



# FCBR 2024

FORT COLLINS BOARD OF REALTORS®



# Monthly Indicators



## August 2024

New Listings were down 3.5 percent for single family homes and 20.9 percent for townhouse-condo properties. Pending Sales landed at 181 for single family homes and 41 for townhouse-condo properties.

The Median Sales Price was up 0.8 percent to \$600,000 for single family homes but decreased 11.7 percent to \$382,000 for townhouse-condo properties. Days on Market increased 15.1 percent for single family homes and 61.1 percent for townhouse-condo properties.

Nationally, total housing inventory edged up 0.8% from the previous month to 1.33 million units heading into August, for a 4.0-month supply at the current sales pace, NAR data shows. Although inventory is up nearly 20% compared to the same time last year, demand continues to outpace supply, putting upward pressure on sales prices. According to NAR, the nationwide median existing-home price rose 4.2% year-over-year to \$422,600 at last measure, marking the 13th consecutive month of annual price increases.

## Activity Snapshot

**- 19.2%**    **+ 15.1%**    **+ 0.8%**

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	8-2023	8-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
<b>New Listings</b>		286	<b>276</b>	- 3.5%	2,055	<b>2,198</b>	+ 7.0%
<b>Pending Sales</b>		199	<b>181</b>	- 9.0%	1,506	<b>1,451</b>	- 3.7%
<b>Under Contract</b>	Not enough historical data for chart	--	--	--	--	--	--
<b>Sold Listings</b>		213	<b>172</b>	- 19.2%	1,425	<b>1,368</b>	- 4.0%
<b>Median Sales Price</b>		\$595,000	<b>\$600,000</b>	+ 0.8%	\$603,370	<b>\$617,160</b>	+ 2.3%
<b>Avg. Sales Price</b>		\$675,546	<b>\$716,951</b>	+ 6.1%	\$686,071	<b>\$714,695</b>	+ 4.2%
<b>Pct. of List Price Received</b>		99.6%	<b>98.8%</b>	- 0.8%	99.9%	<b>99.4%</b>	- 0.5%
<b>Days on Market</b>		53	<b>61</b>	+ 15.1%	59	<b>61</b>	+ 3.4%
<b>Affordability Index</b>		45	<b>48</b>	+ 6.7%	45	<b>46</b>	+ 2.2%
<b>Active Listings</b>		475	<b>613</b>	+ 29.1%	--	--	--
<b>Months Supply</b>		2.8	<b>3.8</b>	+ 35.7%	--	--	--

# 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.



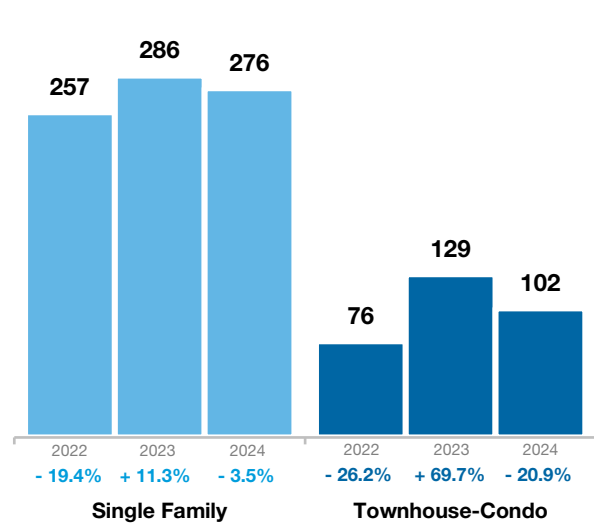
Key Metrics	Historical Sparkbars	8-2023	8-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
<b>New Listings</b>		129	<b>102</b>	- 20.9%	698	<b>723</b>	+ 3.6%
<b>Pending Sales</b>		94	<b>41</b>	- 56.4%	513	<b>509</b>	- 0.8%
<b>Under Contract</b>	Not enough historical data for chart	--	--	--	--	--	--
<b>Sold Listings</b>		99	<b>75</b>	- 24.2%	496	<b>497</b>	+ 0.2%
<b>Median Sales Price</b>		\$432,523	<b>\$382,000</b>	- 11.7%	\$415,000	<b>\$415,000</b>	0.0%
<b>Avg. Sales Price</b>		\$460,532	<b>\$404,011</b>	- 12.3%	\$436,547	<b>\$428,155</b>	- 1.9%
<b>Pct. of List Price Received</b>		99.5%	<b>98.5%</b>	- 1.0%	99.8%	<b>99.2%</b>	- 0.6%
<b>Days on Market</b>		36	<b>58</b>	+ 61.1%	66	<b>78</b>	+ 18.2%
<b>Affordability Index</b>		62	<b>75</b>	+ 21.0%	65	<b>69</b>	+ 6.2%
<b>Active Listings</b>		189	<b>200</b>	+ 5.8%	--	--	--
<b>Months Supply</b>		3.3	<b>3.4</b>	+ 3.0%	--	--	--

# New Listings

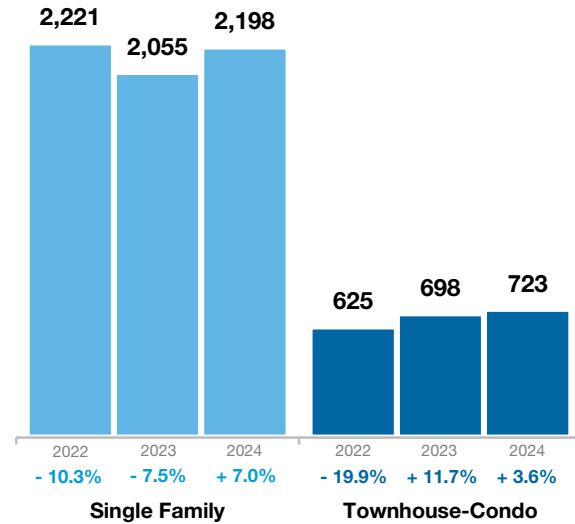
A count of the properties that have been newly listed on the market in a given month.



## August

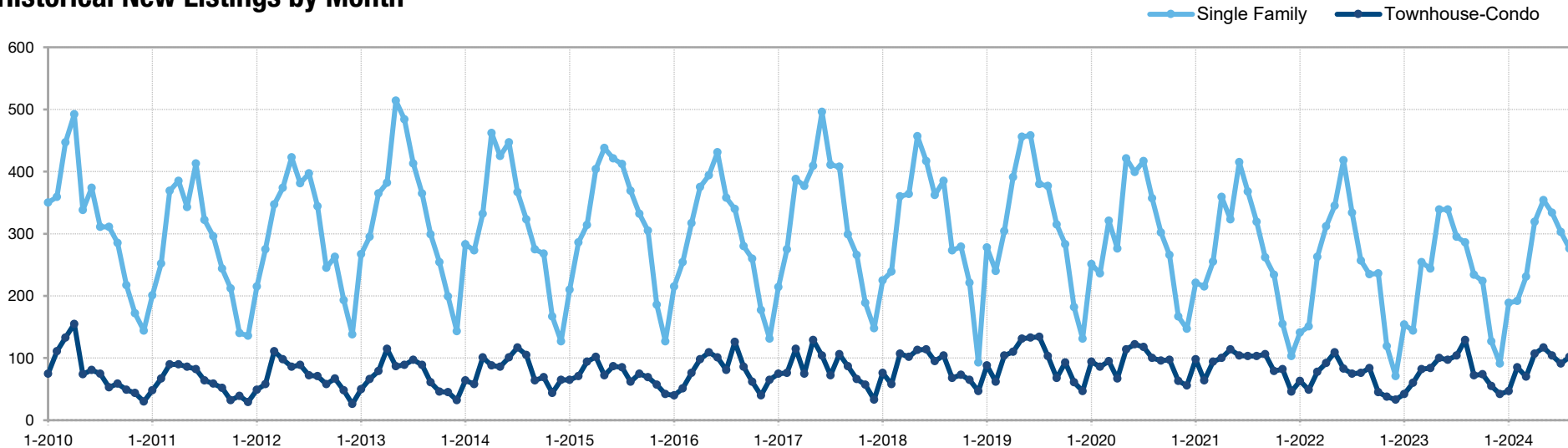


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-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	189	+22.7%	47	+11.9%
Feb-2024	192	+33.3%	85	+41.7%
Mar-2024	231	-9.1%	70	-14.6%
Apr-2024	319	+30.7%	107	+27.4%
May-2024	354	+4.4%	117	+17.0%
Jun-2024	334	-1.5%	104	+7.2%
Jul-2024	303	+2.7%	91	-12.5%
<b>Aug-2024</b>	<b>276</b>	<b>-3.5%</b>	<b>102</b>	<b>-20.9%</b>
12-Month Avg	240	+5.8%	81	+7.6%

## Historical New Listings by Month

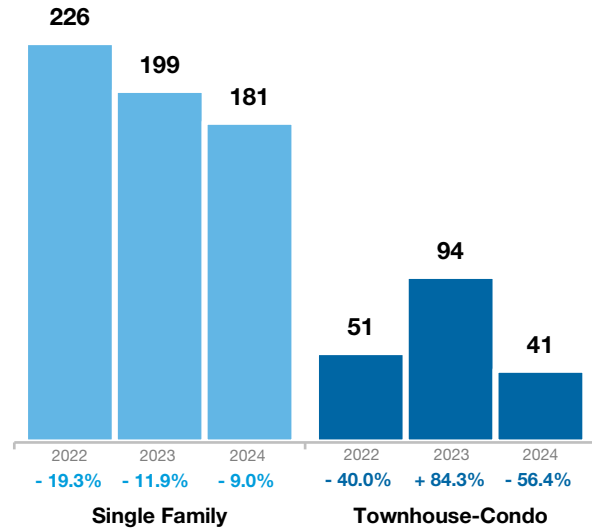


# Pending Sales

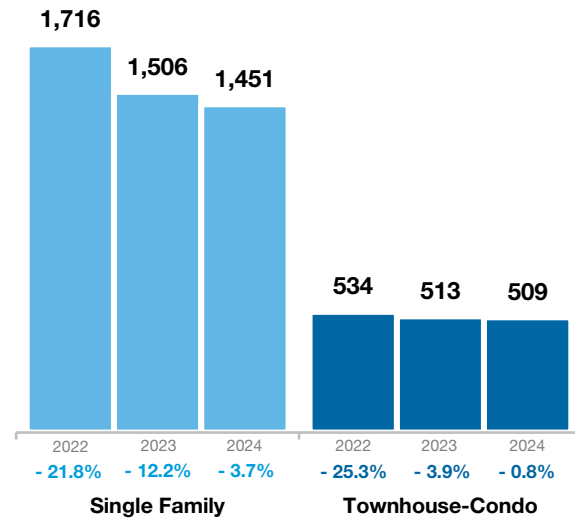
A count of the properties on which offers have been accepted in a given month.



## August

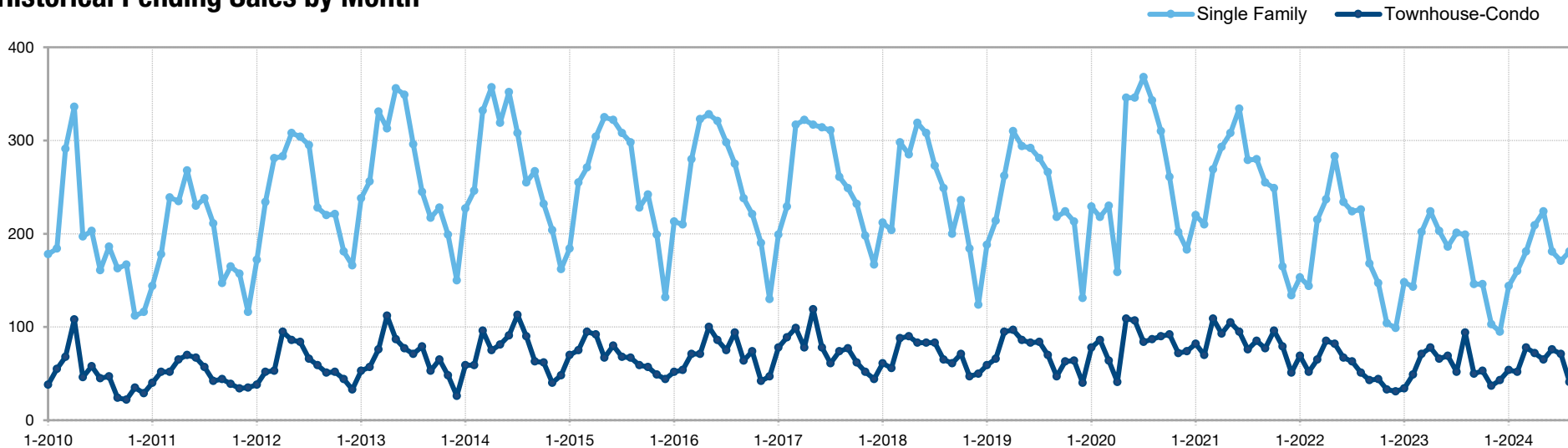


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2023	146	-13.1%	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	144	-2.7%	54	+58.8%
Feb-2024	160	+11.9%	52	+6.1%
Mar-2024	181	-10.4%	78	+9.9%
Apr-2024	209	-6.7%	72	-7.7%
May-2024	224	+10.3%	65	-1.5%
Jun-2024	181	-2.7%	76	+10.1%
Jul-2024	171	-14.9%	71	+36.5%
<b>Aug-2024</b>	<b>181</b>	<b>-9.0%</b>	<b>41</b>	<b>-56.4%</b>
12-Month Avg	162	-4.1%	58	+4.2%

## Historical Pending Sales by Month

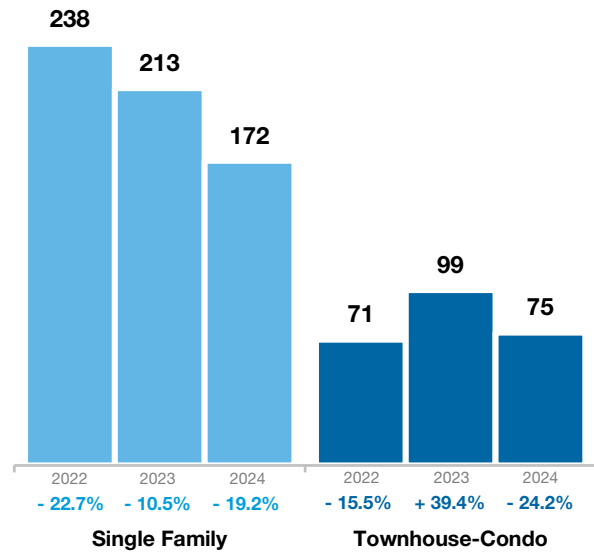


# Sold Listings

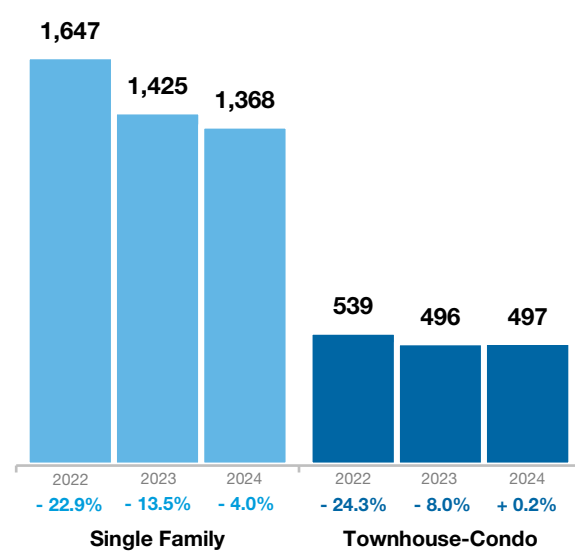
A count of the actual sales that closed in a given month.



## August

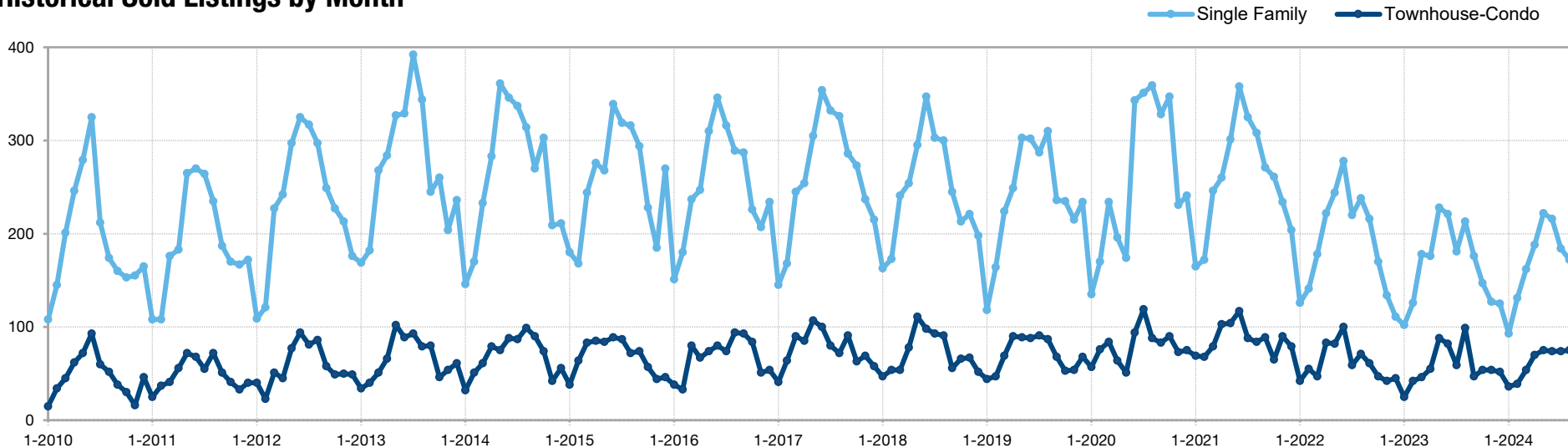


## Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-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	162	-9.0%	54	+17.4%
Apr-2024	188	+6.8%	70	+27.3%
May-2024	222	-2.6%	75	-14.8%
Jun-2024	216	-2.3%	74	-9.8%
Jul-2024	184	+1.7%	74	+25.4%
<b>Aug-2024</b>	<b>172</b>	<b>-19.2%</b>	<b>75</b>	<b>-24.2%</b>
12-Month Avg	162	-5.5%	59	+1.9%

## Historical Sold Listings by Month



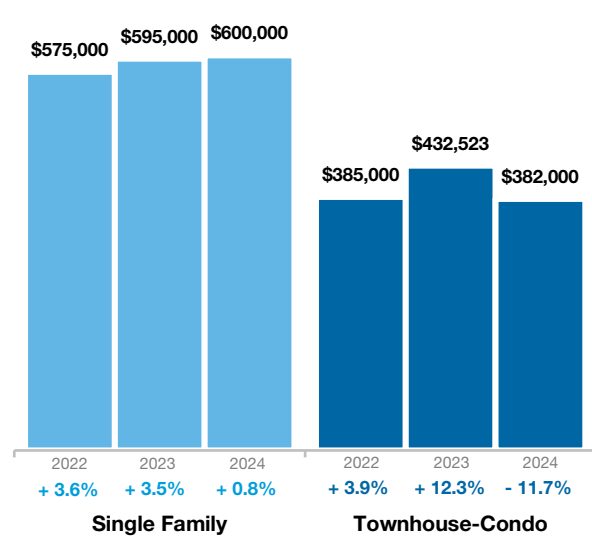


# Median Sales Price

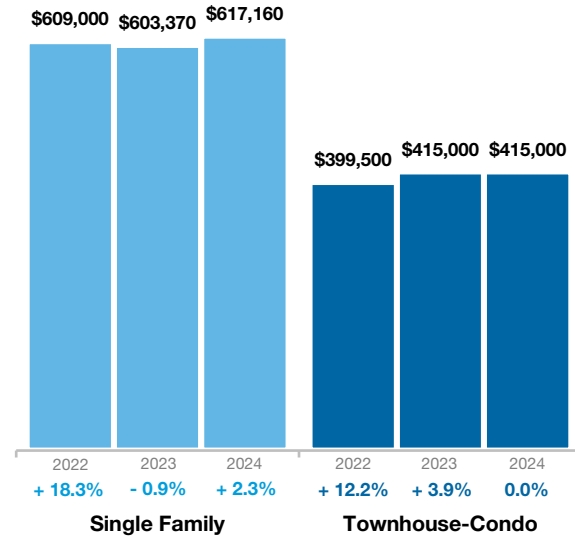
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## August



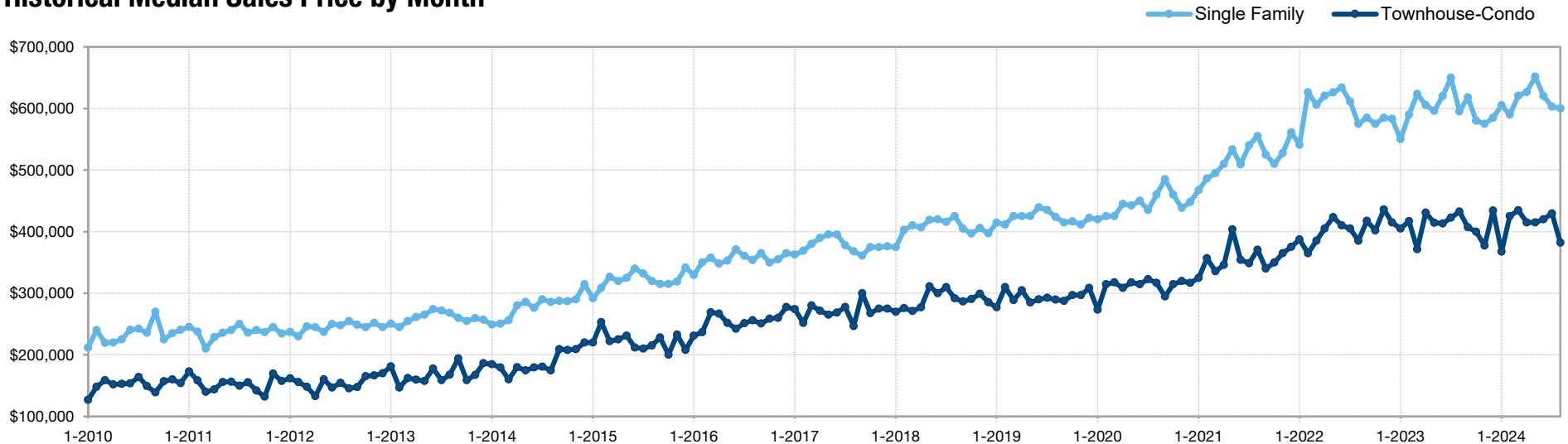
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-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	\$620,605	-0.5%	\$434,688	+17.0%
Apr-2024	\$626,395	+3.5%	\$415,000	-3.7%
May-2024	\$651,500	+9.3%	\$415,000	+0.1%
Jun-2024	\$619,950	-0.0%	\$420,020	+1.6%
Jul-2024	\$603,000	-7.2%	\$429,495	+1.7%
<b>Aug-2024</b>	<b>\$600,000</b>	<b>+0.8%</b>	<b>\$382,000</b>	<b>-11.7%</b>
12-Month Avg*	\$607,000	+1.2%	\$413,250	-0.4%

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

## Historical Median Sales Price by Month



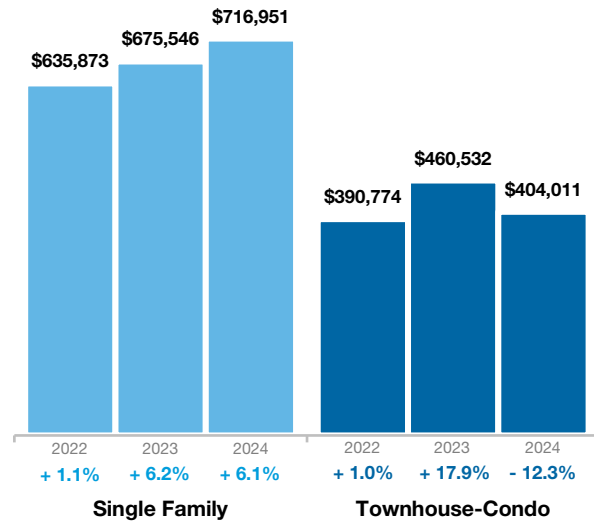


# Average Sales Price

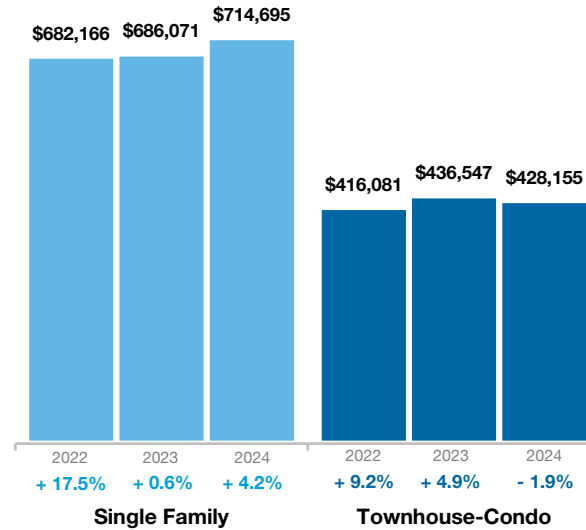
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## August



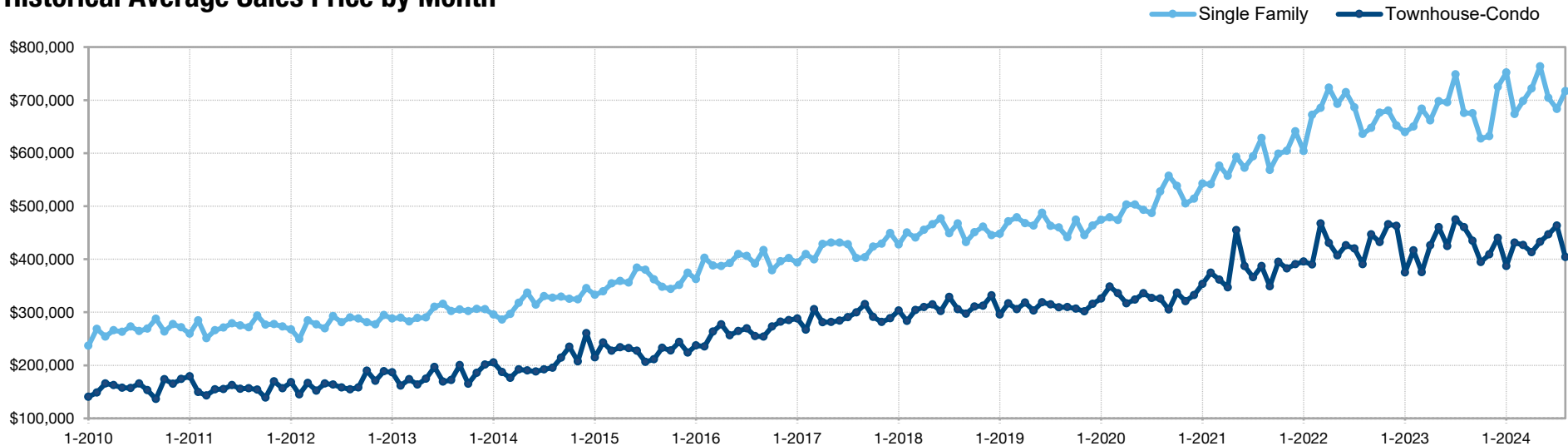
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	\$698,218	+2.1%	\$426,546	+13.6%
Apr-2024	\$722,019	+9.1%	\$412,898	-3.1%
May-2024	\$763,638	+9.4%	\$432,658	-6.0%
Jun-2024	\$704,082	+1.2%	\$446,979	+5.3%
Jul-2024	\$683,290	-8.7%	\$463,098	-2.5%
<b>Aug-2024</b>	<b>\$716,951</b>	<b>+6.1%</b>	<b>\$404,011</b>	<b>-12.3%</b>
12-Month Avg*	\$699,775	+3.1%	\$425,444	-3.4%

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

## Historical Average Sales Price by Month

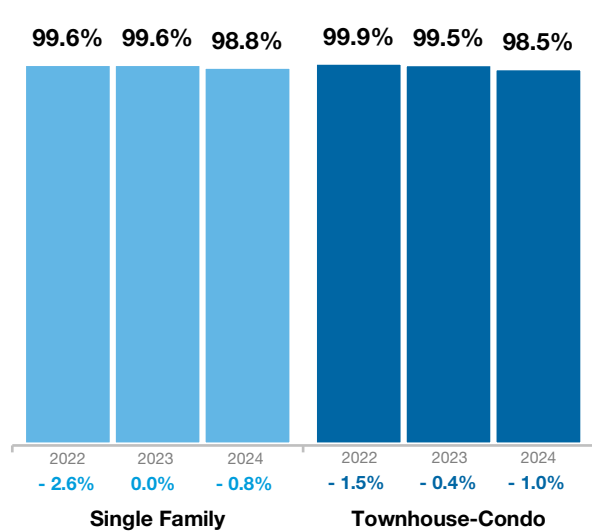


# Percent of List Price Received

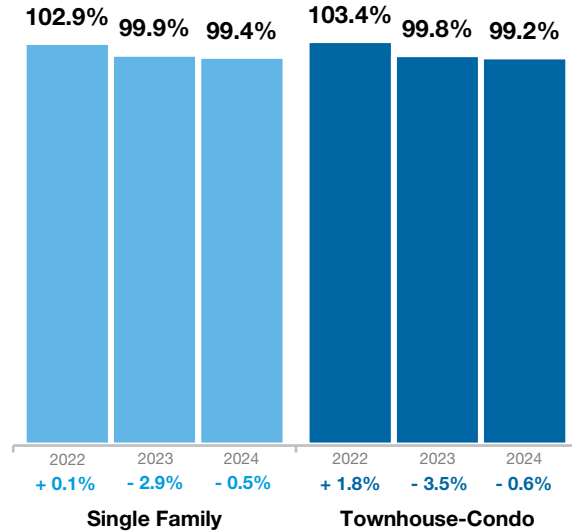
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## August



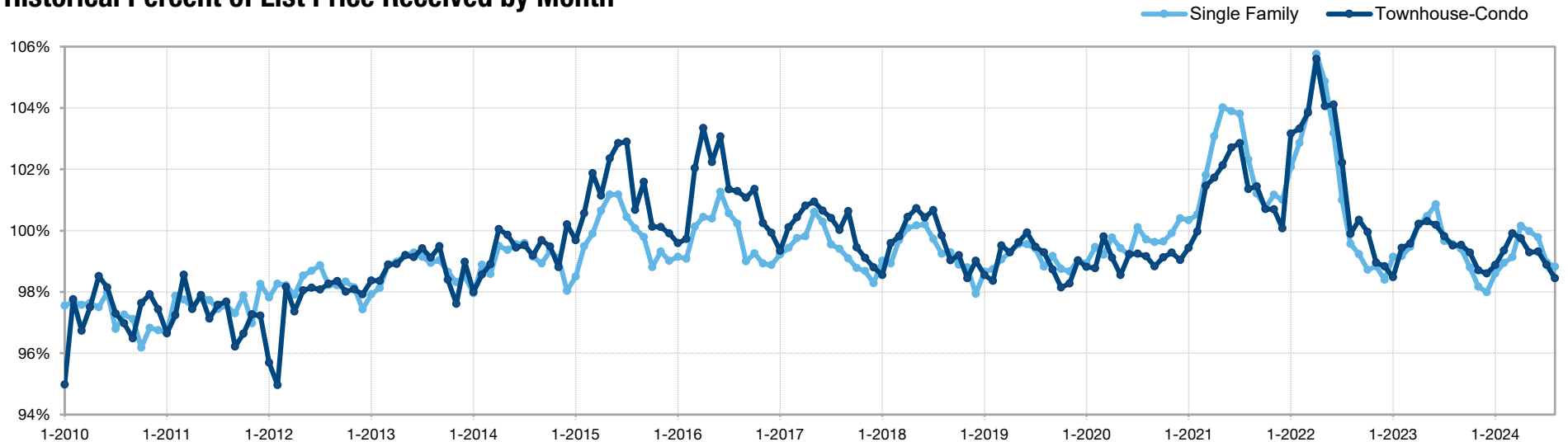
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	100.1%	-0.1%	99.7%	-0.5%
May-2024	100.0%	-0.5%	99.3%	-1.0%
Jun-2024	99.8%	-1.1%	99.3%	-0.9%
Jul-2024	99.0%	-0.7%	98.9%	-0.9%
<b>Aug-2024</b>	<b>98.8%</b>	<b>-0.8%</b>	<b>98.5%</b>	<b>-1.0%</b>
12-Month Avg*	99.2%	-0.4%	99.2%	-0.6%

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

## Historical Percent of List Price Received by Month

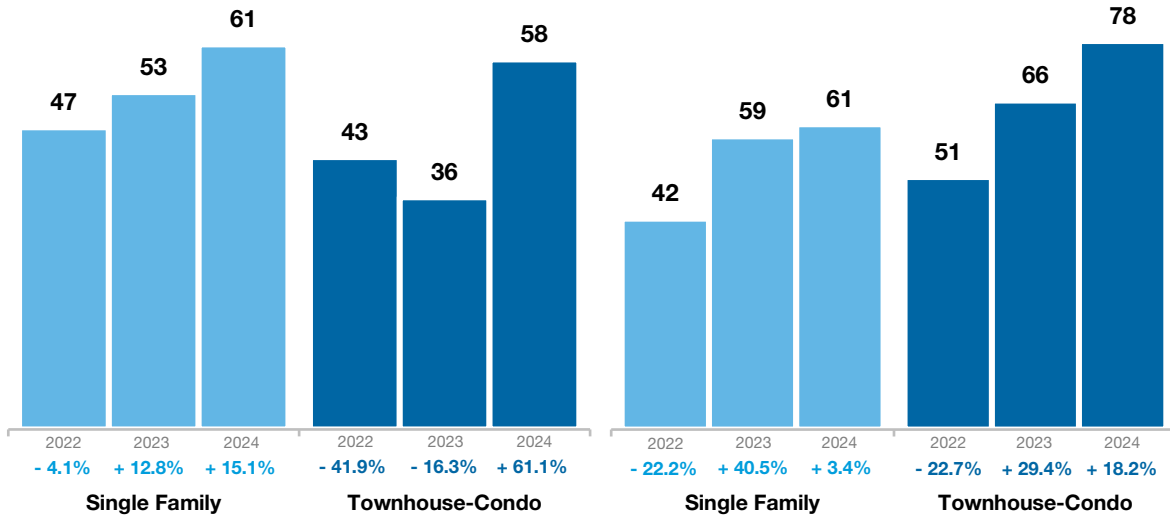


# Days on Market Until Sale



## August

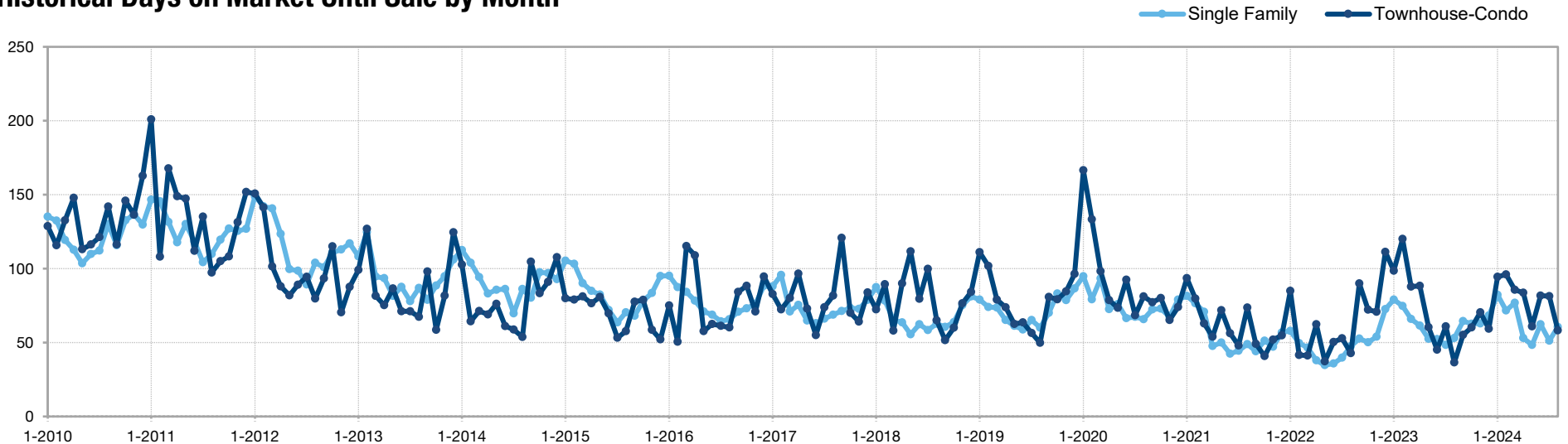
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	53	-13.1%	84	-4.5%
May-2024	48	-7.7%	61	+1.7%
Jun-2024	62	+19.2%	82	+82.2%
Jul-2024	51	+6.3%	81	+32.8%
<b>Aug-2024</b>	<b>61</b>	<b>+15.1%</b>	<b>58</b>	<b>+61.1%</b>
12-Month Avg	62	+7.5%	73	+1.8%

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

## Historical Days on Market Until Sale by Month



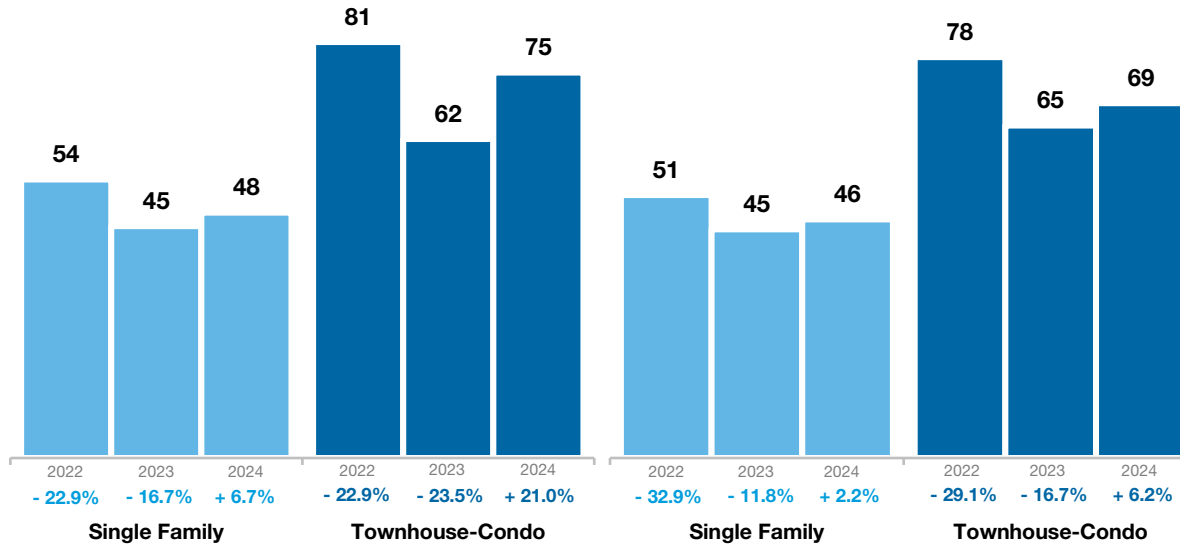
# Housing Affordability Index

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.



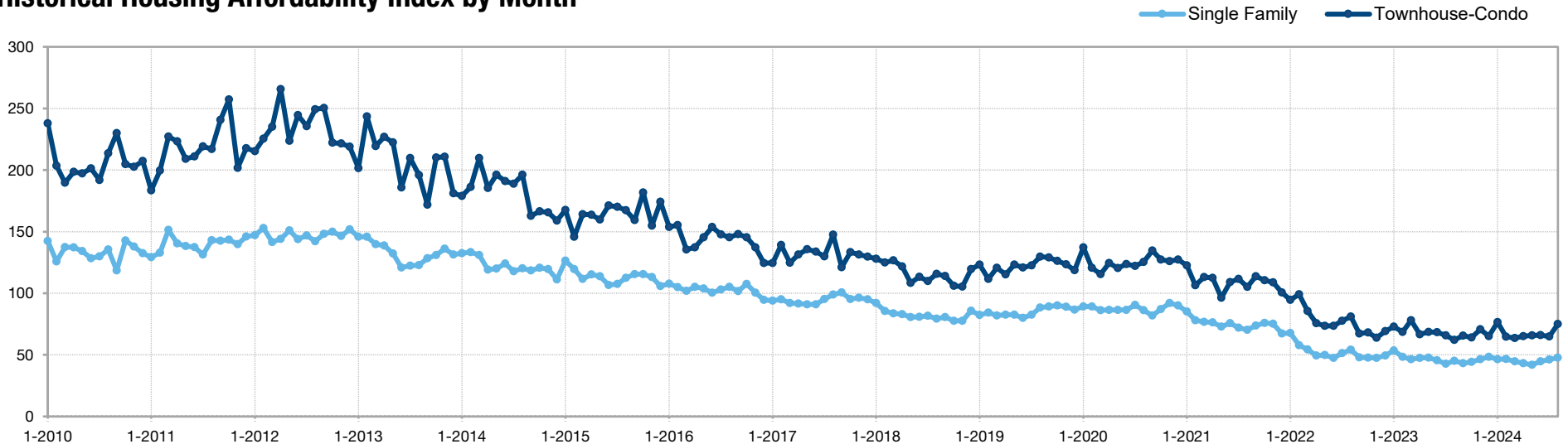
## August

## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	45	-4.3%	64	-17.9%
Apr-2024	43	-8.5%	65	-3.0%
May-2024	42	-12.5%	66	-4.3%
Jun-2024	45	-2.2%	66	-2.9%
Jul-2024	46	+7.0%	65	-1.5%
<b>Aug-2024</b>	<b>48</b>	<b>+6.7%</b>	<b>75</b>	<b>+21.0%</b>
12-Month Avg	45	+1.1%	47	+9.8%

## Historical Housing Affordability Index by Month

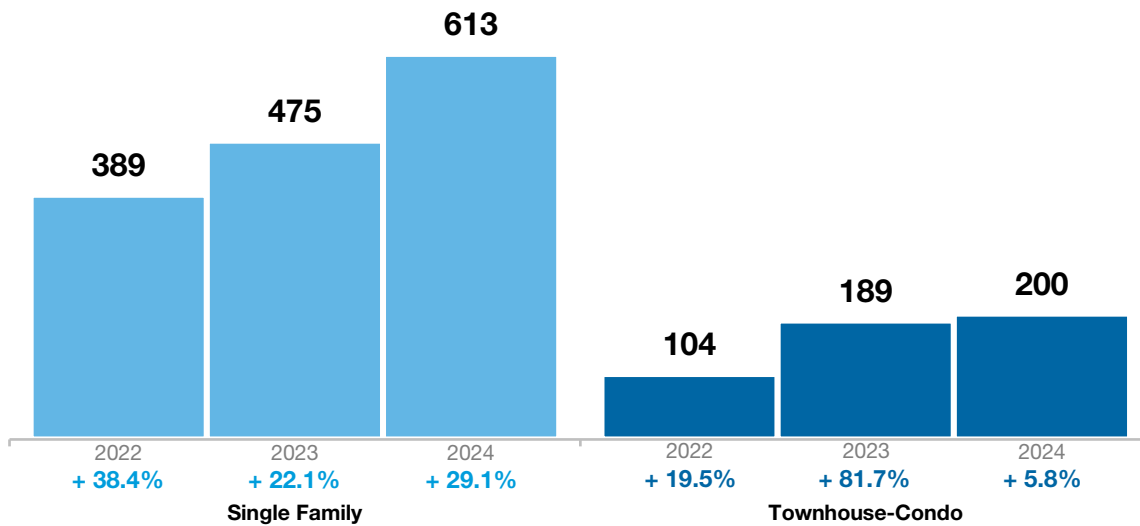


# Inventory of Active Listings

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



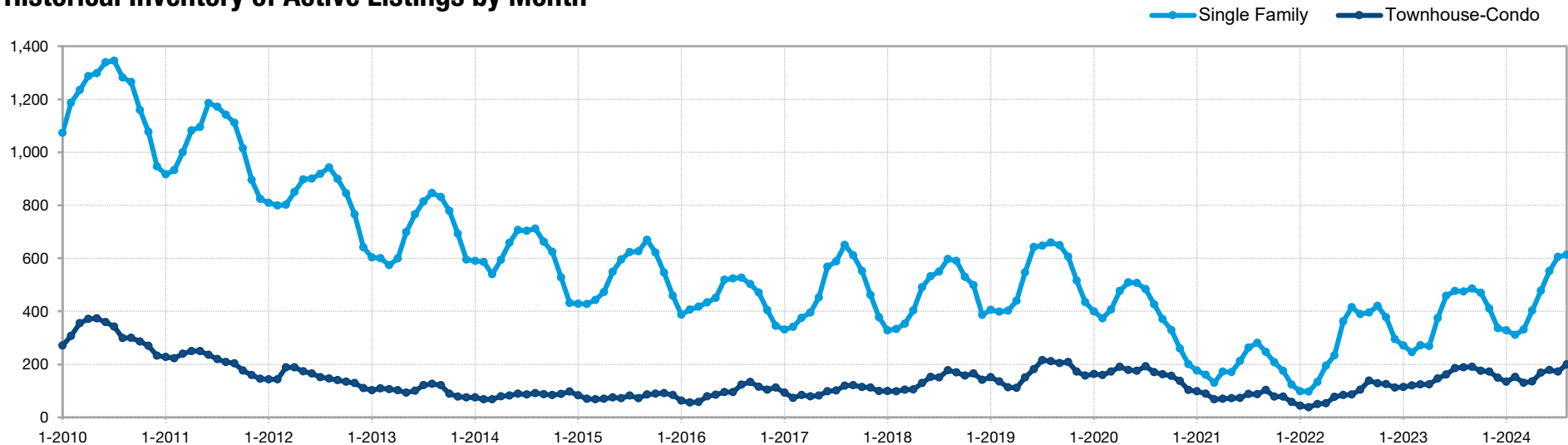
## August



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2023	486	+23.0%	191	+38.4%
Oct-2023	470	+11.9%	176	+37.5%
Nov-2023	410	+8.8%	172	+37.6%
Dec-2023	336	+13.9%	149	+33.0%
Jan-2024	328	+21.0%	134	+17.5%
Feb-2024	311	+26.4%	152	+26.7%
Mar-2024	331	+21.7%	130	+4.8%
Apr-2024	402	+49.4%	135	+8.9%
May-2024	478	+27.8%	168	+15.1%
Jun-2024	552	+20.3%	179	+11.2%
Jul-2024	605	+26.8%	172	-7.5%
<b>Aug-2024</b>	<b>613</b>	<b>+29.1%</b>	<b>200</b>	<b>+5.8%</b>
12-Month Avg*	444	+22.9%	163	+17.5%

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

## Historical Inventory of Active Listings by Month

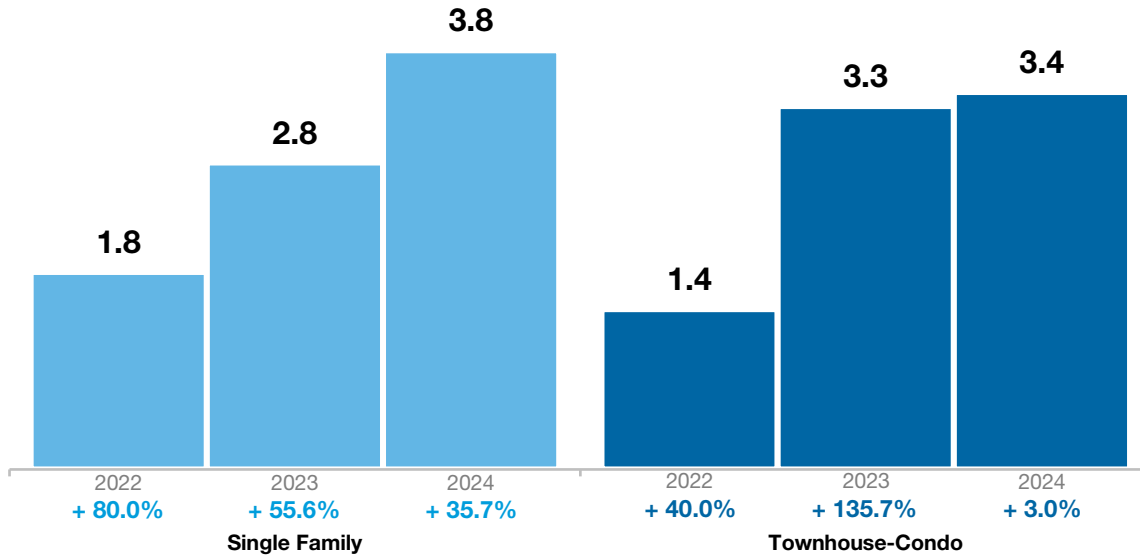


# Months Supply of Inventory

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.



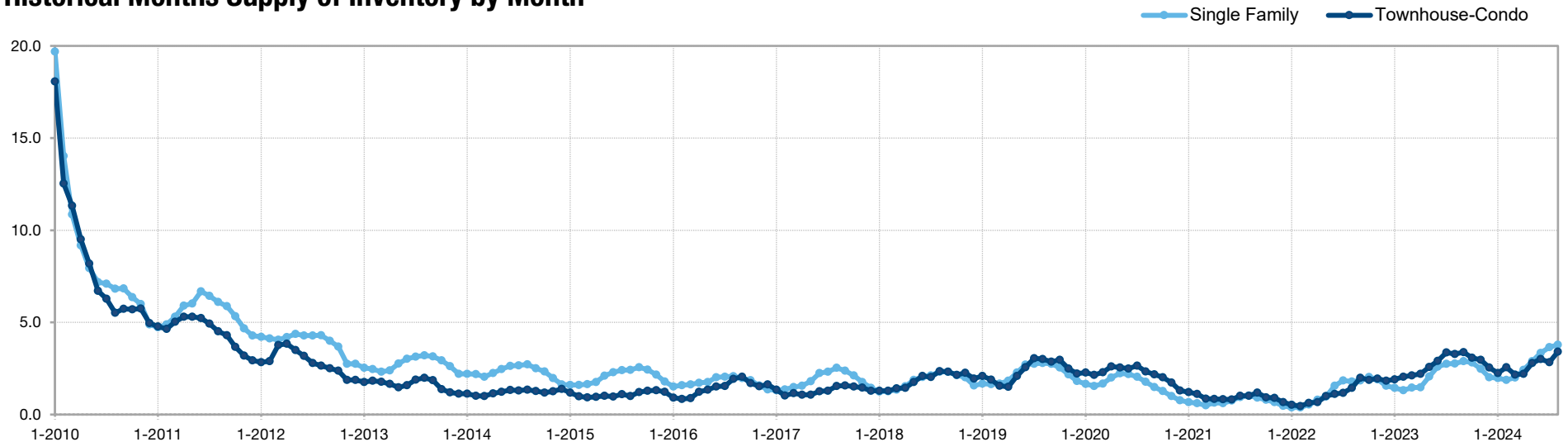
## August



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2023	2.9	+52.6%	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	+25.0%	2.5	+38.9%
Jan-2024	2.0	+42.9%	2.3	+21.1%
Feb-2024	1.9	+46.2%	2.6	+30.0%
Mar-2024	2.0	+33.3%	2.2	+4.8%
Apr-2024	2.4	+60.0%	2.2	0.0%
May-2024	2.9	+38.1%	2.8	+7.7%
Jun-2024	3.3	+26.9%	3.0	+3.4%
Jul-2024	3.7	+32.1%	2.8	-17.6%
<b>Aug-2024</b>	<b>3.8</b>	<b>+35.7%</b>	<b>3.4</b>	<b>+3.0%</b>
12-Month Avg*	2.7	+38.5%	2.8	+18.4%

\* Months Supply for all properties from September 2023 through August 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	8-2023	8-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
<b>New Listings</b>		415	<b>378</b>	- 8.9%	2,753	<b>2,921</b>	+ 6.1%
<b>Pending Sales</b>		293	<b>222</b>	- 24.2%	513	<b>509</b>	- 0.8%
<b>Under Contract</b>	Not enough historical data for chart	--	--	--	--	--	--
<b>Sold Listings</b>		312	<b>247</b>	- 20.8%	1,921	<b>1,865</b>	- 2.9%
<b>Median Sales Price</b>		\$524,936	<b>\$530,000</b>	+ 1.0%	\$550,000	<b>\$559,500</b>	+ 1.7%
<b>Avg. Sales Price</b>		\$607,320	<b>\$621,928</b>	+ 2.7%	\$621,644	<b>\$638,336</b>	+ 2.7%
<b>Pct. of List Price Received</b>		99.5%	<b>98.7%</b>	- 0.6%	99.9%	<b>99.3%</b>	- 0.6%
<b>Days on Market</b>		48	<b>60</b>	+ 10.0%	60	<b>66</b>	+ 10.0%
<b>Affordability Index</b>		54	<b>55</b>	+ 5.2%	50	<b>52</b>	+ 5.2%
<b>Active Listings</b>		664	<b>813</b>	+ 22.4%	--	--	--
<b>Months Supply</b>		2.9	<b>3.7</b>	+ 27.1%	--	--	--

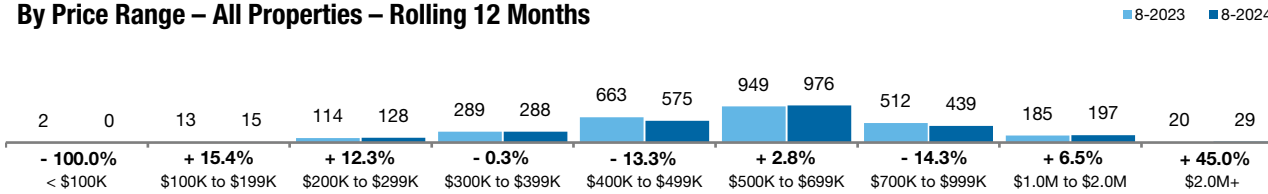


# Sold Listings

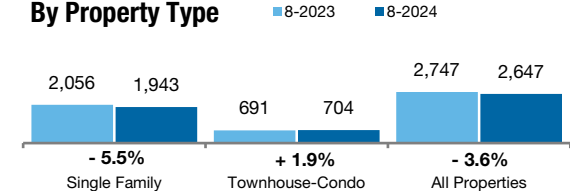
Actual sales that have closed in a given quarter.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	8-2023	8-2024	Change	8-2023	8-2024	Change
\$99,999 and Below	2	0	-100.0%	0	0	--
\$100,000 to \$199,999	10	14	+40.0%	3	1	-66.7%
\$200,000 to \$299,999	26	29	+11.5%	88	99	+12.5%
\$300,000 to \$399,999	88	65	-26.1%	201	223	+10.9%
\$400,000 to \$499,999	384	325	-15.4%	279	250	-10.4%
\$500,000 to \$699,999	875	870	-0.6%	74	106	+43.2%
\$700,000 to \$999,999	483	423	-12.4%	29	16	-44.8%
\$1,000,000 to \$1,999,999	168	188	+11.9%	17	9	-47.1%
\$2,000,000 and Above	20	29	+45.0%	0	0	--
<b>All Price Ranges</b>	<b>2,056</b>	<b>1,943</b>	<b>-5.5%</b>	<b>691</b>	<b>704</b>	<b>+1.9%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	7-2024	8-2024	Change	7-2024	8-2024	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	0	-100.0%	0	0	--
\$200,000 to \$299,999	1	4	+300.0%	16	13	-18.8%
\$300,000 to \$399,999	4	9	+125.0%	17	30	+76.5%
\$400,000 to \$499,999	31	28	-9.7%	27	17	-37.0%
\$500,000 to \$699,999	89	71	-20.2%	7	13	+85.7%
\$700,000 to \$999,999	41	33	-19.5%	4	2	-50.0%
\$1,000,000 to \$1,999,999	14	26	+85.7%	3	0	-100.0%
\$2,000,000 and Above	3	1	-66.7%	0	0	--
<b>All Price Ranges</b>	<b>184</b>	<b>172</b>	<b>-6.5%</b>	<b>74</b>	<b>75</b>	<b>+1.4%</b>

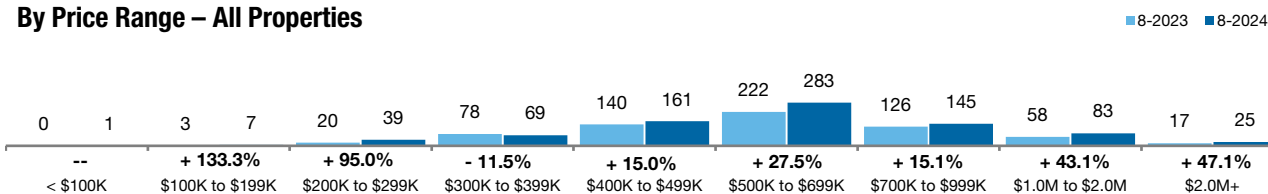
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	8-2023	8-2024	Change	8-2023	8-2024	Change
\$99,999 and Below	1	0	-100.0%	0	0	--
\$100,000 to \$199,999	6	9	+50.0%	0	1	--
\$200,000 to \$299,999	17	18	+5.9%	64	69	+7.8%
\$300,000 to \$399,999	47	39	-17.0%	150	159	+6.0%
\$400,000 to \$499,999	255	203	-20.4%	199	168	-15.6%
\$500,000 to \$699,999	616	628	+1.9%	53	81	+52.8%
\$700,000 to \$999,999	348	302	-13.2%	18	13	-27.8%
\$1,000,000 to \$1,999,999	122	146	+19.7%	12	6	-50.0%
\$2,000,000 and Above	13	23	+76.9%	0	0	--
<b>All Price Ranges</b>	<b>1,425</b>	<b>1,368</b>	<b>-4.0%</b>	<b>496</b>	<b>497</b>	<b>+0.2%</b>

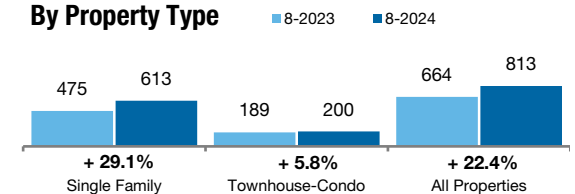
# Inventory of Active Listings

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		
	8-2023	8-2024	Change	8-2023	8-2024	Change
\$99,999 and Below	0	0	--	0	1	--
\$100,000 to \$199,999	3	6	+100.0%	0	1	--
\$200,000 to \$299,999	4	12	+200.0%	16	27	+68.8%
\$300,000 to \$399,999	23	21	-8.7%	55	48	-12.7%
\$400,000 to \$499,999	73	78	+6.8%	67	83	+23.9%
\$500,000 to \$699,999	181	251	+38.7%	41	32	-22.0%
\$700,000 to \$999,999	121	139	+14.9%	5	6	+20.0%
\$1,000,000 to \$1,999,999	53	81	+52.8%	5	2	-60.0%
\$2,000,000 and Above	17	25	+47.1%	0	0	--
<b>All Price Ranges</b>	<b>475</b>	<b>613</b>	<b>+29.1%</b>	<b>189</b>	<b>200</b>	<b>+5.8%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	7-2024	8-2024	Change	7-2024	8-2024	Change
\$99,999 and Below	0	0	--	1	1	0.0%
\$100,000 to \$199,999	6	6	0.0%	1	1	0.0%
\$200,000 to \$299,999	13	12	-7.7%	32	27	-15.6%
\$300,000 to \$399,999	21	21	0.0%	33	48	+45.5%
\$400,000 to \$499,999	78	78	0.0%	70	83	+18.6%
\$500,000 to \$699,999	236	251	+6.4%	27	32	+18.5%
\$700,000 to \$999,999	139	139	0.0%	6	6	0.0%
\$1,000,000 to \$1,999,999	91	81	-11.0%	2	2	0.0%
\$2,000,000 and Above	21	25	+19.0%	0	0	--
<b>All Price Ranges</b>	<b>605</b>	<b>613</b>	<b>+1.3%</b>	<b>172</b>	<b>200</b>	<b>+16.3%</b>

### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	8-2023	8-2024	Change	8-2023	8-2024	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	3	6	+100.0%	0	1	--
\$200,000 to \$299,999	4	12	+200.0%	16	27	+68.8%
\$300,000 to \$399,999	23	21	-8.7%	55	48	-12.7%
\$400,000 to \$499,999	73	78	+6.8%	67	83	+23.9%
\$500,000 to \$699,999	181	251	+38.7%	41	32	-22.0%
\$700,000 to \$999,999	121	139	+14.9%	5	6	+20.0%
\$1,000,000 to \$1,999,999	53	81	+52.8%	5	2	-60.0%
\$2,000,000 and Above	17	25	+47.1%	0	0	--
<b>All Price Ranges</b>	<b>475</b>	<b>613</b>	<b>+29.1%</b>	<b>189</b>	<b>200</b>	<b>+5.8%</b>

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®



<b>New Listings</b>	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).
<b>Pending Sales</b>	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.
<b>Under Contract Activity</b>	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.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	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.
<b>Active Listings</b>	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.
<b>Months Supply of Inventory</b>	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 2024

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## Boulder

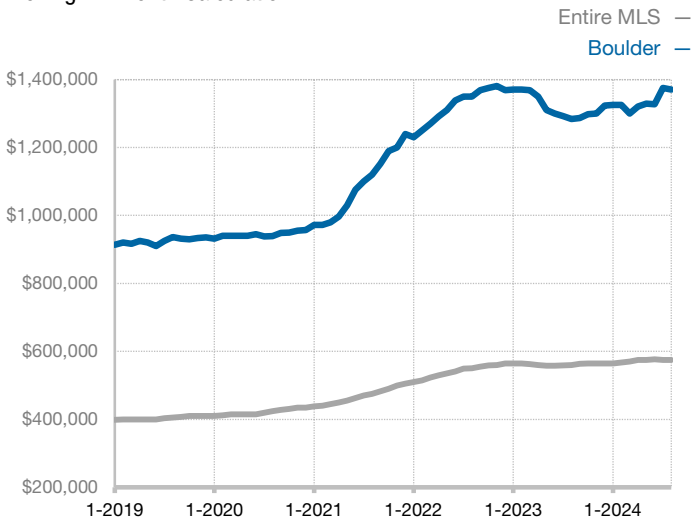
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	150	128	- 14.7%	1,139	1,154	+ 1.3%
Closed Sales	77	70	- 9.1%	628	607	- 3.3%
Median Sales Price*	\$1,286,400	\$1,335,000	+ 3.8%	\$1,302,800	\$1,389,000	+ 6.6%
Average Sales Price*	\$1,700,813	\$1,764,614	+ 3.8%	\$1,698,609	\$1,658,315	- 2.4%
Percent of List Price Received*	98.7%	97.2%	- 1.5%	98.4%	97.3%	- 1.1%
Days on Market Until Sale	56	77	+ 37.5%	53	68	+ 28.3%
Inventory of Homes for Sale	313	376	+ 20.1%	--	--	--
Months Supply of Inventory	4.1	5.2	+ 26.8%	--	--	--

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

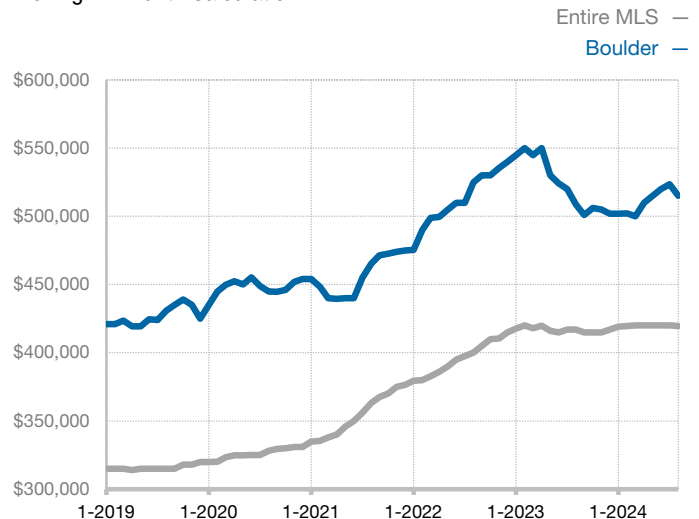
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	93	120	+ 29.0%	650	858	+ 32.0%
Closed Sales	73	53	- 27.4%	422	410	- 2.8%
Median Sales Price*	\$535,000	\$390,000	- 27.1%	\$503,500	\$520,000	+ 3.3%
Average Sales Price*	\$631,726	\$494,459	- 21.7%	\$599,426	\$614,513	+ 2.5%
Percent of List Price Received*	99.4%	98.5%	- 0.9%	99.6%	98.5%	- 1.1%
Days on Market Until Sale	53	52	- 1.9%	45	59	+ 31.1%
Inventory of Homes for Sale	151	296	+ 96.0%	--	--	--
Months Supply of Inventory	2.9	6.2	+ 113.8%	--	--	--

\* 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



# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Johnstown

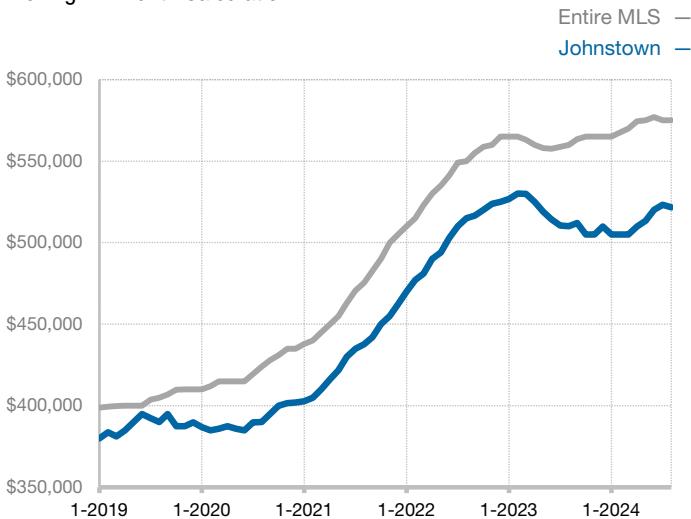
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	51	65	+ 27.5%	459	522	+ 13.7%
Closed Sales	36	51	+ 41.7%	382	377	- 1.3%
Median Sales Price*	\$521,785	\$520,000	- 0.3%	\$507,450	\$528,000	+ 4.0%
Average Sales Price*	\$531,901	\$585,255	+ 10.0%	\$530,717	\$552,735	+ 4.1%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	99.7%	99.5%	- 0.2%
Days on Market Until Sale	43	58	+ 34.9%	57	56	- 1.8%
Inventory of Homes for Sale	97	136	+ 40.2%	--	--	--
Months Supply of Inventory	2.1	3.1	+ 47.6%	--	--	--

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

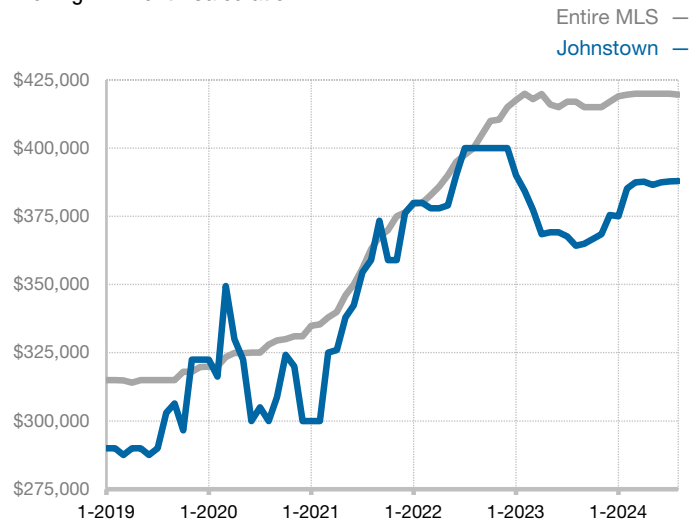
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	6	6	0.0%	41	98	+ 139.0%
Closed Sales	5	12	+ 140.0%	25	69	+ 176.0%
Median Sales Price*	\$380,600	\$378,175	- 0.6%	\$351,150	\$397,200	+ 13.1%
Average Sales Price*	\$382,840	\$383,587	+ 0.2%	\$369,653	\$390,071	+ 5.5%
Percent of List Price Received*	99.4%	99.8%	+ 0.4%	100.0%	99.8%	- 0.2%
Days on Market Until Sale	56	60	+ 7.1%	74	64	- 13.5%
Inventory of Homes for Sale	13	39	+ 200.0%	--	--	--
Months Supply of Inventory	4.6	5.3	+ 15.2%	--	--	--

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

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



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



# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Berthoud

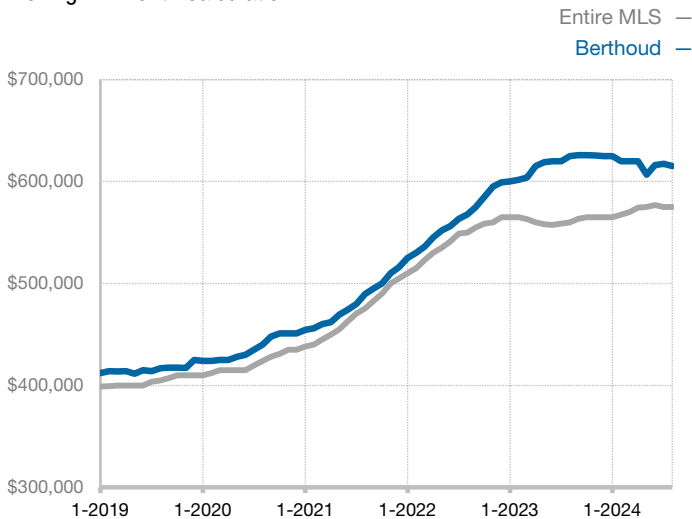
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	49	50	+ 2.0%	415	466	+ 12.3%
Closed Sales	42	47	+ 11.9%	265	282	+ 6.4%
Median Sales Price*	\$628,500	<b>\$640,000</b>	+ 1.8%	\$630,000	<b>\$625,000</b>	- 0.8%
Average Sales Price*	\$749,903	<b>\$811,526</b>	+ 8.2%	\$790,602	<b>\$757,449</b>	- 4.2%
Percent of List Price Received*	98.1%	<b>98.4%</b>	+ 0.3%	99.0%	<b>99.3%</b>	+ 0.3%
Days on Market Until Sale	54	87	+ 61.1%	73	85	+ 16.4%
Inventory of Homes for Sale	137	153	+ 11.7%	--	--	--
Months Supply of Inventory	4.2	4.5	+ 7.1%	--	--	--

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

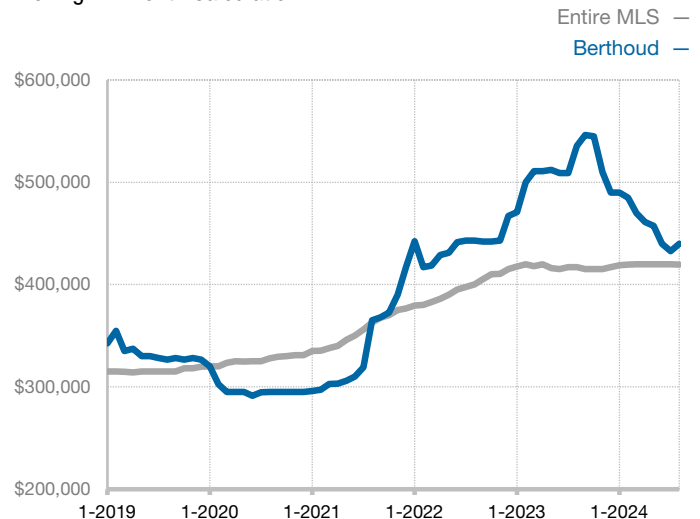
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	6	4	- 33.3%	42	30	- 28.6%
Closed Sales	2	1	- 50.0%	36	14	- 61.1%
Median Sales Price*	\$569,950	<b>\$490,000</b>	- 14.0%	\$507,000	<b>\$423,000</b>	- 16.6%
Average Sales Price*	\$569,950	<b>\$490,000</b>	- 14.0%	\$537,690	<b>\$418,777</b>	- 22.1%
Percent of List Price Received*	99.4%	<b>98.0%</b>	- 1.4%	101.3%	<b>99.4%</b>	- 1.9%
Days on Market Until Sale	105	183	+ 74.3%	135	88	- 34.8%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--
Months Supply of Inventory	2.9	7.0	+ 141.4%	--	--	--

\* 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 August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Wellington

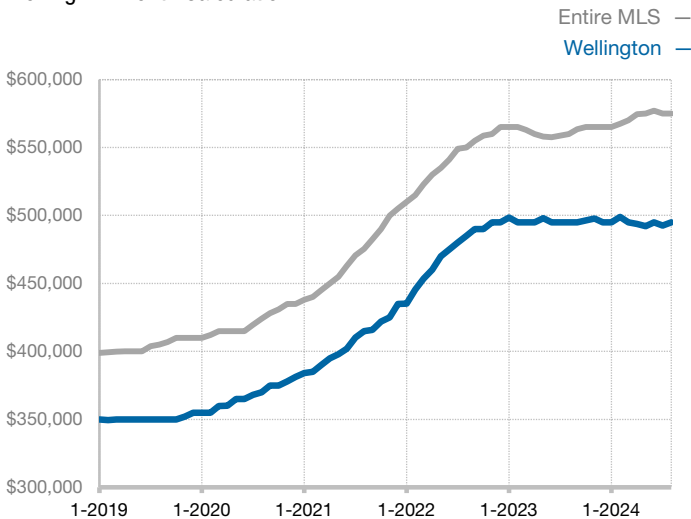
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	34	32	- 5.9%	237	279	+ 17.7%
Closed Sales	14	25	+ 78.6%	209	163	- 22.0%
Median Sales Price*	\$457,500	<b>\$479,895</b>	+ 4.9%	\$497,500	<b>\$499,895</b>	+ 0.5%
Average Sales Price*	\$463,323	<b>\$619,668</b>	+ 33.7%	\$509,930	<b>\$564,008</b>	+ 10.6%
Percent of List Price Received*	100.4%	<b>99.0%</b>	- 1.4%	99.6%	<b>99.5%</b>	- 0.1%
Days on Market Until Sale	60	<b>75</b>	+ 25.0%	71	<b>65</b>	- 8.5%
Inventory of Homes for Sale	52	<b>74</b>	+ 42.3%	--	--	--
Months Supply of Inventory	2.1	<b>4.0</b>	+ 90.5%	--	--	--

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

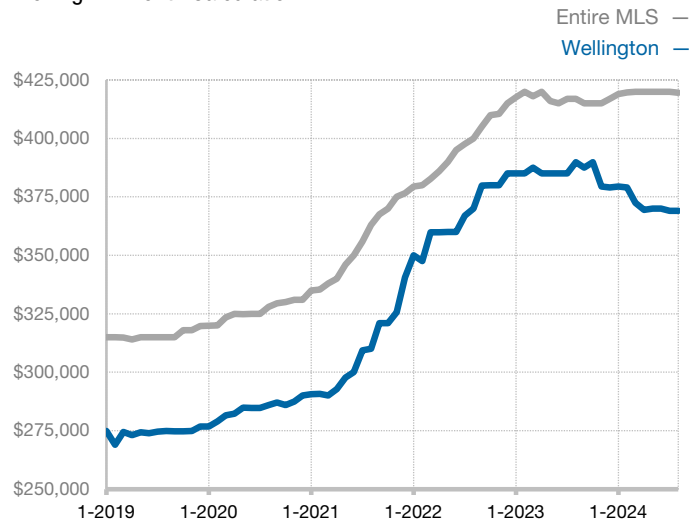
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	3	6	+ 100.0%	28	36	+ 28.6%
Closed Sales	2	2	0.0%	14	22	+ 57.1%
Median Sales Price*	\$402,500	<b>\$385,000</b>	- 4.3%	\$392,500	<b>\$375,500</b>	- 4.3%
Average Sales Price*	\$402,500	<b>\$385,000</b>	- 4.3%	\$382,615	<b>\$365,495</b>	- 4.5%
Percent of List Price Received*	99.4%	<b>99.4%</b>	0.0%	98.8%	<b>99.2%</b>	+ 0.4%
Days on Market Until Sale	123	<b>96</b>	- 22.0%	56	<b>77</b>	+ 37.5%
Inventory of Homes for Sale	8	<b>10</b>	+ 25.0%	--	--	--
Months Supply of Inventory	3.5	<b>3.7</b>	+ 5.7%	--	--	--

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

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



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



# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Windsor

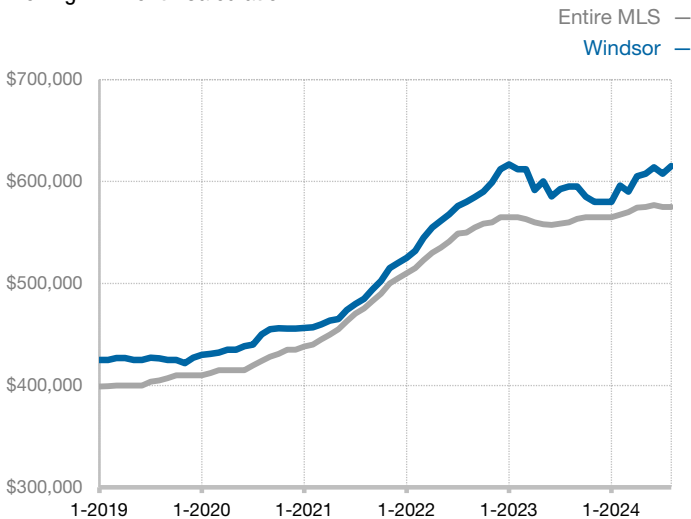
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	78	116	+ 48.7%	749	904	+ 20.7%
Closed Sales	62	69	+ 11.3%	616	579	- 6.0%
Median Sales Price*	\$595,492	\$625,000	+ 5.0%	\$572,500	\$605,000	+ 5.7%
Average Sales Price*	\$663,200	\$723,426	+ 9.1%	\$646,806	\$701,991	+ 8.5%
Percent of List Price Received*	99.5%	99.3%	- 0.2%	99.6%	99.5%	- 0.1%
Days on Market Until Sale	57	89	+ 56.1%	91	73	- 19.8%
Inventory of Homes for Sale	157	270	+ 72.0%	--	--	--
Months Supply of Inventory	2.3	4.3	+ 87.0%	--	--	--

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

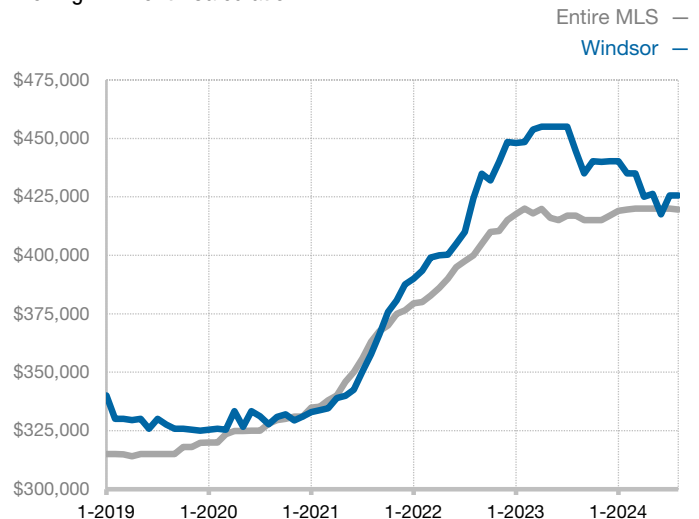
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	29	17	- 41.4%	122	116	- 4.9%
Closed Sales	13	7	- 46.2%	83	67	- 19.3%
Median Sales Price*	\$409,000	\$400,000	- 2.2%	\$440,000	\$416,555	- 5.3%
Average Sales Price*	\$458,630	\$401,027	- 12.6%	\$463,808	\$427,046	- 7.9%
Percent of List Price Received*	100.0%	99.5%	- 0.5%	100.2%	98.9%	- 1.3%
Days on Market Until Sale	39	75	+ 92.3%	98	102	+ 4.1%
Inventory of Homes for Sale	33	41	+ 24.2%	--	--	--
Months Supply of Inventory	3.1	4.6	+ 48.4%	--	--	--

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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 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Loveland

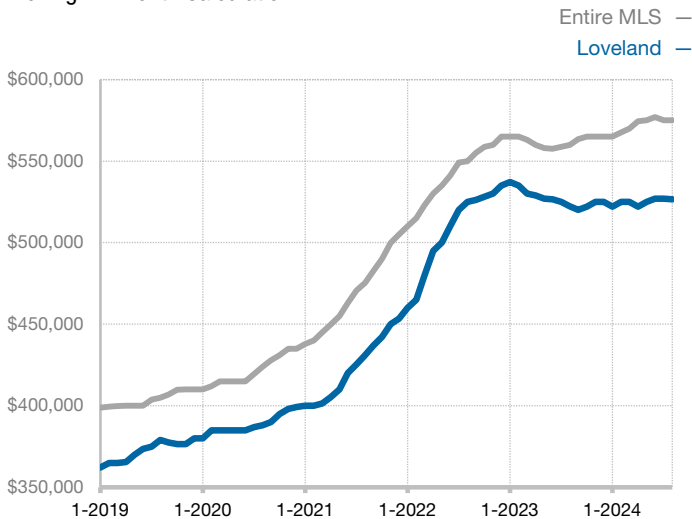
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	146	158	+ 8.2%	1,106	1,113	+ 0.6%
Closed Sales	129	98	- 24.0%	902	772	- 14.4%
Median Sales Price*	\$525,000	\$520,000	- 1.0%	\$527,000	\$529,995	+ 0.6%
Average Sales Price*	\$563,691	\$613,612	+ 8.9%	\$610,879	\$625,108	+ 2.3%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	99.4%	99.4%	0.0%
Days on Market Until Sale	47	69	+ 46.8%	55	55	0.0%
Inventory of Homes for Sale	215	272	+ 26.5%	--	--	--
Months Supply of Inventory	1.8	3.0	+ 66.7%	--	--	--

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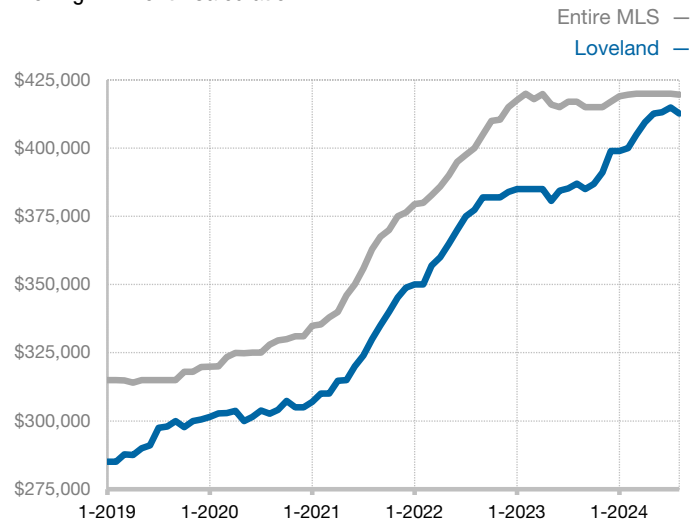
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	56	44	- 21.4%	268	273	+ 1.9%
Closed Sales	31	19	- 38.7%	222	178	- 19.8%
Median Sales Price*	\$439,950	\$382,500	- 13.1%	\$398,928	\$415,000	+ 4.0%
Average Sales Price*	\$436,402	\$397,055	- 9.0%	\$417,040	\$422,187	+ 1.2%
Percent of List Price Received*	99.8%	99.0%	- 0.8%	100.7%	99.8%	- 0.9%
Days on Market Until Sale	58	64	+ 10.3%	111	101	- 9.0%
Inventory of Homes for Sale	87	99	+ 13.8%	--	--	--
Months Supply of Inventory	3.3	4.5	+ 36.4%	--	--	--

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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 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Greeley

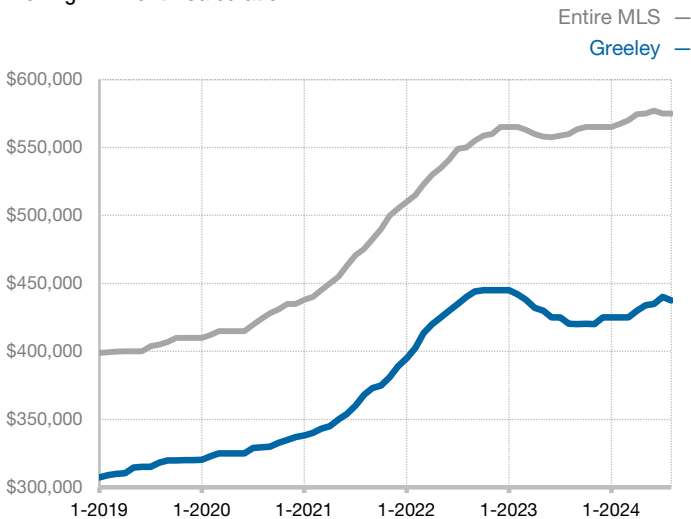
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	153	142	- 7.2%	964	1,078	+ 11.8%
Closed Sales	70	95	+ 35.7%	744	819	+ 10.1%
Median Sales Price*	\$435,000	\$430,000	- 1.1%	\$422,206	\$443,000	+ 4.9%
Average Sales Price*	\$462,270	\$446,475	- 3.4%	\$446,104	\$458,012	+ 2.7%
Percent of List Price Received*	99.6%	99.6%	0.0%	99.9%	99.5%	- 0.4%
Days on Market Until Sale	52	47	- 9.6%	57	58	+ 1.8%
Inventory of Homes for Sale	226	212	- 6.2%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--

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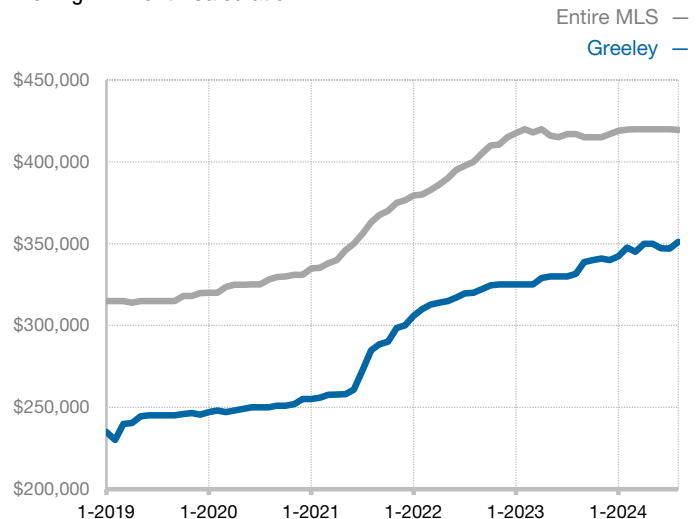
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	30	30	0.0%	227	228	+ 0.4%
Closed Sales	21	24	+ 14.3%	168	155	- 7.7%
Median Sales Price*	\$345,000	\$377,500	+ 9.4%	\$335,000	\$354,000	+ 5.7%
Average Sales Price*	\$365,110	\$373,900	+ 2.4%	\$343,680	\$343,687	+ 0.0%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	99.3%	99.4%	+ 0.1%
Days on Market Until Sale	67	41	- 38.8%	60	65	+ 8.3%
Inventory of Homes for Sale	58	53	- 8.6%	--	--	--
Months Supply of Inventory	2.9	3.0	+ 3.4%	--	--	--

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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 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Fort Collins

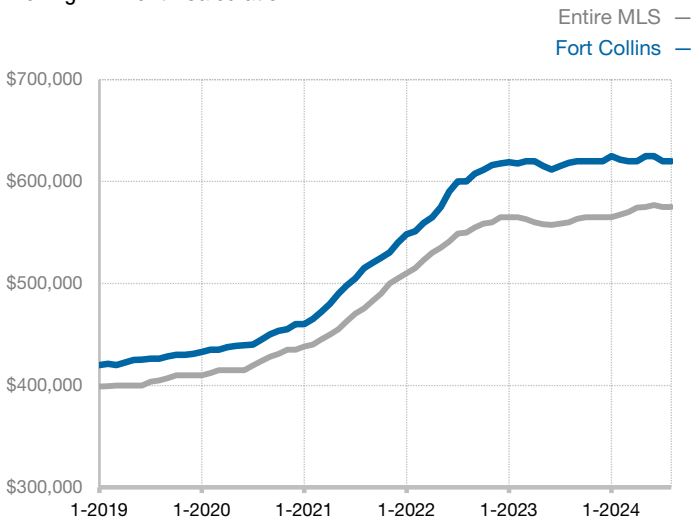
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	232	<b>235</b>	+ 1.3%	1,686	<b>1,792</b>	+ 6.3%
Closed Sales	166	<b>140</b>	- 15.7%	1,186	<b>1,158</b>	- 2.4%
Median Sales Price*	\$606,495	<b>\$610,000</b>	+ 0.6%	\$632,000	<b>\$628,500</b>	- 0.6%
Average Sales Price*	\$665,246	<b>\$741,240</b>	+ 11.4%	\$710,345	<b>\$727,602</b>	+ 2.4%
Percent of List Price Received*	99.4%	<b>98.8%</b>	- 0.6%	100.0%	<b>99.5%</b>	- 0.5%
Days on Market Until Sale	46	<b>49</b>	+ 6.5%	49	<b>53</b>	+ 8.2%
Inventory of Homes for Sale	362	<b>439</b>	+ 21.3%	--	--	--
Months Supply of Inventory	2.4	<b>3.2</b>	+ 33.3%	--	--	--

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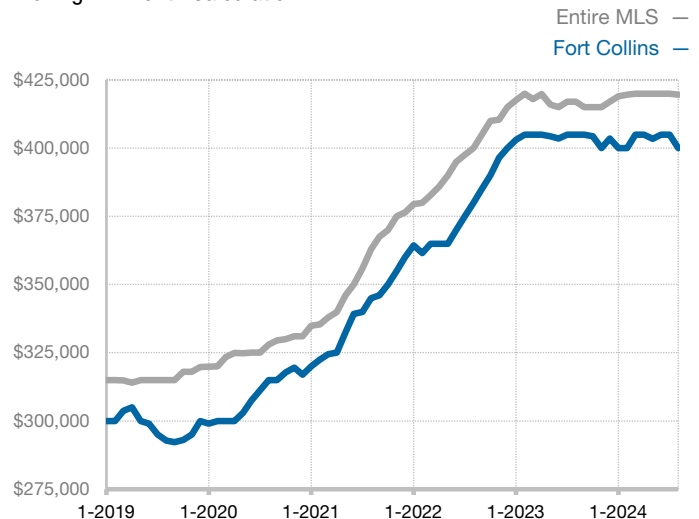
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	82	<b>93</b>	+ 13.4%	652	<b>702</b>	+ 7.7%
Closed Sales	63	<b>79</b>	+ 25.4%	477	<b>495</b>	+ 3.8%
Median Sales Price*	\$420,000	<b>\$378,000</b>	- 10.0%	\$405,000	<b>\$403,000</b>	- 0.5%
Average Sales Price*	\$449,735	<b>\$398,846</b>	- 11.3%	\$416,005	<b>\$415,928</b>	- 0.0%
Percent of List Price Received*	99.2%	<b>98.5%</b>	- 0.7%	99.7%	<b>99.2%</b>	- 0.5%
Days on Market Until Sale	44	<b>54</b>	+ 22.7%	60	<b>74</b>	+ 23.3%
Inventory of Homes for Sale	176	<b>188</b>	+ 6.8%	--	--	--
Months Supply of Inventory	3.1	<b>3.3</b>	+ 6.5%	--	--	--

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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 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Longmont

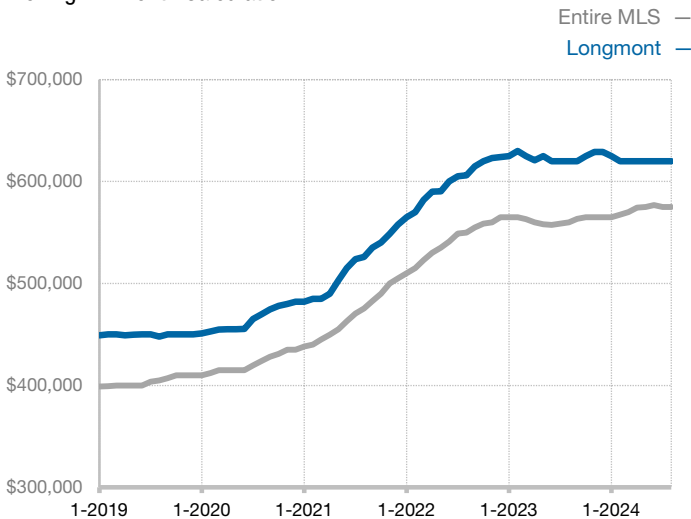
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	137	139	+ 1.5%	1,035	1,170	+ 13.0%
Closed Sales	103	106	+ 2.9%	757	767	+ 1.3%
Median Sales Price*	\$623,000	\$630,000	+ 1.1%	\$632,500	\$620,000	- 2.0%
Average Sales Price*	\$705,467	\$730,957	+ 3.6%	\$740,669	\$748,005	+ 1.0%
Percent of List Price Received*	99.6%	98.5%	- 1.1%	99.7%	99.2%	- 0.5%
Days on Market Until Sale	45	56	+ 24.4%	49	50	+ 2.0%
Inventory of Homes for Sale	232	282	+ 21.6%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 24.0%	--	--	--

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Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	33	35	+ 6.1%	292	317	+ 8.6%
Closed Sales	35	27	- 22.9%	214	210	- 1.9%
Median Sales Price*	\$430,000	\$444,000	+ 3.3%	\$457,088	\$449,000	- 1.8%
Average Sales Price*	\$464,670	\$440,481	- 5.2%	\$470,468	\$453,934	- 3.5%
Percent of List Price Received*	100.4%	99.3%	- 1.1%	100.0%	99.1%	- 0.9%
Days on Market Until Sale	46	64	+ 39.1%	63	101	+ 60.3%
Inventory of Homes for Sale	124	107	- 13.7%	--	--	--
Months Supply of Inventory	4.6	4.0	- 13.0%	--	--	--

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



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

