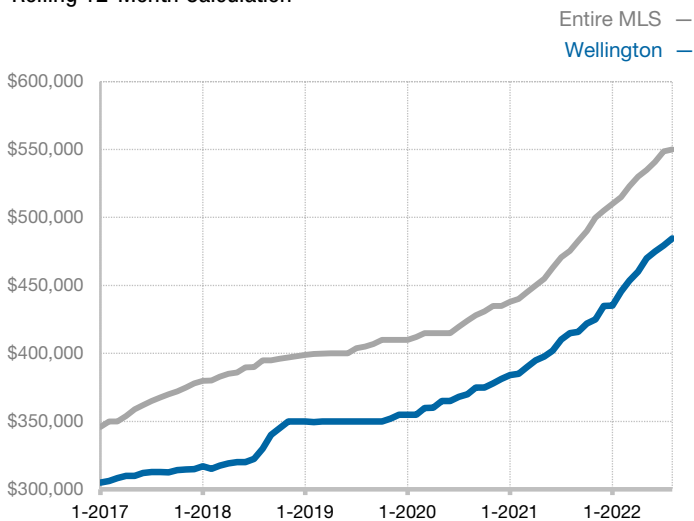
Key Metrics	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
New Listings	44	27	- 38.6%	345	312	- 9.6%
Closed Sales	37	33	- 10.8%	329	251	- 23.7%
Median Sales Price*	\$436,900	\$495,000	+ 13.3%	\$424,439	\$495,000	+ 16.6%
Average Sales Price*	\$457,250	\$510,123	+ 11.6%	\$464,017	\$529,932	+ 14.2%
Percent of List Price Received*	104.0%	100.5%	- 3.4%	102.2%	103.1%	+ 0.9%
Days on Market Until Sale	47	54	+ 14.9%	66	46	- 30.3%
Inventory of Homes for Sale	48	61	+ 27.1%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--

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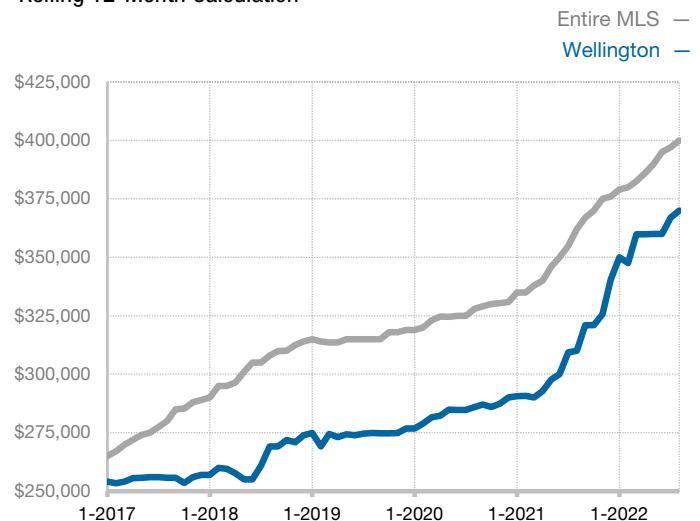
Key Metrics	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
New Listings	11	5	- 54.5%	58	38	- 34.5%
Closed Sales	10	3	- 70.0%	50	28	- 44.0%
Median Sales Price*	\$342,450	\$385,000	+ 12.4%	\$325,000	\$385,000	+ 18.5%
Average Sales Price*	\$328,100	\$386,667	+ 17.9%	\$322,835	\$376,162	+ 16.5%
Percent of List Price Received*	101.6%	103.8%	+ 2.2%	101.7%	102.7%	+ 1.0%
Days on Market Until Sale	17	47	+ 176.5%	45	29	- 35.6%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

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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 August 2022

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Johnstown

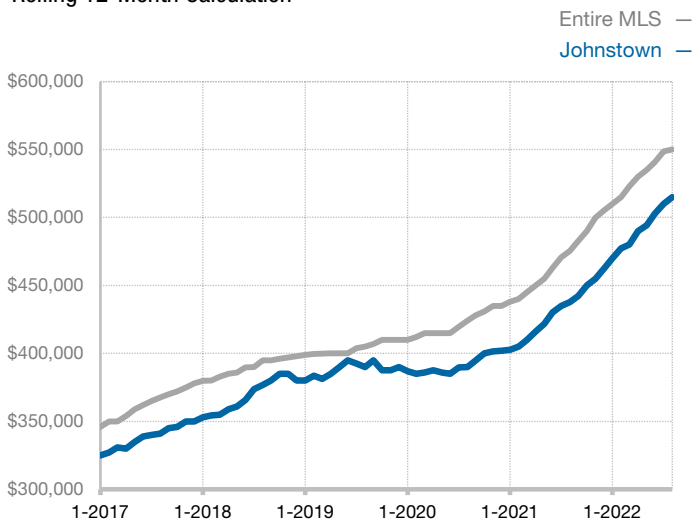
Key Metrics	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
New Listings	63	71	+ 12.7%	408	560	+ 37.3%
Closed Sales	57	54	- 5.3%	357	423	+ 18.5%
Median Sales Price*	\$472,000	\$545,680	+ 15.6%	\$450,000	\$528,750	+ 17.5%
Average Sales Price*	\$505,836	\$545,642	+ 7.9%	\$488,359	\$553,758	+ 13.4%
Percent of List Price Received*	102.1%	99.4%	- 2.6%	102.8%	102.0%	- 0.8%
Days on Market Until Sale	33	33	0.0%	31	33	+ 6.5%
Inventory of Homes for Sale	61	96	+ 57.4%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--

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Key Metrics	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
New Listings	1	3	+ 200.0%	18	15	- 16.7%
Closed Sales	1	5	+ 400.0%	18	11	- 38.9%
Median Sales Price*	\$465,000	\$400,000	- 14.0%	\$373,450	\$400,000	+ 7.1%
Average Sales Price*	\$465,000	\$421,980	- 9.3%	\$372,772	\$410,891	+ 10.2%
Percent of List Price Received*	103.3%	100.5%	- 2.7%	102.7%	102.8%	+ 0.1%
Days on Market Until Sale	39	14	- 64.1%	41	16	- 61.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

