



# FCBR 2024

FORT COLLINS BOARD OF REALTORS®



# Monthly Indicators



## December 2024

New Listings were up 6.6 percent for single family homes but decreased 2.4 percent for townhouse-condo properties. Pending Sales landed at 133 for single family homes and 41 for townhouse-condo properties.

The Median Sales Price was up 1.7 percent to \$595,000 for single family homes but decreased 4.4 percent to \$414,995 for townhouse-condo properties. Days on Market increased 23.5 percent for single family homes and 28.8 percent for townhouse-condo properties.

Total housing inventory stood at 1.33 million units heading into December, a 2.9% decrease from the previous month but a 17.7% increase year-over-year, for a 3.8-month supply at the current sales pace. Inventory remains below the 5 – 6 months’ supply of a balanced market, and the limited number of homes for sale continues to put upward pressure on sales prices nationwide, with NAR reporting a median existing-home price of \$406,100, a 4.7% increase from one year earlier.

## Activity Snapshot

<b>+ 46.4%</b>	<b>+ 23.5%</b>	<b>+ 1.7%</b>
One-Year Change in Single Family <b>Sold Listings</b>	One-Year Change in Single Family <b>Days On Market</b>	One-Year Change in Single Family <b>Median Sales Price</b>

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	12-2023	12-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
<b>New Listings</b>		91	<b>97</b>	+ 6.6%	2,730	<b>2,971</b>	+ 8.8%
<b>Pending Sales</b>		95	<b>133</b>	+ 40.0%	1,996	<b>2,098</b>	+ 5.1%
<b>Under Contract</b>	Not enough historical data for chart	--	--	--	--	--	--
<b>Sold Listings</b>		125	<b>183</b>	+ 46.4%	2,000	<b>2,063</b>	+ 3.2%
<b>Median Sales Price</b>		\$585,000	<b>\$595,000</b>	+ 1.7%	\$600,000	<b>\$608,000</b>	+ 1.3%
<b>Avg. Sales Price</b>		\$724,998	<b>\$674,349</b>	- 7.0%	\$679,805	<b>\$709,892</b>	+ 4.4%
<b>Pct. of List Price Received</b>		98.0%	<b>98.2%</b>	+ 0.2%	99.6%	<b>99.0%</b>	- 0.6%
<b>Days on Market</b>		68	<b>84</b>	+ 23.5%	60	<b>65</b>	+ 8.3%
<b>Affordability Index</b>		73	<b>70</b>	- 4.1%	71	<b>69</b>	- 2.8%
<b>Active Listings</b>		335	<b>317</b>	- 5.4%	--	--	--
<b>Months Supply</b>		2.0	<b>1.8</b>	- 10.0%	--	--	--

# 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.



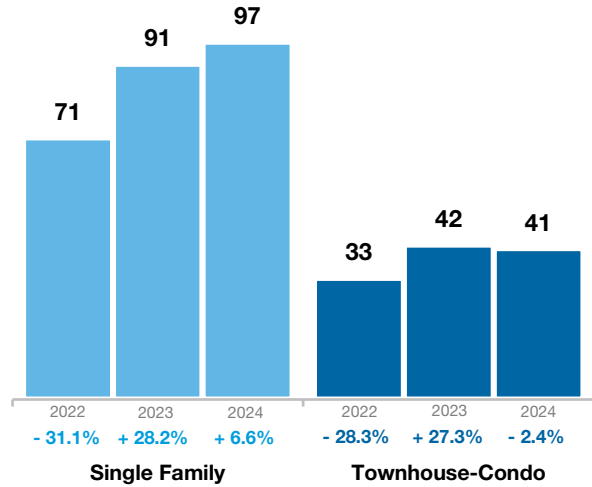
Key Metrics	Historical Sparkbars	12-2023	12-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
<b>New Listings</b>		42	<b>41</b>	- 2.4%	941	<b>999</b>	+ 6.2%
<b>Pending Sales</b>		43	<b>41</b>	- 4.7%	696	<b>695</b>	- 0.1%
<b>Under Contract</b>	Not enough historical data for chart	--	--	--	--	--	--
<b>Sold Listings</b>		52	<b>56</b>	+ 7.7%	703	<b>683</b>	- 2.8%
<b>Median Sales Price</b>		\$434,134	<b>\$414,995</b>	- 4.4%	\$415,000	<b>\$410,000</b>	- 1.2%
<b>Avg. Sales Price</b>		\$440,046	<b>\$423,748</b>	- 3.7%	\$431,361	<b>\$426,024</b>	- 1.2%
<b>Pct. of List Price Received</b>		98.6%	<b>99.0%</b>	+ 0.4%	99.6%	<b>99.1%</b>	- 0.5%
<b>Days on Market</b>		59	<b>76</b>	+ 28.8%	65	<b>76</b>	+ 16.9%
<b>Affordability Index</b>		98	<b>100</b>	+ 2.0%	102	<b>102</b>	0.0%
<b>Active Listings</b>		151	<b>162</b>	+ 7.3%	--	--	--
<b>Months Supply</b>		2.6	<b>2.8</b>	+ 7.7%	--	--	--

# New Listings

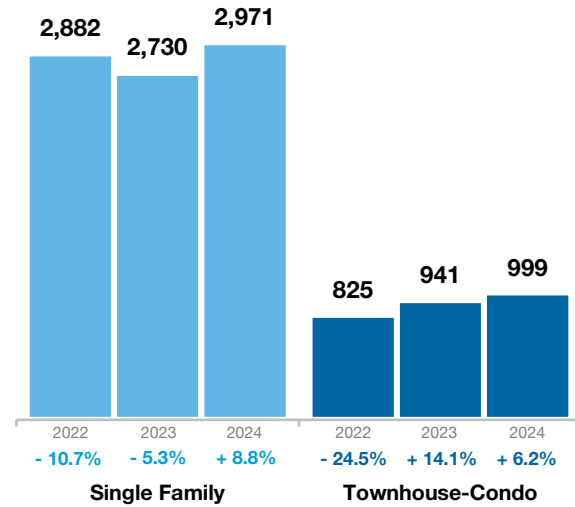
A count of the properties that have been newly listed on the market in a given month.



## December

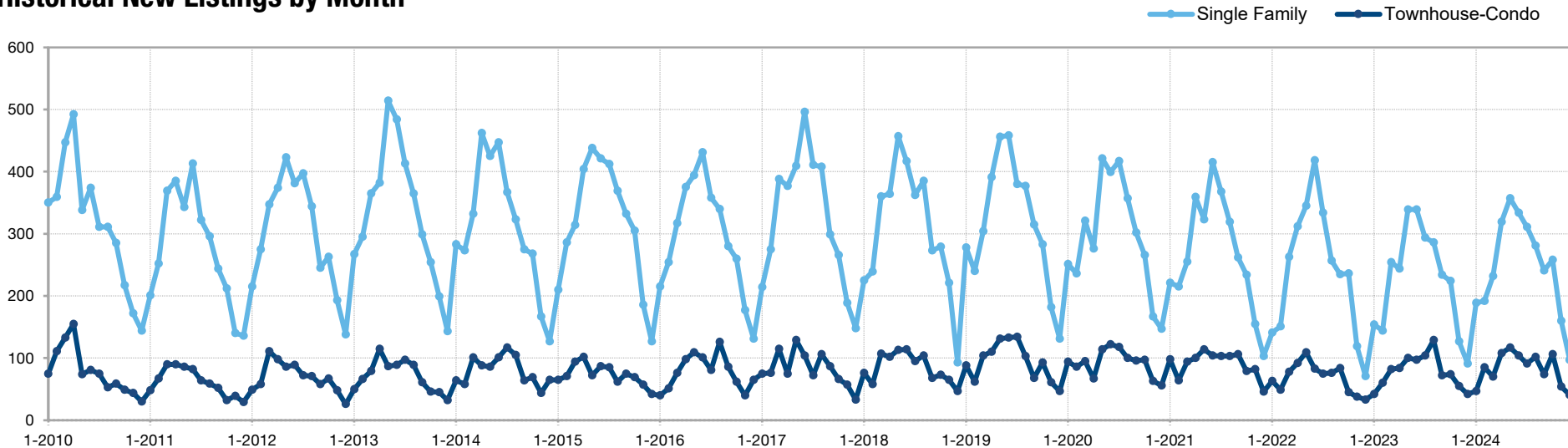


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2024	189	+22.7%	47	+11.9%
Feb-2024	192	+33.3%	85	+41.7%
Mar-2024	232	-8.7%	70	-14.6%
Apr-2024	319	+30.7%	108	+28.6%
May-2024	357	+5.3%	117	+17.0%
Jun-2024	334	-1.5%	104	+7.2%
Jul-2024	311	+5.8%	91	-12.5%
Aug-2024	281	-1.7%	102	-20.9%
Sep-2024	241	+3.0%	74	+2.8%
Oct-2024	258	+15.2%	106	+43.2%
Nov-2024	160	+26.0%	54	-1.8%
<b>Dec-2024</b>	<b>97</b>	<b>+6.6%</b>	<b>41</b>	<b>-2.4%</b>
12-Month Avg	248	+8.8%	83	+6.2%

## Historical New Listings by Month

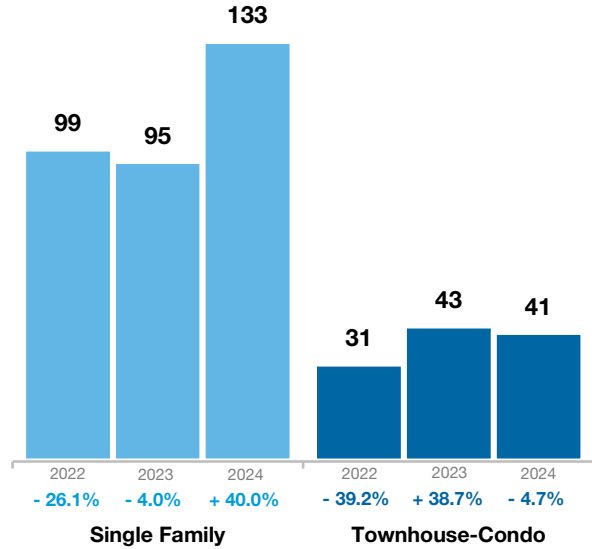


# Pending Sales

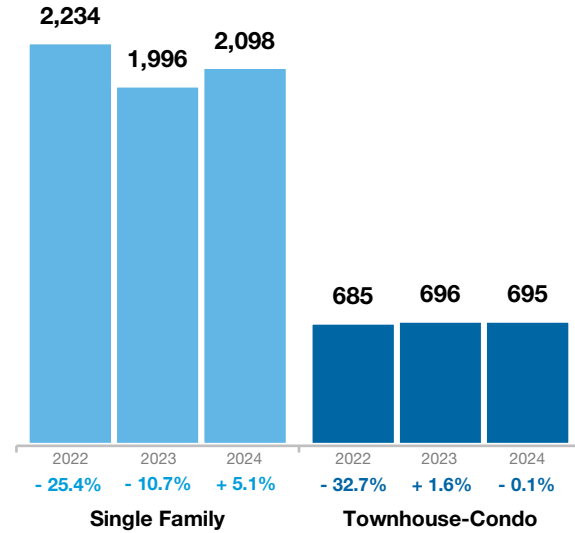
A count of the properties on which offers have been accepted in a given month.



## December

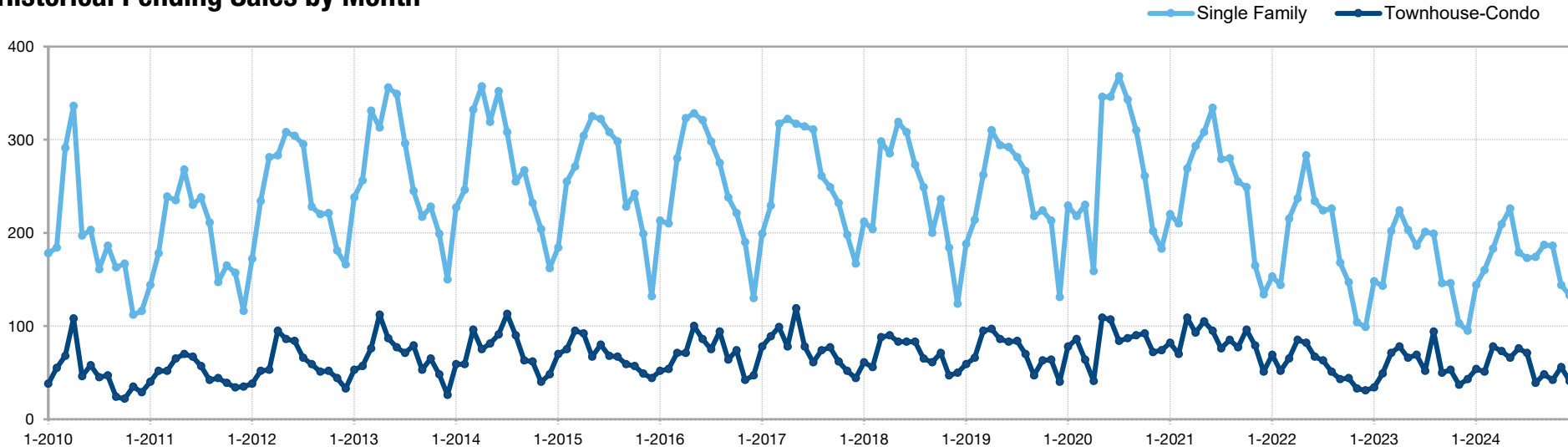


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2024	144	-2.7%	54	+58.8%
Feb-2024	160	+11.9%	51	+4.1%
Mar-2024	183	-9.4%	78	+9.9%
Apr-2024	209	-6.7%	73	-6.4%
May-2024	226	+11.3%	66	0.0%
Jun-2024	179	-3.8%	76	+10.1%
Jul-2024	173	-13.9%	71	+36.5%
Aug-2024	174	-12.6%	39	-58.5%
Sep-2024	187	+28.1%	48	-4.0%
Oct-2024	186	+27.4%	42	-20.8%
Nov-2024	144	+39.8%	56	+51.4%
<b>Dec-2024</b>	<b>133</b>	<b>+40.0%</b>	<b>41</b>	<b>-4.7%</b>
12-Month Avg	175	+5.1%	58	-0.1%

## Historical Pending Sales by Month

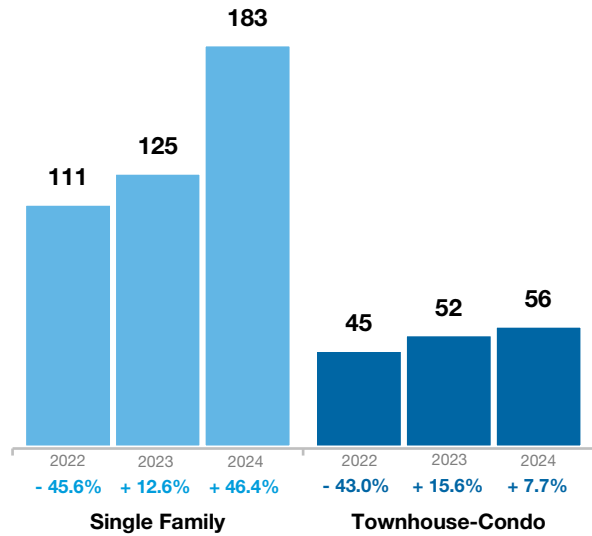


# Sold Listings

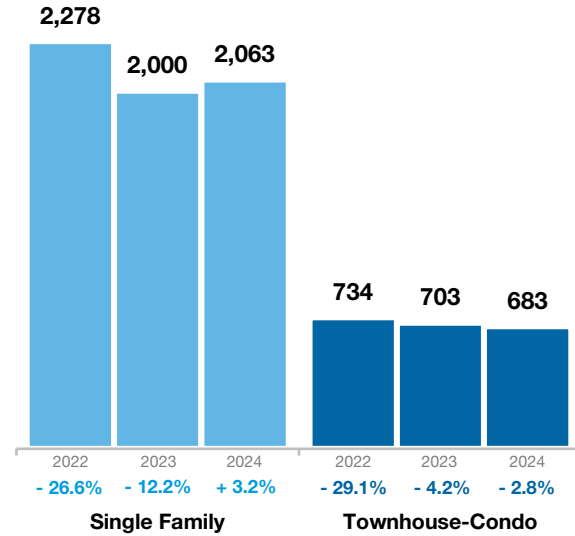
A count of the actual sales that closed in a given month.



## December

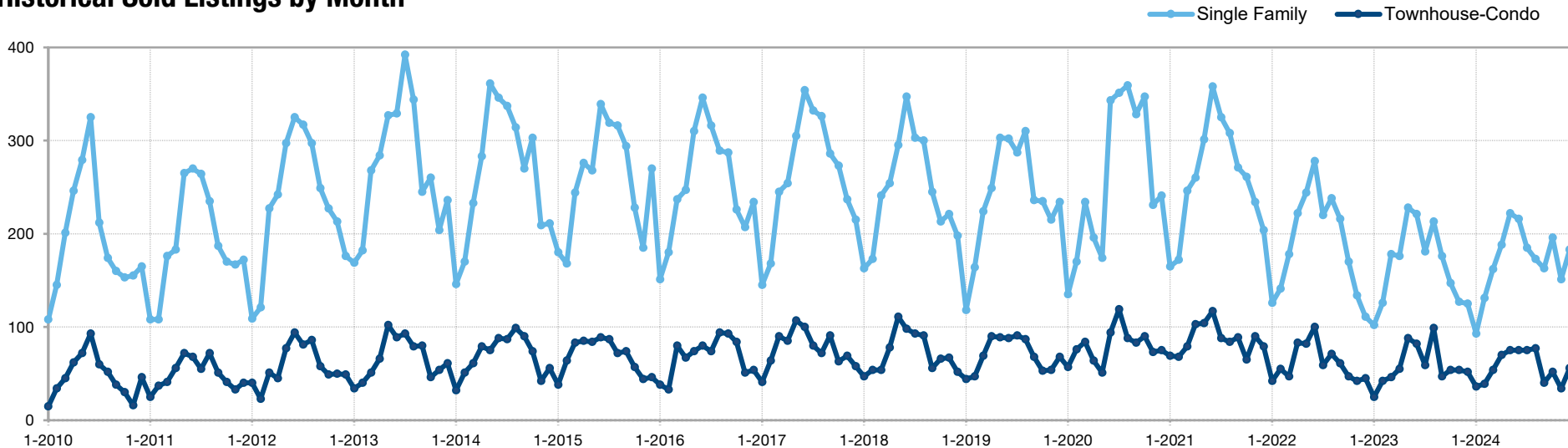


## Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	75	-8.5%
Jul-2024	185	+2.2%	75	+27.1%
Aug-2024	173	-18.8%	77	-22.2%
Sep-2024	163	-7.4%	40	-14.9%
Oct-2024	196	+33.3%	52	-3.7%
Nov-2024	151	+18.9%	34	-37.0%
<b>Dec-2024</b>	<b>183</b>	<b>+46.4%</b>	<b>56</b>	<b>+7.7%</b>
12-Month Avg	172	+3.2%	57	-2.8%

## Historical Sold Listings by Month

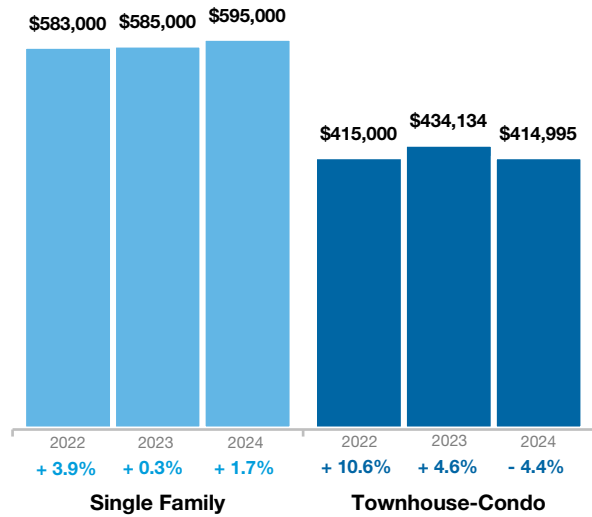


# Median Sales Price

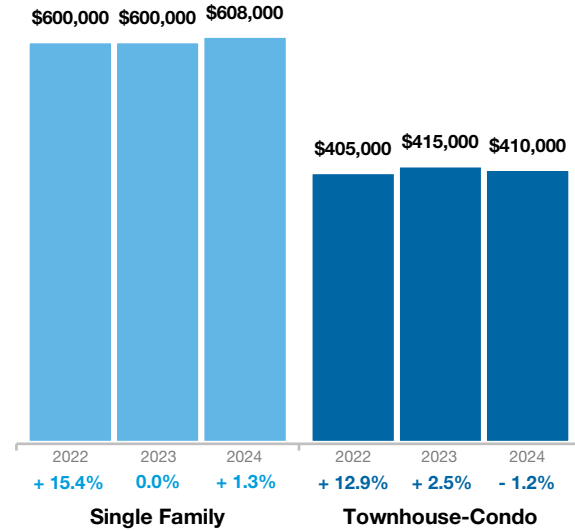
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## December



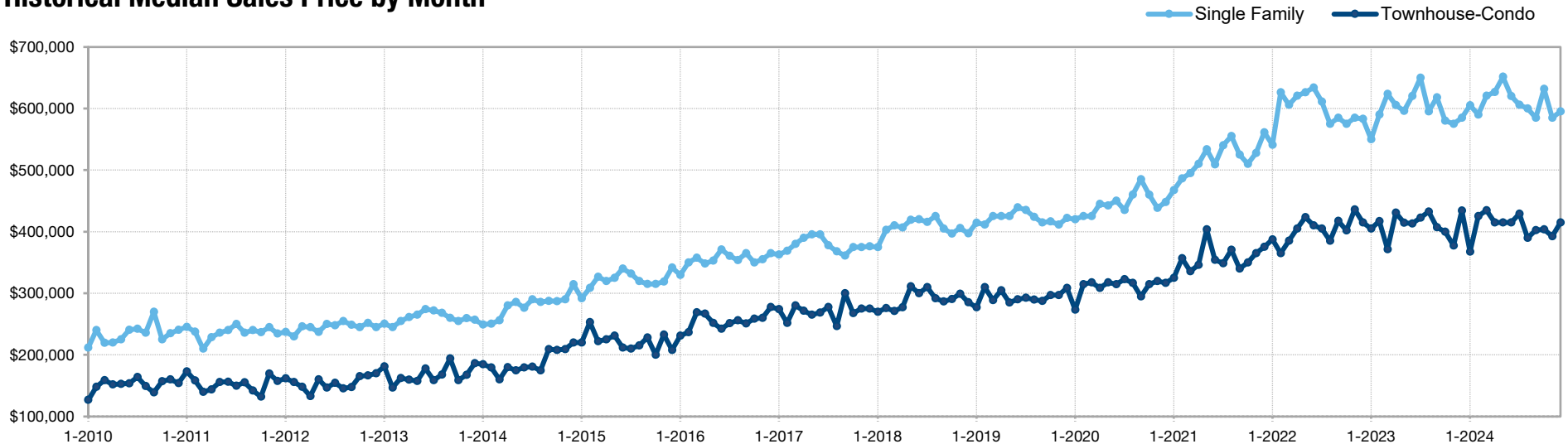
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	\$415,050	+0.4%
Jul-2024	\$606,000	-6.8%	\$429,000	+1.5%
Aug-2024	\$600,000	+0.8%	\$390,000	-9.8%
Sep-2024	\$585,000	-5.3%	\$402,500	-1.1%
Oct-2024	\$631,925	+9.0%	\$403,750	+0.9%
Nov-2024	\$585,000	+1.7%	\$392,695	+4.0%
<b>Dec-2024</b>	<b>\$595,000</b>	<b>+1.7%</b>	<b>\$414,995</b>	<b>-4.4%</b>
12-Month Avg*	\$608,000	+1.3%	\$410,000	-1.2%

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

## Historical Median Sales Price by Month



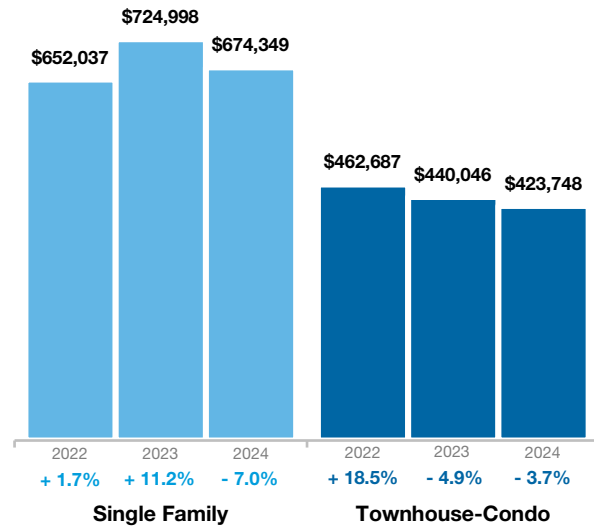


# Average Sales Price

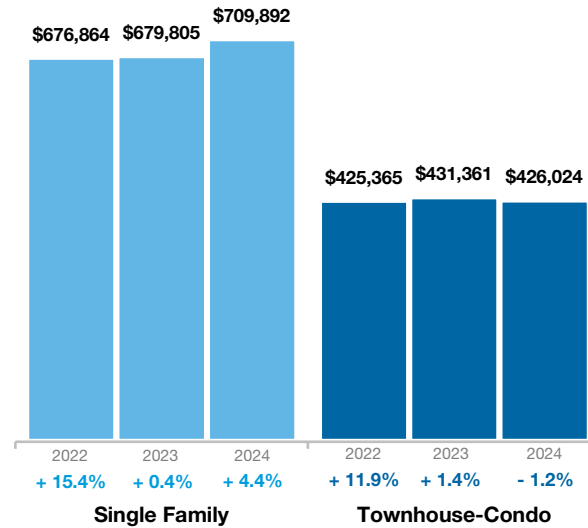
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## December



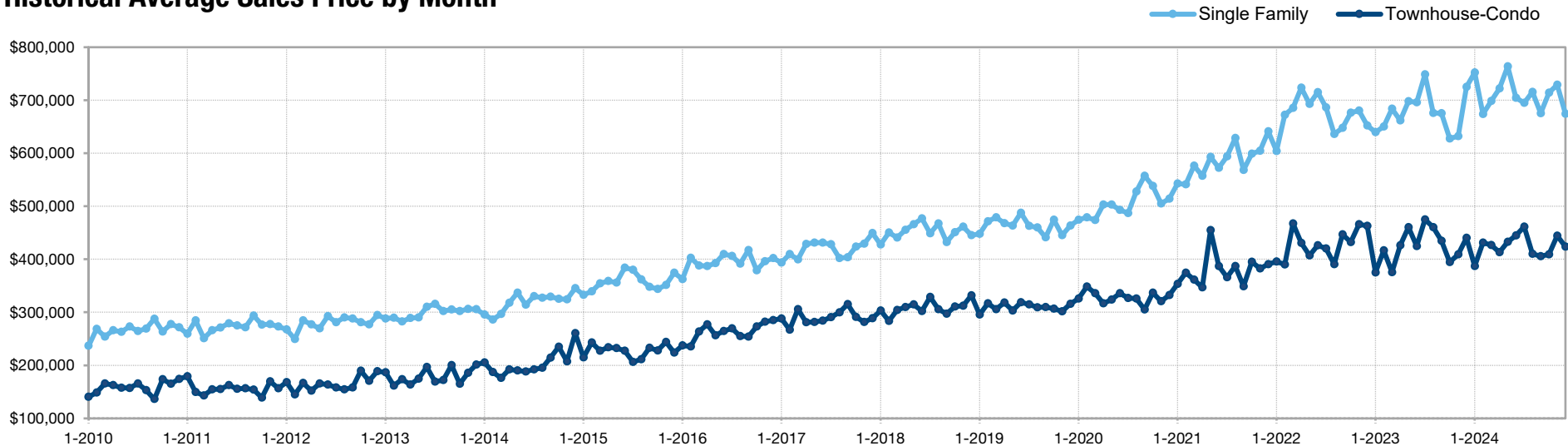
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	\$444,619	+4.7%
Jul-2024	\$695,002	-7.2%	\$461,123	-2.9%
Aug-2024	\$715,361	+5.9%	\$409,978	-11.0%
Sep-2024	\$675,332	+0.0%	\$405,740	-6.6%
Oct-2024	\$714,026	+13.8%	\$409,054	+3.6%
Nov-2024	\$728,985	+15.3%	\$444,072	+8.5%
<b>Dec-2024</b>	<b>\$674,349</b>	<b>-7.0%</b>	<b>\$423,748</b>	<b>-3.7%</b>
12-Month Avg*	\$709,892	+4.4%	\$426,024	-1.2%

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

## Historical Average Sales Price by Month

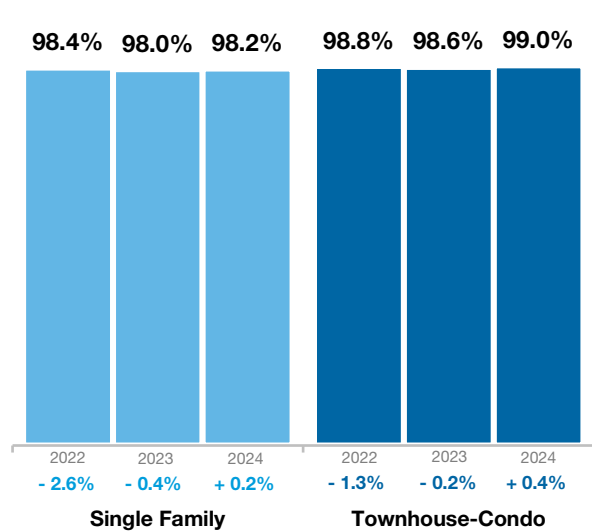


# Percent of List Price Received

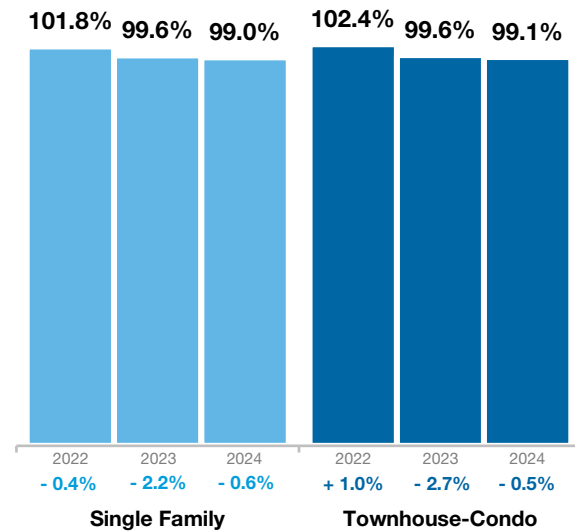
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## December



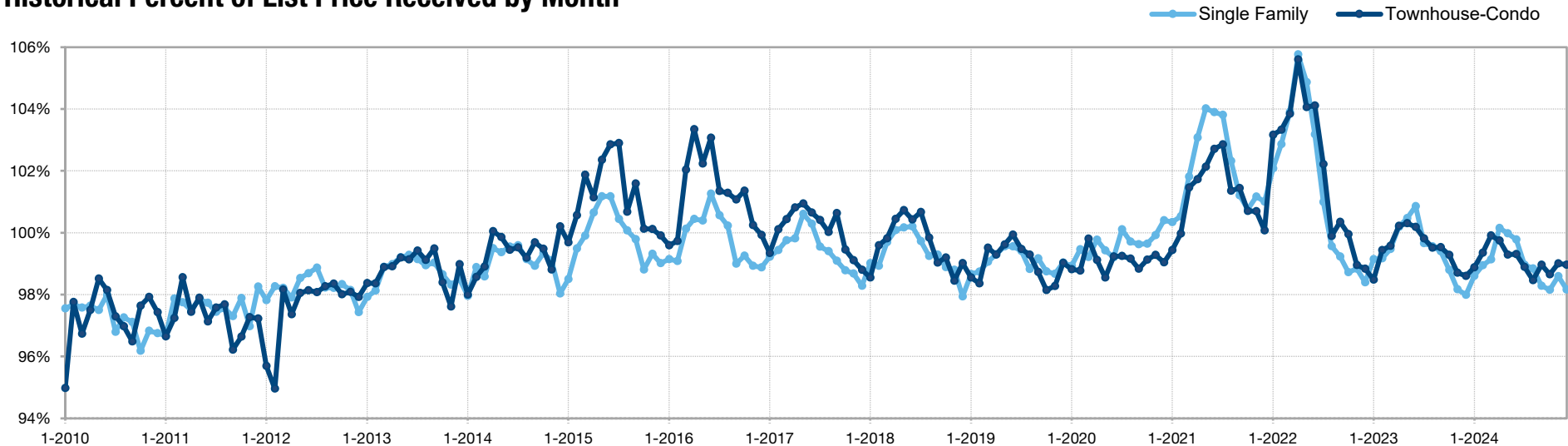
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%
Aug-2024	98.8%	-0.8%	98.5%	-1.0%
Sep-2024	98.3%	-1.1%	99.0%	-0.5%
Oct-2024	98.2%	-0.6%	98.7%	-0.6%
Nov-2024	98.6%	+0.4%	99.0%	+0.3%
<b>Dec-2024</b>	<b>98.2%</b>	<b>+0.2%</b>	<b>99.0%</b>	<b>+0.4%</b>
12-Month Avg*	99.0%	-0.5%	99.1%	-0.5%

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

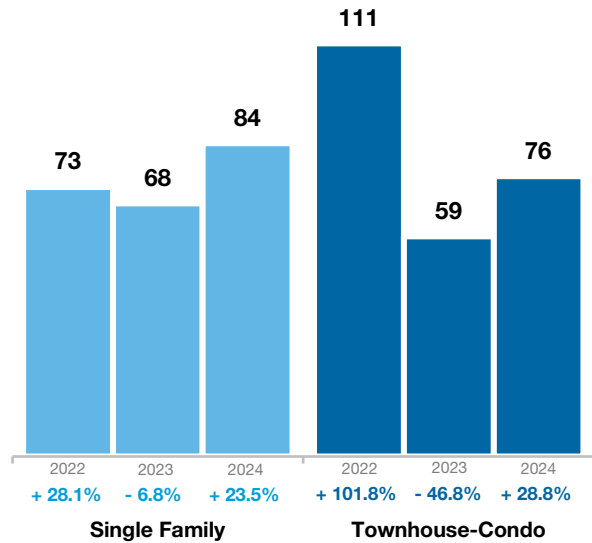
## Historical Percent of List Price Received by Month



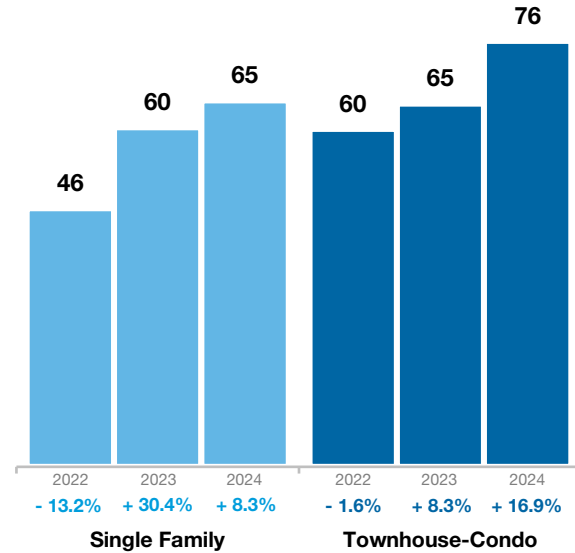
# Days on Market Until Sale



## December



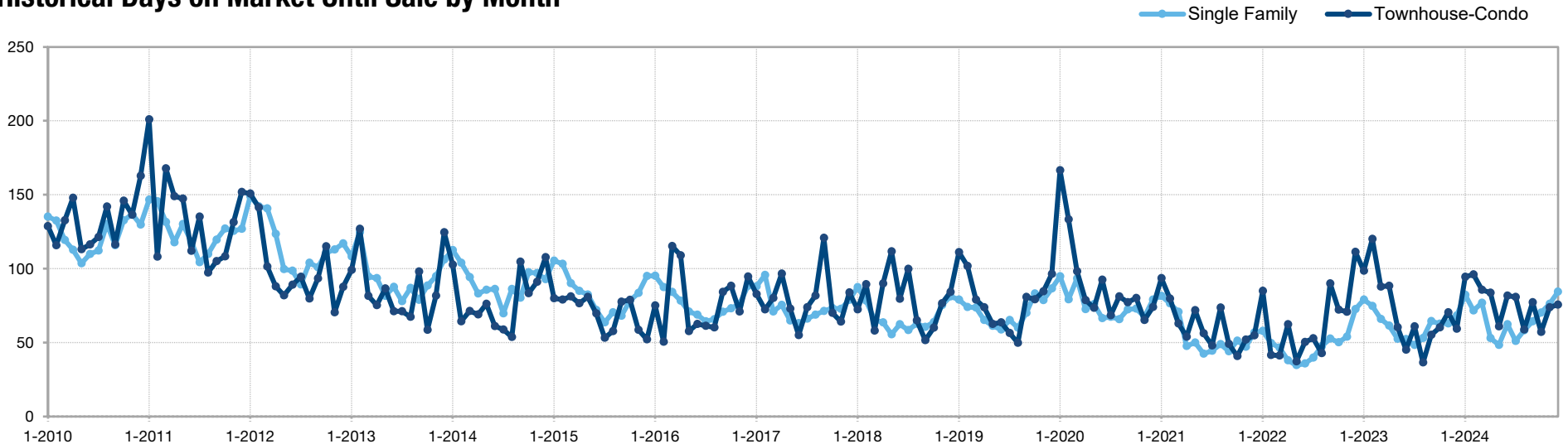
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%
Aug-2024	58	+9.4%	59	+63.9%
Sep-2024	64	-1.5%	77	+40.0%
Oct-2024	70	+11.1%	57	-5.0%
Nov-2024	76	+20.6%	74	+5.7%
<b>Dec-2024</b>	<b>84</b>	<b>+23.5%</b>	<b>76</b>	<b>+28.8%</b>
12-Month Avg	65	+8.0%	76	+17.3%

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

## Historical Days on Market Until Sale by Month



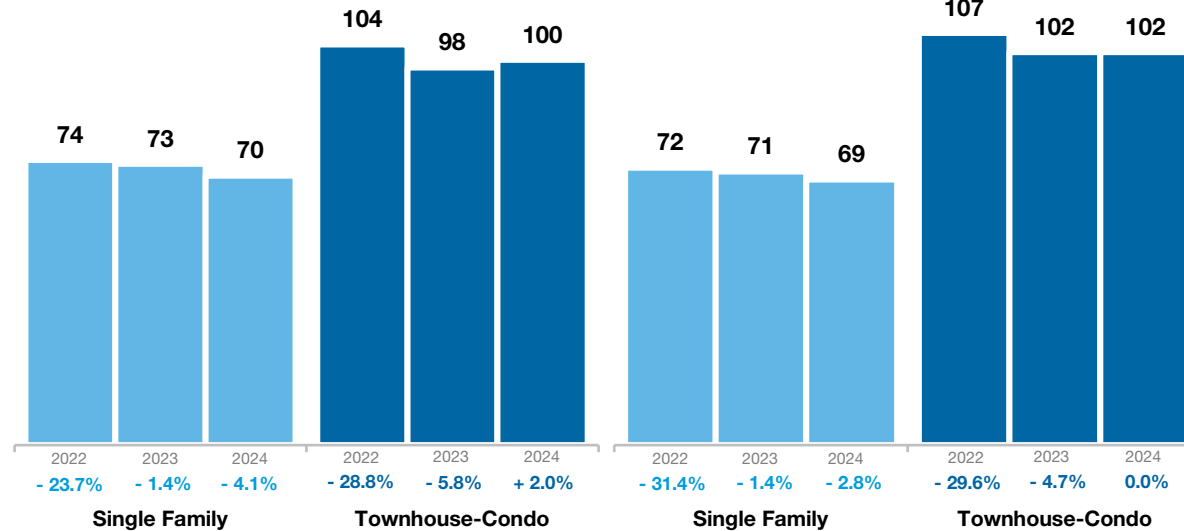
# Housing Affordability Index

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.



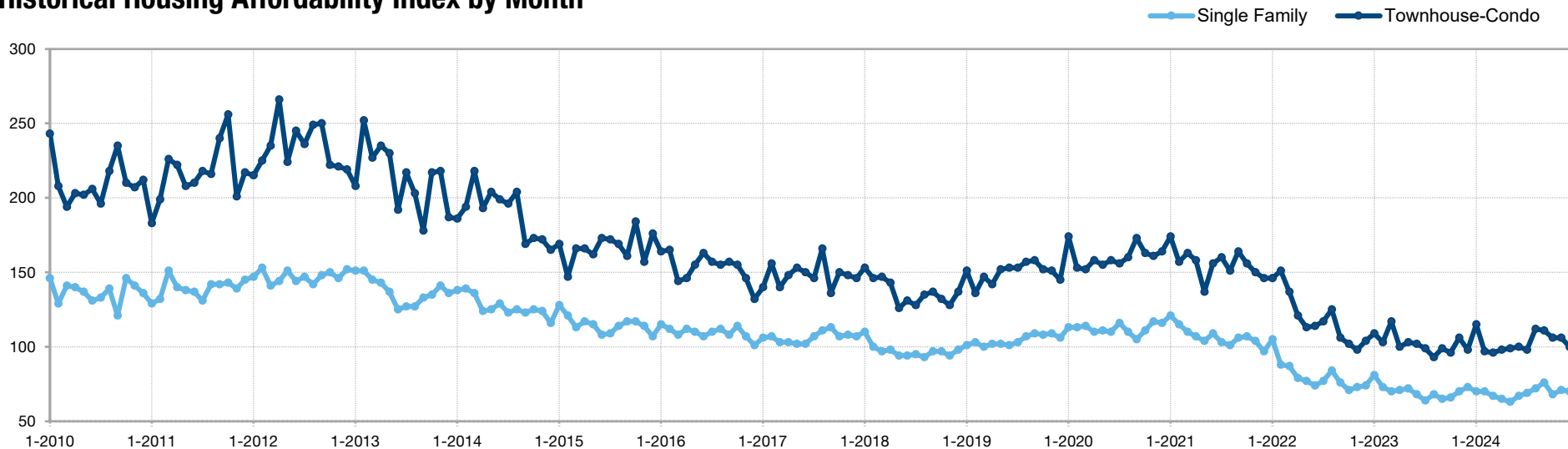
## December

## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2024	70	-13.6%	115	+5.5%
Feb-2024	70	-4.1%	97	-5.8%
Mar-2024	67	-4.3%	96	-17.9%
Apr-2024	65	-8.5%	98	-2.0%
May-2024	63	-12.5%	99	-3.9%
Jun-2024	67	-1.5%	100	-2.0%
Jul-2024	69	+7.8%	98	-1.0%
Aug-2024	72	+5.9%	112	+20.4%
Sep-2024	76	+16.9%	111	+12.1%
Oct-2024	68	+3.0%	106	+10.4%
Nov-2024	71	+1.4%	106	0.0%
<b>Dec-2024</b>	<b>70</b>	<b>-4.1%</b>	<b>100</b>	<b>+2.0%</b>
12-Month Avg	69	-2.8%	70	0.0%

## Historical Housing Affordability Index by Month

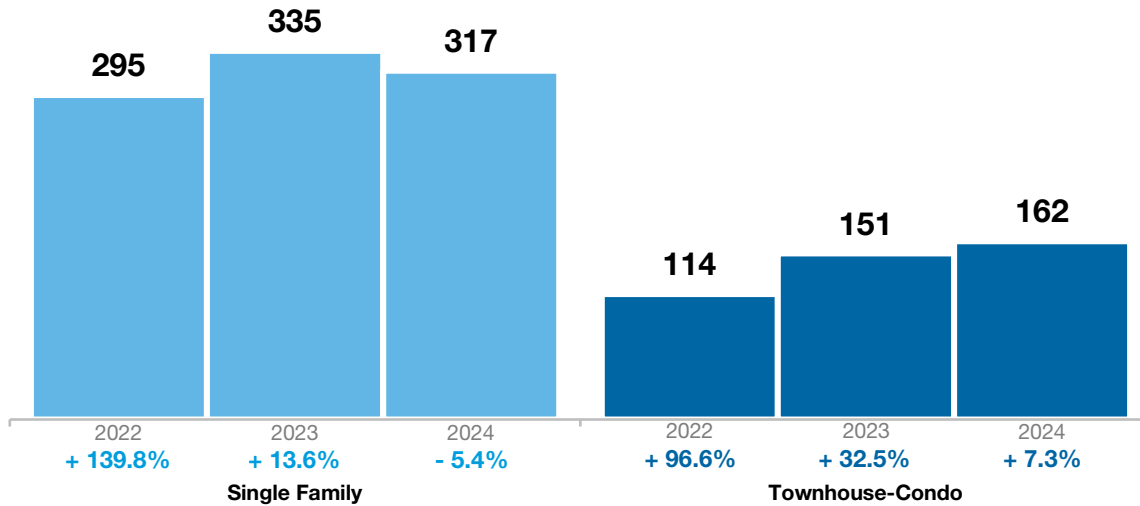


# Inventory of Active Listings

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



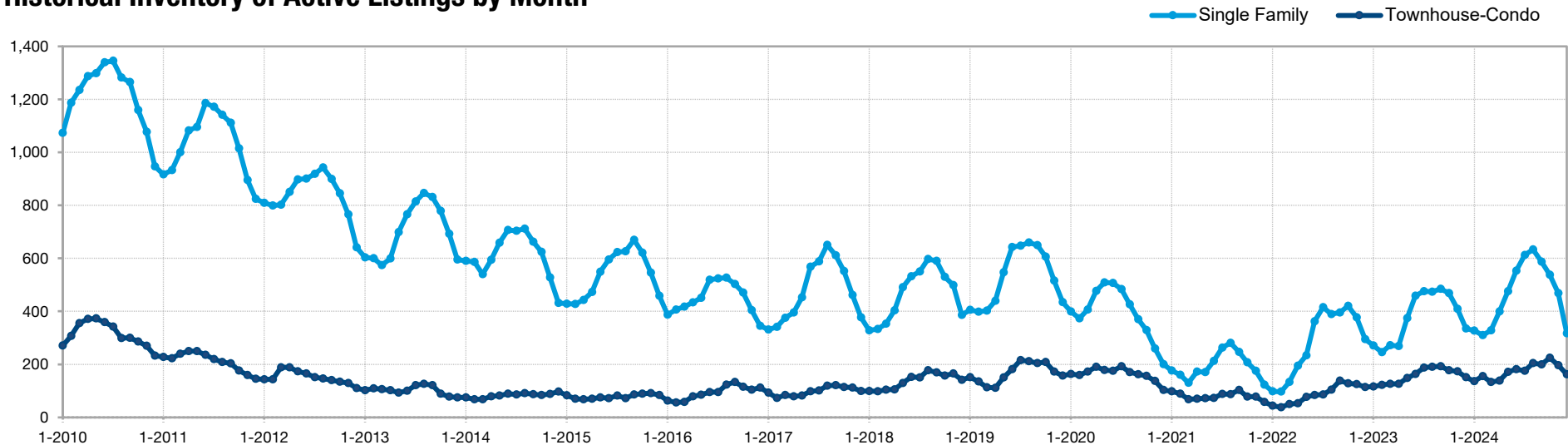
## December



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2024	327	+20.7%	136	+17.2%
Feb-2024	310	+26.0%	155	+27.0%
Mar-2024	328	+20.6%	133	+5.6%
Apr-2024	399	+48.3%	138	+9.5%
May-2024	476	+27.3%	171	+15.5%
Jun-2024	553	+20.5%	182	+11.7%
Jul-2024	612	+28.6%	176	-6.4%
Aug-2024	633	+33.5%	205	+7.3%
Sep-2024	587	+21.0%	200	+3.6%
Oct-2024	538	+14.7%	225	+26.4%
Nov-2024	469	+14.7%	197	+13.2%
<b>Dec-2024</b>	<b>317</b>	<b>-5.4%</b>	<b>162</b>	<b>+7.3%</b>
12-Month Avg*	462	+22.3%	173	+10.9%

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

## Historical Inventory of Active Listings by Month

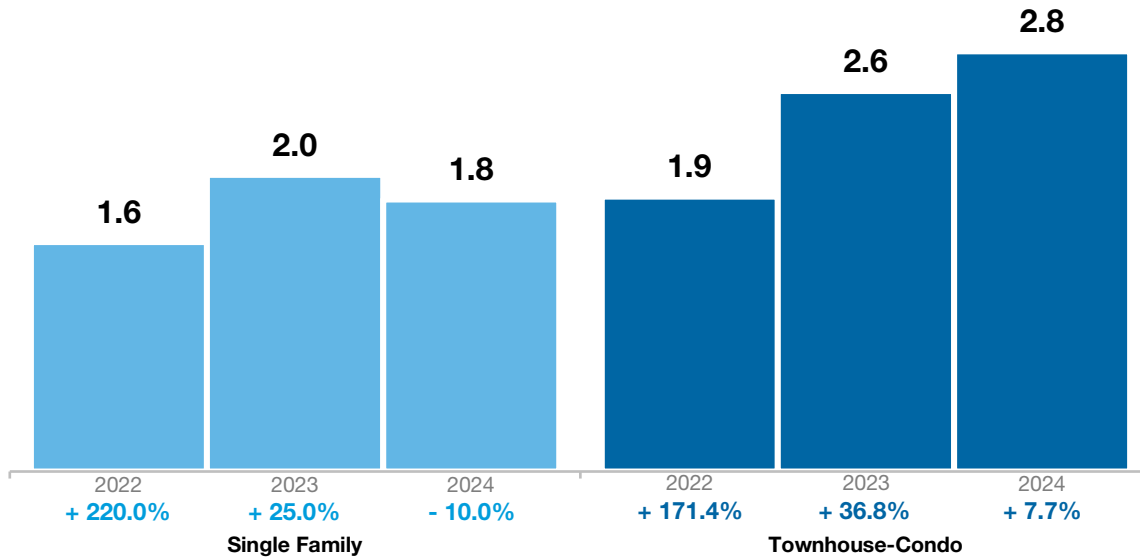


# Months Supply of Inventory

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.



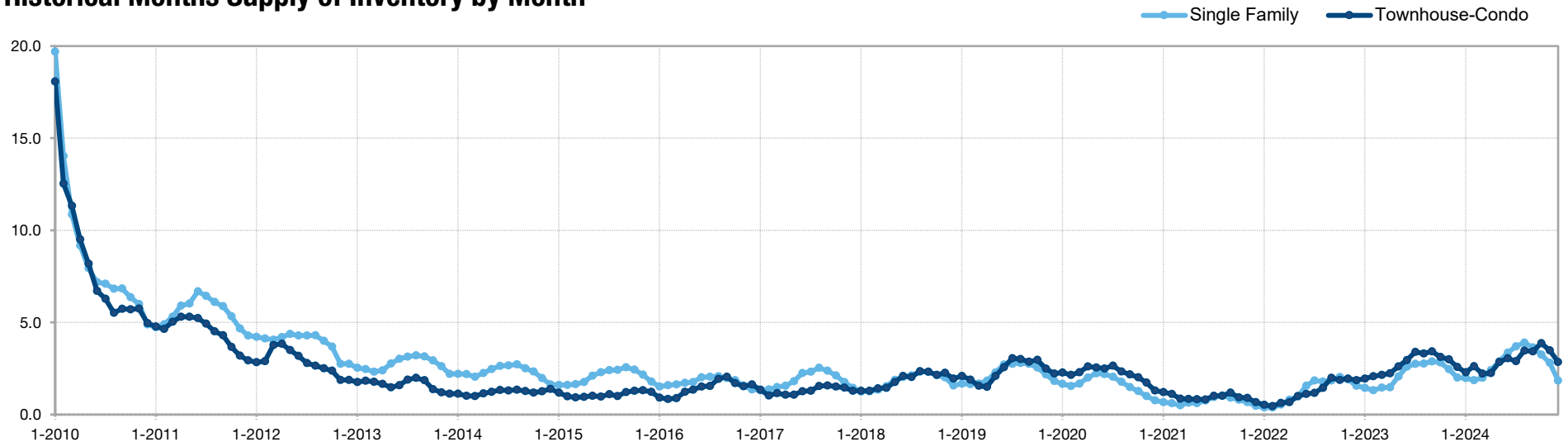
## December



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2024	2.0	+42.9%	2.3	+21.1%
Feb-2024	1.9	+46.2%	2.6	+23.8%
Mar-2024	2.0	+33.3%	2.2	0.0%
Apr-2024	2.4	+60.0%	2.3	+4.5%
May-2024	2.9	+38.1%	2.8	+7.7%
Jun-2024	3.3	+26.9%	3.1	+3.3%
Jul-2024	3.7	+37.0%	2.9	-14.7%
Aug-2024	3.9	+39.3%	3.5	+6.1%
Sep-2024	3.6	+24.1%	3.4	0.0%
Oct-2024	3.3	+17.9%	3.9	+25.8%
Nov-2024	2.8	+12.0%	3.5	+16.7%
<b>Dec-2024</b>	<b>1.8</b>	<b>-10.0%</b>	<b>2.8</b>	<b>+7.7%</b>
12-Month Avg*	2.8	+29.0%	2.9	+7.5%

\* Months Supply for all properties from January 2024 through December 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.



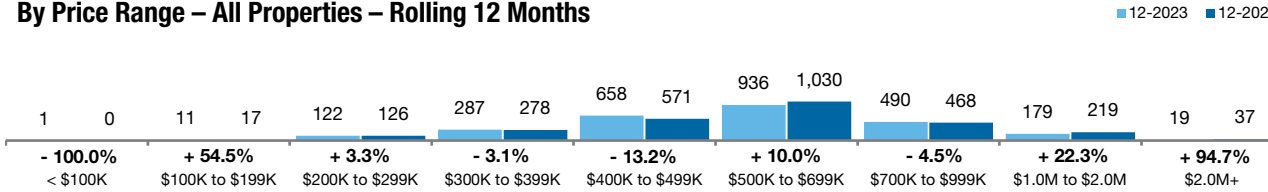
Key Metrics	Historical Sparkbars	12-2023	12-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
<b>New Listings</b>		133	<b>138</b>	+ 3.8%	3,671	<b>3,970</b>	+ 8.1%
<b>Pending Sales</b>		138	<b>174</b>	+ 26.1%	696	<b>695</b>	- 0.1%
<b>Under Contract</b>	Not enough historical data for chart	--	--	--	--	--	--
<b>Sold Listings</b>		177	<b>239</b>	+ 35.0%	2,703	<b>2,746</b>	+ 1.6%
<b>Median Sales Price</b>		\$511,539	<b>\$545,000</b>	+ 6.5%	\$545,000	<b>\$554,588</b>	+ 1.8%
<b>Avg. Sales Price</b>		\$641,283	<b>\$615,631</b>	+ 3.9%	\$615,189	<b>\$639,286</b>	+ 3.9%
<b>Pct. of List Price Received</b>		98.2%	<b>98.4%</b>	- 0.6%	99.6%	<b>99.0%</b>	- 0.6%
<b>Days on Market</b>		66	<b>82</b>	+ 11.5%	61	<b>68</b>	+ 11.5%
<b>Affordability Index</b>		83	<b>76</b>	- 3.8%	78	<b>75</b>	- 3.8%
<b>Active Listings</b>		486	<b>479</b>	- 1.4%	--	--	--
<b>Months Supply</b>		2.2	<b>2.1</b>	- 3.0%	--	--	--

# Sold Listings

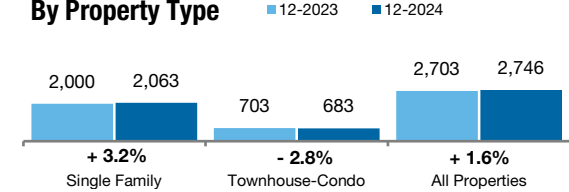
Actual sales that have closed in a given quarter.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	12-2023	12-2024	Change	12-2023	12-2024	Change
\$99,999 and Below	1	0	-100.0%	0	0	--
\$100,000 to \$199,999	11	15	+36.4%	0	2	--
\$200,000 to \$299,999	28	30	+7.1%	94	96	+2.1%
\$300,000 to \$399,999	73	61	-16.4%	214	217	+1.4%
\$400,000 to \$499,999	377	338	-10.3%	281	233	-17.1%
\$500,000 to \$699,999	858	923	+7.6%	78	107	+37.2%
\$700,000 to \$999,999	469	446	-4.9%	21	22	+4.8%
\$1,000,000 to \$1,999,999	164	213	+29.9%	15	6	-60.0%
\$2,000,000 and Above	19	37	+94.7%	0	0	--
<b>All Price Ranges</b>	<b>2,000</b>	<b>2,063</b>	<b>+3.2%</b>	<b>703</b>	<b>683</b>	<b>-2.8%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	11-2024	12-2024	Change	11-2024	12-2024	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	2	2	0.0%	1	0	-100.0%
\$200,000 to \$299,999	3	3	0.0%	2	4	+100.0%
\$300,000 to \$399,999	7	8	+14.3%	14	19	+35.7%
\$400,000 to \$499,999	31	33	+6.5%	9	23	+155.6%
\$500,000 to \$699,999	59	83	+40.7%	4	9	+125.0%
\$700,000 to \$999,999	28	34	+21.4%	4	1	-75.0%
\$1,000,000 to \$1,999,999	14	19	+35.7%	0	0	--
\$2,000,000 and Above	7	1	-85.7%	0	0	--
<b>All Price Ranges</b>	<b>151</b>	<b>183</b>	<b>+21.2%</b>	<b>34</b>	<b>56</b>	<b>+64.7%</b>

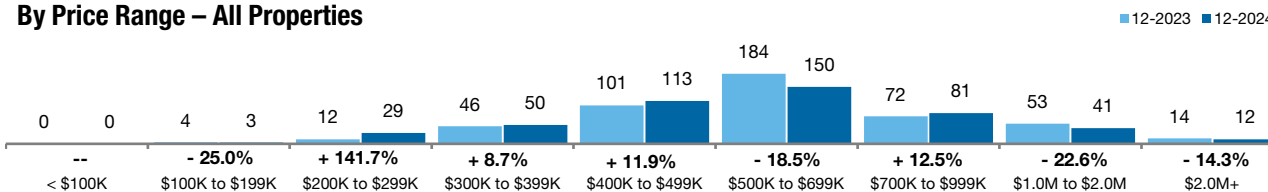
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	12-2023	12-2024	Change	12-2023	12-2024	Change
\$99,999 and Below	1	0	-100.0%	0	0	--
\$100,000 to \$199,999	11	15	+36.4%	0	2	--
\$200,000 to \$299,999	28	30	+7.1%	94	96	+2.1%
\$300,000 to \$399,999	73	61	-16.4%	214	217	+1.4%
\$400,000 to \$499,999	377	338	-10.3%	281	233	-17.1%
\$500,000 to \$699,999	858	923	+7.6%	78	107	+37.2%
\$700,000 to \$999,999	469	446	-4.9%	21	22	+4.8%
\$1,000,000 to \$1,999,999	164	213	+29.9%	15	6	-60.0%
\$2,000,000 and Above	19	37	+94.7%	0	0	--
<b>All Price Ranges</b>	<b>2,000</b>	<b>2,063</b>	<b>+3.2%</b>	<b>703</b>	<b>683</b>	<b>-2.8%</b>

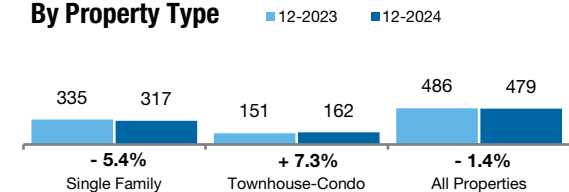
# Inventory of Active Listings

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		
	12-2023	12-2024	Change	12-2023	12-2024	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	3	3	0.0%	1	0	-100.0%
\$200,000 to \$299,999	2	8	+300.0%	10	21	+110.0%
\$300,000 to \$399,999	8	11	+37.5%	38	39	+2.6%
\$400,000 to \$499,999	38	40	+5.3%	63	73	+15.9%
\$500,000 to \$699,999	153	130	-15.0%	31	20	-35.5%
\$700,000 to \$999,999	65	75	+15.4%	7	6	-14.3%
\$1,000,000 to \$1,999,999	52	38	-26.9%	1	3	+200.0%
\$2,000,000 and Above	14	12	-14.3%	0	0	--
<b>All Price Ranges</b>	<b>335</b>	<b>317</b>	<b>-5.4%</b>	<b>151</b>	<b>162</b>	<b>+7.3%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	11-2024	12-2024	Change	11-2024	12-2024	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	5	3	-40.0%	0	0	--
\$200,000 to \$299,999	12	8	-33.3%	26	21	-19.2%
\$300,000 to \$399,999	19	11	-42.1%	59	39	-33.9%
\$400,000 to \$499,999	53	40	-24.5%	83	73	-12.0%
\$500,000 to \$699,999	181	130	-28.2%	18	20	+11.1%
\$700,000 to \$999,999	104	75	-27.9%	5	6	+20.0%
\$1,000,000 to \$1,999,999	75	38	-49.3%	6	3	-50.0%
\$2,000,000 and Above	20	12	-40.0%	0	0	--
<b>All Price Ranges</b>	<b>469</b>	<b>317</b>	<b>-32.4%</b>	<b>197</b>	<b>162</b>	<b>-17.8%</b>

### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	12-2023	12-2024	Change	12-2023	12-2024	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	3	3	0.0%	1	0	-100.0%
\$200,000 to \$299,999	2	8	+300.0%	10	21	+110.0%
\$300,000 to \$399,999	8	11	+37.5%	38	39	+2.6%
\$400,000 to \$499,999	38	40	+5.3%	63	73	+15.9%
\$500,000 to \$699,999	153	130	-15.0%	31	20	-35.5%
\$700,000 to \$999,999	65	75	+15.4%	7	6	-14.3%
\$1,000,000 to \$1,999,999	52	38	-26.9%	1	3	+200.0%
\$2,000,000 and Above	14	12	-14.3%	0	0	--
<b>All Price Ranges</b>	<b>335</b>	<b>317</b>	<b>-5.4%</b>	<b>151</b>	<b>162</b>	<b>+7.3%</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 December 2024

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## Windsor

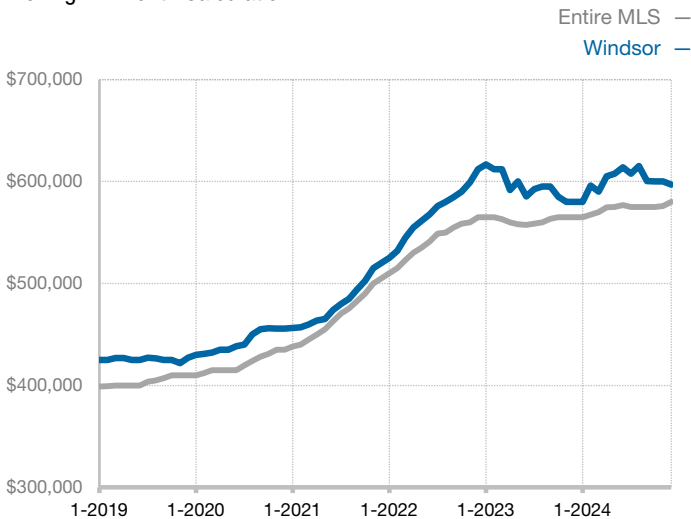
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	41	52	+ 26.8%	1,035	1,295	+ 25.1%
Closed Sales	41	76	+ 85.4%	783	878	+ 12.1%
Median Sales Price*	\$605,000	\$576,495	- 4.7%	\$580,000	\$597,000	+ 2.9%
Average Sales Price*	\$701,180	\$643,377	- 8.2%	\$659,794	\$691,637	+ 4.8%
Percent of List Price Received*	99.3%	98.5%	- 0.8%	99.4%	99.2%	- 0.2%
Days on Market Until Sale	62	99	+ 59.7%	85	76	- 10.6%
Inventory of Homes for Sale	167	215	+ 28.7%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--

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

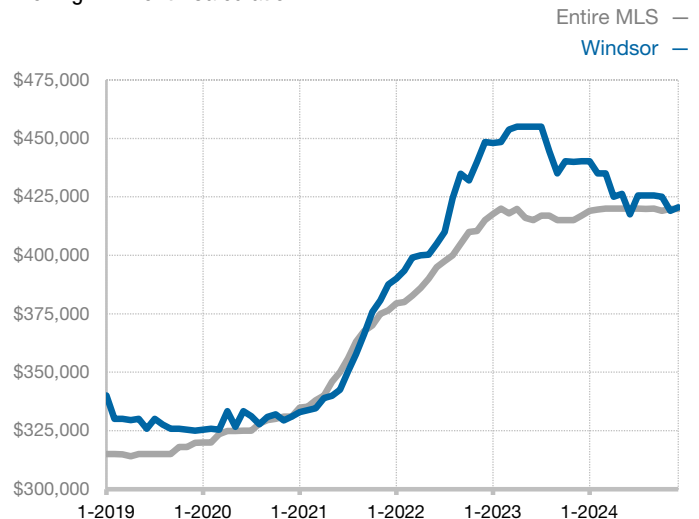
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	2	5	+ 150.0%	168	150	- 10.7%
Closed Sales	3	6	+ 100.0%	124	101	- 18.5%
Median Sales Price*	\$520,000	\$430,000	- 17.3%	\$440,235	\$420,500	- 4.5%
Average Sales Price*	\$516,692	\$446,167	- 13.6%	\$455,154	\$423,442	- 7.0%
Percent of List Price Received*	98.1%	97.7%	- 0.4%	100.0%	98.6%	- 1.4%
Days on Market Until Sale	84	159	+ 89.3%	91	112	+ 23.1%
Inventory of Homes for Sale	36	30	- 16.7%	--	--	--
Months Supply of Inventory	3.5	3.6	+ 2.9%	--	--	--

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

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



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



# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Loveland

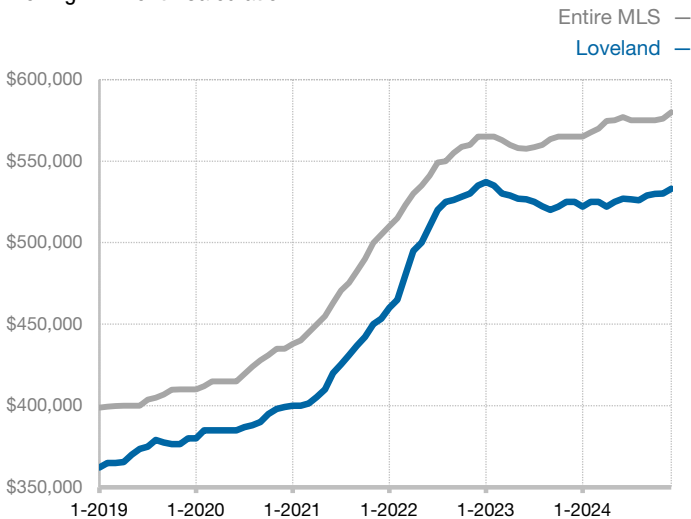
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	53	73	+ 37.7%	1,468	1,552	+ 5.7%
Closed Sales	65	95	+ 46.2%	1,226	1,125	- 8.2%
Median Sales Price*	\$505,000	\$533,500	+ 5.6%	\$525,000	\$533,125	+ 1.5%
Average Sales Price*	\$555,536	\$548,006	- 1.4%	\$605,643	\$619,451	+ 2.3%
Percent of List Price Received*	98.5%	99.1%	+ 0.6%	99.1%	99.1%	0.0%
Days on Market Until Sale	68	70	+ 2.9%	56	58	+ 3.6%
Inventory of Homes for Sale	160	189	+ 18.1%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

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

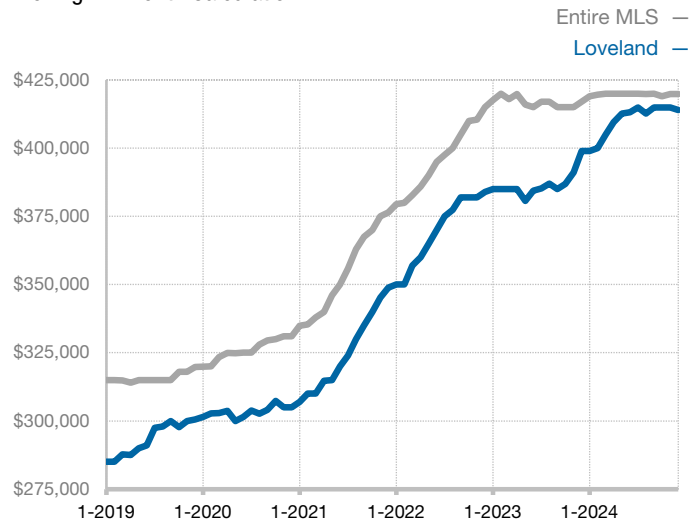
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	12	15	+ 25.0%	355	384	+ 8.2%
Closed Sales	23	17	- 26.1%	310	270	- 12.9%
Median Sales Price*	\$414,950	\$353,000	- 14.9%	\$398,928	\$413,962	+ 3.8%
Average Sales Price*	\$414,642	\$393,047	- 5.2%	\$419,634	\$423,292	+ 0.9%
Percent of List Price Received*	100.4%	98.5%	- 1.9%	100.4%	99.6%	- 0.8%
Days on Market Until Sale	102	141	+ 38.2%	98	100	+ 2.0%
Inventory of Homes for Sale	71	98	+ 38.0%	--	--	--
Months Supply of Inventory	2.7	4.4	+ 63.0%	--	--	--

\* 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 December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Boulder

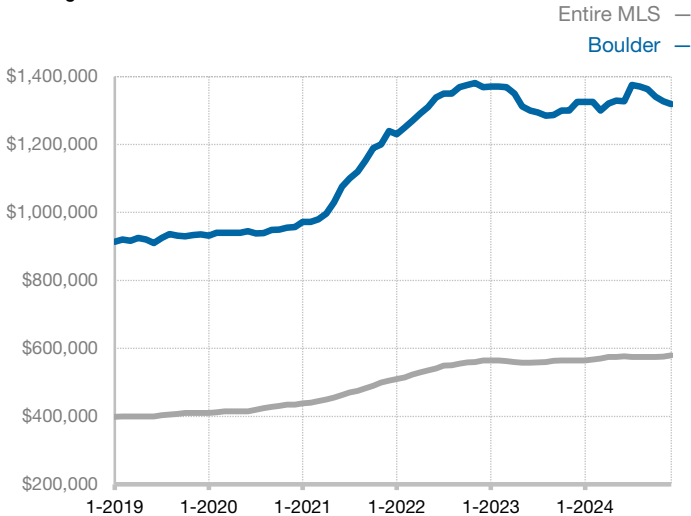
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	43	30	- 30.2%	1,460	1,463	+ 0.2%
Closed Sales	52	78	+ 50.0%	893	898	+ 0.6%
Median Sales Price*	\$1,250,000	\$1,148,500	- 8.1%	\$1,325,000	\$1,319,000	- 0.5%
Average Sales Price*	\$1,411,689	\$1,394,307	- 1.2%	\$1,671,041	\$1,635,701	- 2.1%
Percent of List Price Received*	97.3%	95.4%	- 2.0%	97.9%	96.9%	- 1.0%
Days on Market Until Sale	81	92	+ 13.6%	58	71	+ 22.4%
Inventory of Homes for Sale	182	162	- 11.0%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--

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

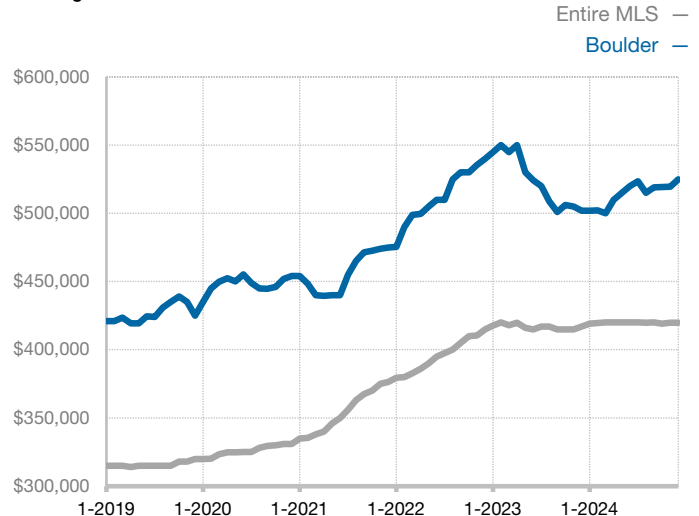
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	31	25	- 19.4%	868	1,105	+ 27.3%
Closed Sales	33	54	+ 63.6%	582	596	+ 2.4%
Median Sales Price*	\$457,000	\$562,000	+ 23.0%	\$501,875	\$525,000	+ 4.6%
Average Sales Price*	\$540,425	\$633,126	+ 17.2%	\$602,179	\$621,524	+ 3.2%
Percent of List Price Received*	97.0%	97.4%	+ 0.4%	99.3%	98.3%	- 1.0%
Days on Market Until Sale	83	83	0.0%	49	62	+ 26.5%
Inventory of Homes for Sale	121	168	+ 38.8%	--	--	--
Months Supply of Inventory	2.5	3.4	+ 36.0%	--	--	--

\* 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 December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Fort Collins

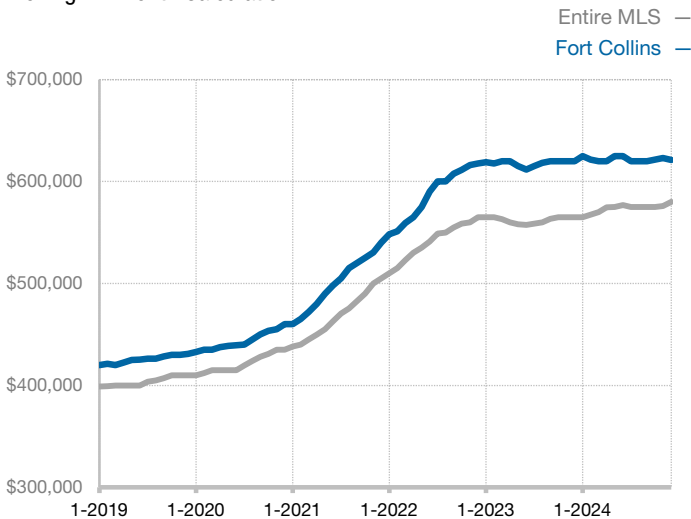
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	71	77	+ 8.5%	2,250	2,410	+ 7.1%
Closed Sales	106	153	+ 44.3%	1,662	1,759	+ 5.8%
Median Sales Price*	\$612,995	\$605,450	- 1.2%	\$620,000	\$621,100	+ 0.2%
Average Sales Price*	\$741,868	\$669,291	- 9.8%	\$700,655	\$717,324	+ 2.4%
Percent of List Price Received*	97.8%	98.2%	+ 0.4%	99.6%	99.2%	- 0.4%
Days on Market Until Sale	64	76	+ 18.8%	51	57	+ 11.8%
Inventory of Homes for Sale	260	217	- 16.5%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--

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

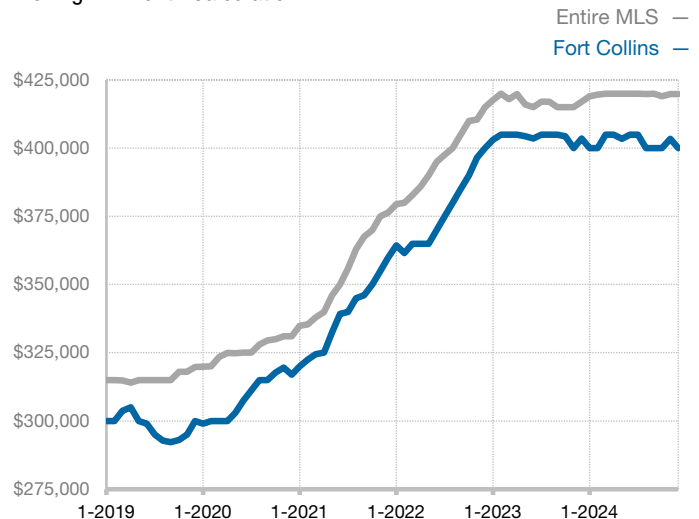
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	32	33	+ 3.1%	881	963	+ 9.3%
Closed Sales	44	54	+ 22.7%	669	678	+ 1.3%
Median Sales Price*	\$417,500	\$405,000	- 3.0%	\$403,500	\$400,000	- 0.9%
Average Sales Price*	\$456,902	\$418,661	- 8.4%	\$415,950	\$415,247	- 0.2%
Percent of List Price Received*	98.2%	99.0%	+ 0.8%	99.5%	99.1%	- 0.4%
Days on Market Until Sale	71	74	+ 4.2%	60	73	+ 21.7%
Inventory of Homes for Sale	139	149	+ 7.2%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--

\* 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 December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Berthoud

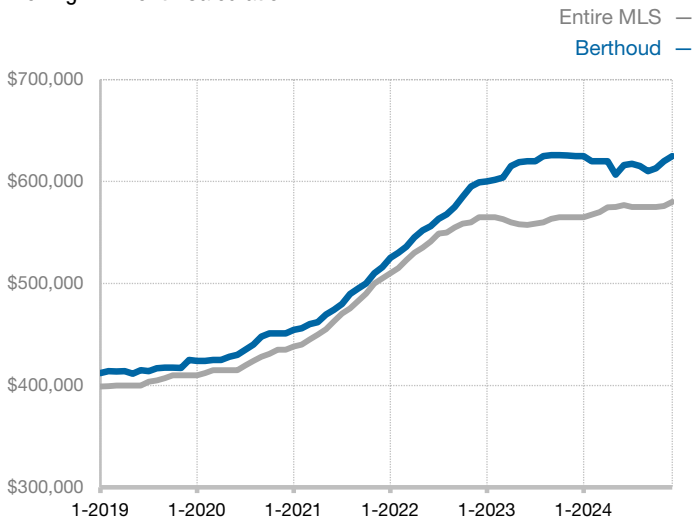
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	22	20	- 9.1%	539	631	+ 17.1%
Closed Sales	30	30	0.0%	390	423	+ 8.5%
Median Sales Price*	\$554,400	\$599,990	+ 8.2%	\$624,950	\$624,900	- 0.0%
Average Sales Price*	\$623,375	\$733,302	+ 17.6%	\$772,585	\$744,403	- 3.6%
Percent of List Price Received*	98.6%	100.0%	+ 1.4%	98.9%	99.2%	+ 0.3%
Days on Market Until Sale	78	94	+ 20.5%	73	87	+ 19.2%
Inventory of Homes for Sale	121	113	- 6.6%	--	--	--
Months Supply of Inventory	3.7	3.2	- 13.5%	--	--	--

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

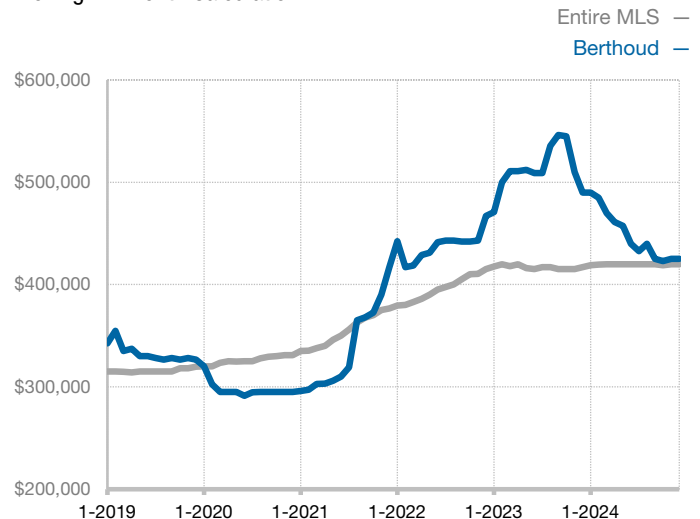
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	65	57	- 12.3%
Closed Sales	2	1	- 50.0%	45	25	- 44.4%
Median Sales Price*	\$435,795	\$364,000	- 16.5%	\$490,000	\$425,000	- 13.3%
Average Sales Price*	\$435,795	\$364,000	- 16.5%	\$535,136	\$452,095	- 15.5%
Percent of List Price Received*	98.1%	100.0%	+ 1.9%	100.9%	98.8%	- 2.1%
Days on Market Until Sale	43	55	+ 27.9%	117	85	- 27.4%
Inventory of Homes for Sale	17	17	0.0%	--	--	--
Months Supply of Inventory	4.5	6.8	+ 51.1%	--	--	--

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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 December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Johnstown

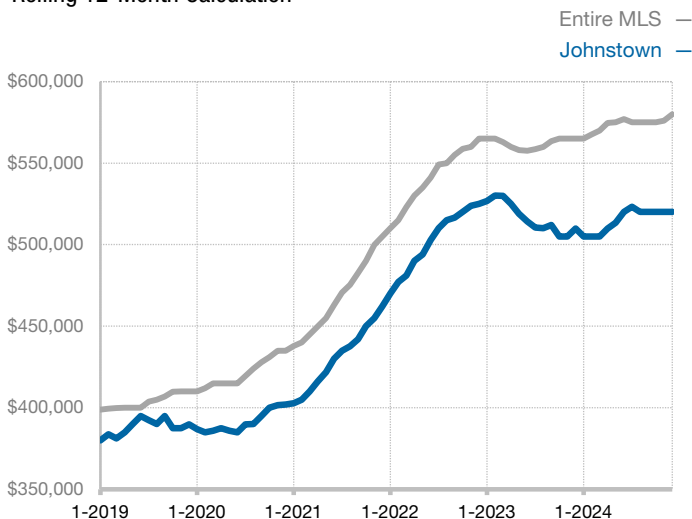
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	39	58	+ 48.7%	637	749	+ 17.6%
Closed Sales	37	57	+ 54.1%	535	562	+ 5.0%
Median Sales Price*	\$510,000	<b>\$520,000</b>	+ 2.0%	\$509,900	<b>\$520,000</b>	+ 2.0%
Average Sales Price*	\$529,539	<b>\$526,092</b>	- 0.7%	\$529,768	<b>\$542,242</b>	+ 2.4%
Percent of List Price Received*	99.1%	<b>98.2%</b>	- 0.9%	99.7%	<b>99.2%</b>	- 0.5%
Days on Market Until Sale	66	<b>72</b>	+ 9.1%	59	<b>60</b>	+ 1.7%
Inventory of Homes for Sale	77	<b>127</b>	+ 64.9%	--	--	--
Months Supply of Inventory	1.7	<b>2.7</b>	+ 58.8%	--	--	--

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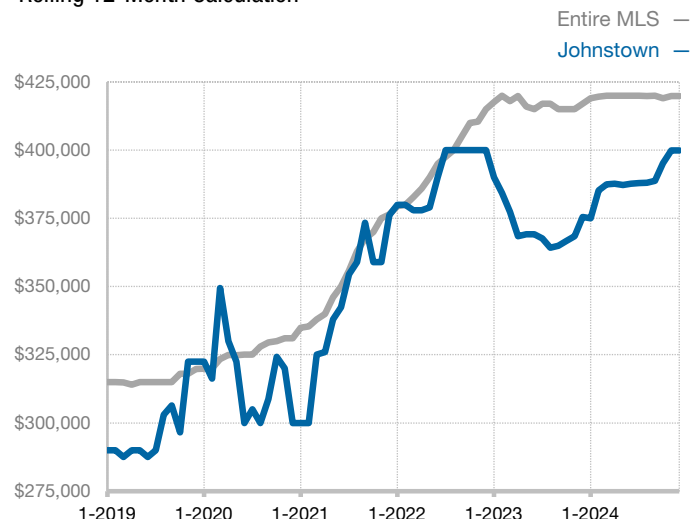
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	11	12	+ 9.1%	74	141	+ 90.5%
Closed Sales	4	8	+ 100.0%	44	93	+ 111.4%
Median Sales Price*	\$387,600	<b>\$380,000</b>	- 2.0%	\$375,500	<b>\$399,900</b>	+ 6.5%
Average Sales Price*	\$382,700	<b>\$376,456</b>	- 1.6%	\$374,283	<b>\$391,369</b>	+ 4.6%
Percent of List Price Received*	99.4%	<b>98.7%</b>	- 0.7%	99.9%	<b>99.7%</b>	- 0.2%
Days on Market Until Sale	91	<b>58</b>	- 36.3%	66	<b>61</b>	- 7.6%
Inventory of Homes for Sale	21	<b>30</b>	+ 42.9%	--	--	--
Months Supply of Inventory	5.7	<b>3.9</b>	- 31.6%	--	--	--

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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 December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Longmont

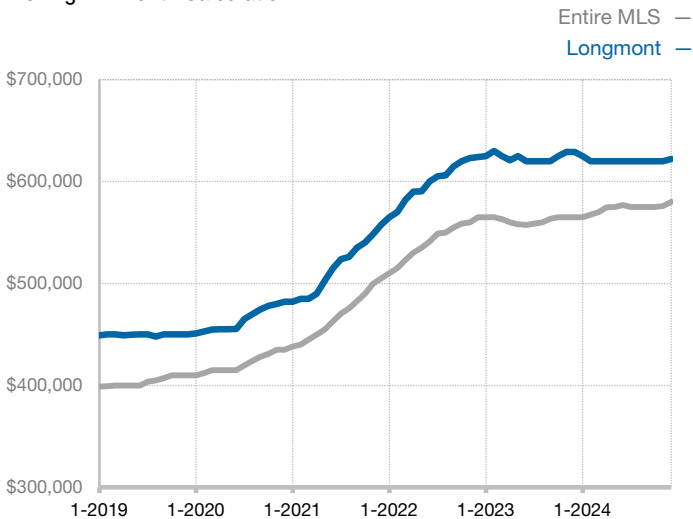
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	41	74	+ 80.5%	1,383	1,614	+ 16.7%
Closed Sales	82	93	+ 13.4%	1,077	1,145	+ 6.3%
Median Sales Price*	\$588,500	<b>\$635,000</b>	+ 7.9%	\$629,086	<b>\$622,000</b>	- 1.1%
Average Sales Price*	\$687,902	<b>\$734,088</b>	+ 6.7%	\$740,060	<b>\$739,421</b>	- 0.1%
Percent of List Price Received*	98.0%	<b>98.8%</b>	+ 0.8%	99.4%	<b>99.0%</b>	- 0.4%
Days on Market Until Sale	71	71	0.0%	50	53	+ 6.0%
Inventory of Homes for Sale	161	199	+ 23.6%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--

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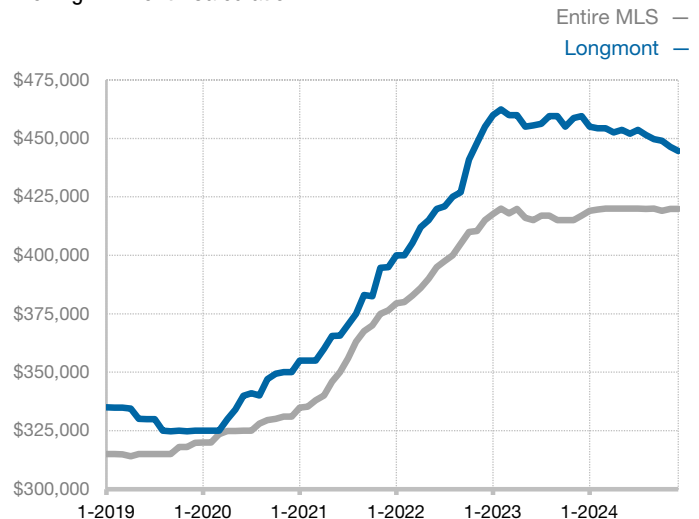
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	14	16	+ 14.3%	383	444	+ 15.9%
Closed Sales	32	27	- 15.6%	328	318	- 3.0%
Median Sales Price*	\$462,371	<b>\$449,800</b>	- 2.7%	\$459,500	<b>\$444,675</b>	- 3.2%
Average Sales Price*	\$462,638	<b>\$439,187</b>	- 5.1%	\$474,005	<b>\$450,063</b>	- 5.1%
Percent of List Price Received*	99.1%	<b>99.8%</b>	+ 0.7%	99.8%	<b>99.1%</b>	- 0.7%
Days on Market Until Sale	126	90	- 28.6%	77	95	+ 23.4%
Inventory of Homes for Sale	100	82	- 18.0%	--	--	--
Months Supply of Inventory	3.7	3.1	- 16.2%	--	--	--

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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 December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Wellington

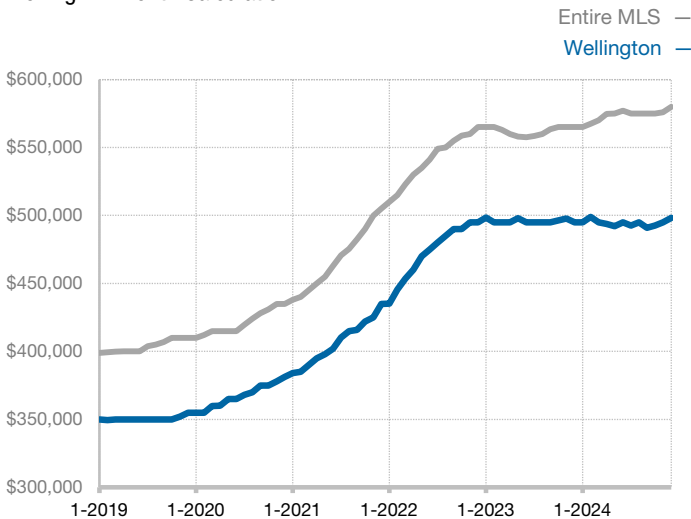
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	15	17	+ 13.3%	311	364	+ 17.0%
Closed Sales	14	16	+ 14.3%	268	244	- 9.0%
Median Sales Price*	\$467,500	\$498,250	+ 6.6%	\$495,000	\$498,250	+ 0.7%
Average Sales Price*	\$486,421	\$523,178	+ 7.6%	\$511,203	\$550,533	+ 7.7%
Percent of List Price Received*	98.6%	99.7%	+ 1.1%	99.7%	99.3%	- 0.4%
Days on Market Until Sale	64	71	+ 10.9%	70	66	- 5.7%
Inventory of Homes for Sale	45	44	- 2.2%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--

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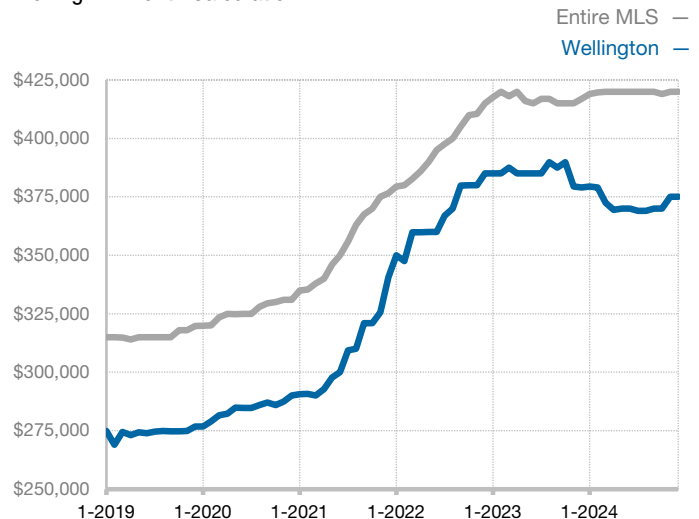
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	1	5	+ 400.0%	39	52	+ 33.3%
Closed Sales	2	1	- 50.0%	19	29	+ 52.6%
Median Sales Price*	\$362,250	\$350,900	- 3.1%	\$379,000	\$375,000	- 1.1%
Average Sales Price*	\$362,250	\$350,900	- 3.1%	\$373,398	\$368,545	- 1.3%
Percent of List Price Received*	94.7%	100.3%	+ 5.9%	98.4%	99.2%	+ 0.8%
Days on Market Until Sale	59	88	+ 49.2%	65	76	+ 16.9%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	5.1	3.7	- 27.5%	--	--	--

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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 December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Greeley

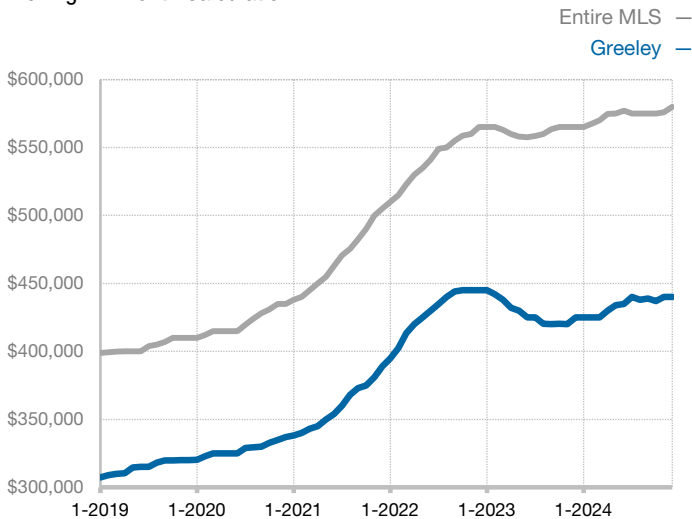
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	65	67	+ 3.1%	1,367	1,509	+ 10.4%
Closed Sales	89	55	- 38.2%	1,092	1,114	+ 2.0%
Median Sales Price*	\$437,500	<b>\$435,000</b>	- 0.6%	\$425,000	<b>\$440,000</b>	+ 3.5%
Average Sales Price*	\$460,757	<b>\$466,615</b>	+ 1.3%	\$448,104	<b>\$462,051</b>	+ 3.1%
Percent of List Price Received*	99.4%	<b>99.7%</b>	+ 0.3%	99.6%	<b>99.4%</b>	- 0.2%
Days on Market Until Sale	65	61	- 6.2%	57	58	+ 1.8%
Inventory of Homes for Sale	188	196	+ 4.3%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--

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Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	11	10	- 9.1%	298	306	+ 2.7%
Closed Sales	12	13	+ 8.3%	228	221	- 3.1%
Median Sales Price*	\$317,250	<b>\$335,400</b>	+ 5.7%	\$340,000	<b>\$351,850</b>	+ 3.5%
Average Sales Price*	\$331,292	<b>\$314,210</b>	- 5.2%	\$344,403	<b>\$347,055</b>	+ 0.8%
Percent of List Price Received*	97.6%	<b>99.0%</b>	+ 1.4%	99.1%	<b>99.2%</b>	+ 0.1%
Days on Market Until Sale	109	86	- 21.1%	66	66	0.0%
Inventory of Homes for Sale	40	46	+ 15.0%	--	--	--
Months Supply of Inventory	2.1	2.5	+ 19.0%	--	--	--

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



**Median Sales Price – Townhouse-Condo**  
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