



FCBR 2024

FORT COLLINS BOARD OF REALTORS®



Monthly Indicators



February 2024

New Listings were up 23.6 percent for single family homes and 41.7 percent for townhouse-condo properties. Pending Sales landed at 160 for single family homes and 53 for townhouse-condo properties.

The Median Sales Price was down 0.7 percent to \$586,000 for single family homes but increased 1.3 percent to \$422,655 for townhouse-condo properties. Days on Market decreased 4.0 percent for single family homes and 19.2 percent for townhouse-condo properties.

Total inventory heading into February stood at 1.01 million units, a 2% increase from the previous month and a 3.1% increase from the same time last year, for a 3 months' supply at the current sales pace, according to NAR. Although buyers may find additional options in their home search, inventory remains below the 5-6 months' supply of a balanced market, and demand is exceeding supply. As a result, existing-home sales prices have continued to rise, climbing 5.1% year-over-year to \$379,100.

Activity Snapshot

+ 3.2%	- 4.0%	- 0.7%
One-Year Change in Single Family Sold Listings	One-Year Change in Single Family Days On Market	One-Year Change in Single Family Median Sales Price

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

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Single Family Activity Overview

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



Key Metrics	Historical Sparkbars	2-2023	2-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		144	178	+ 23.6%	298	362	+ 21.5%
Pending Sales		143	160	+ 11.9%	291	299	+ 2.7%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		126	130	+ 3.2%	228	223	- 2.2%
Median Sales Price		\$590,000	\$586,000	- 0.7%	\$567,500	\$597,100	+ 5.2%
Avg. Sales Price		\$650,327	\$673,218	+ 3.5%	\$645,590	\$706,049	+ 9.4%
Pct. of List Price Received		99.2%	98.9%	- 0.3%	99.2%	98.8%	- 0.4%
Days on Market		75	72	- 4.0%	77	76	- 1.3%
Affordability Index		48	47	- 2.1%	50	46	- 8.0%
Active Listings		243	291	+ 19.8%	--	--	--
Months Supply		1.3	1.8	+ 38.5%	--	--	--

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.



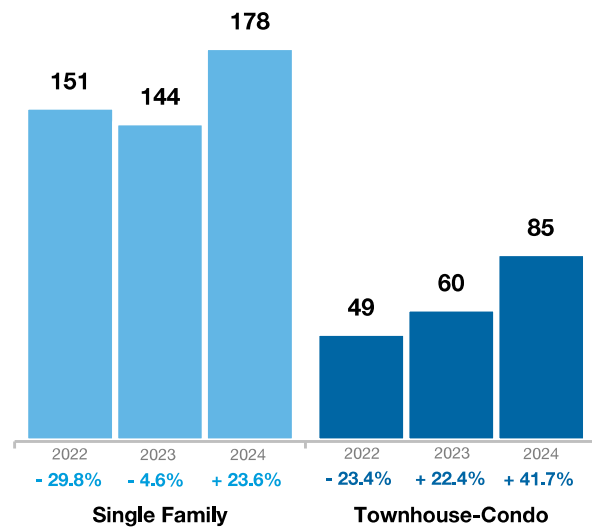
Key Metrics	Historical Sparkbars	2-2023	2-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		60	85	+ 41.7%	102	131	+ 28.4%
Pending Sales		49	53	+ 8.2%	83	109	+ 31.3%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		42	38	- 9.5%	67	74	+ 10.4%
Median Sales Price		\$417,153	\$422,655	+ 1.3%	\$405,125	\$394,750	- 2.6%
Avg. Sales Price		\$416,494	\$429,526	+ 3.1%	\$400,997	\$408,921	+ 2.0%
Pct. of List Price Received		99.4%	99.0%	- 0.4%	99.1%	99.0%	- 0.1%
Days on Market		120	97	- 19.2%	112	96	- 14.3%
Affordability Index		68	65	- 4.4%	71	70	- 1.4%
Active Listings		120	144	+ 20.0%	--	--	--
Months Supply		2.0	2.4	+ 20.0%	--	--	--

New Listings

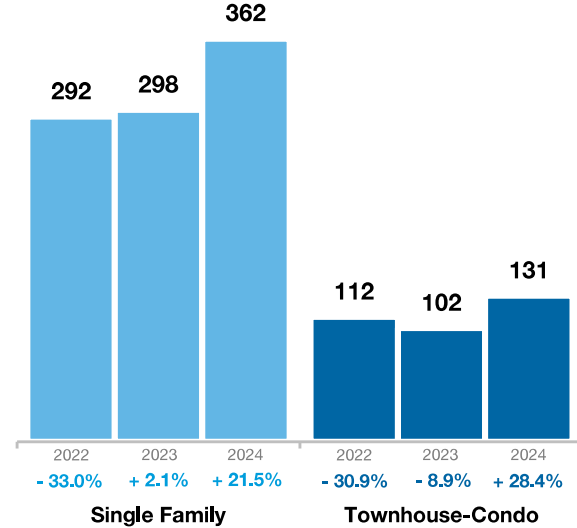
A count of the properties that have been newly listed on the market in a given month.



February

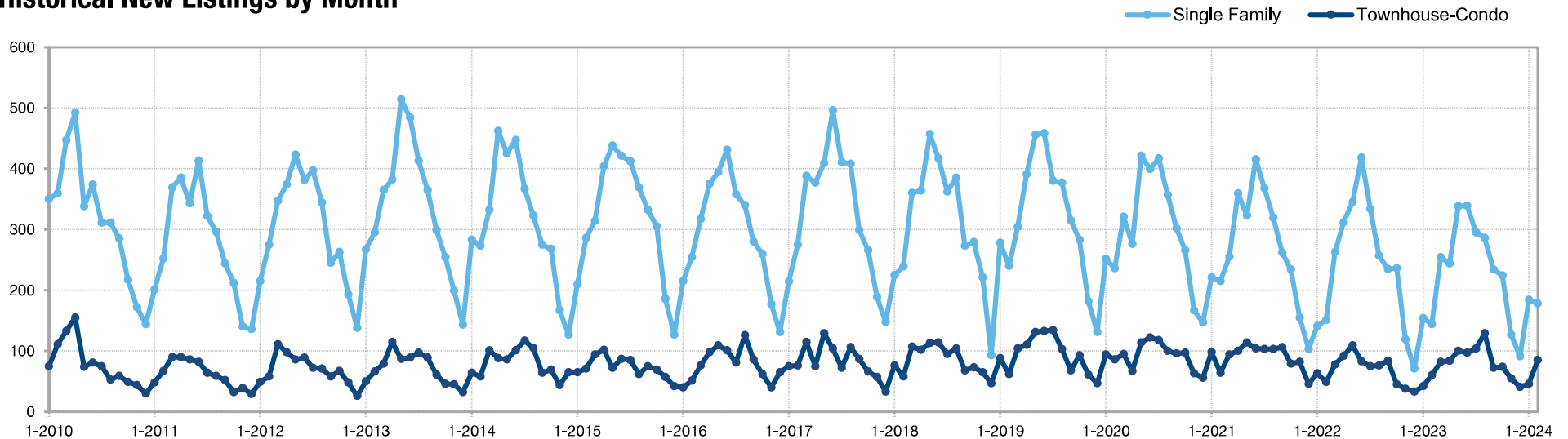


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2023	254	-3.4%	82	+5.1%
Apr-2023	244	-21.8%	84	-8.7%
May-2023	338	-2.0%	100	-8.3%
Jun-2023	339	-18.9%	97	+16.9%
Jul-2023	295	-11.7%	104	+38.7%
Aug-2023	286	+11.3%	129	+69.7%
Sep-2023	234	-0.4%	72	-14.3%
Oct-2023	224	-5.1%	74	+64.4%
Nov-2023	127	+6.7%	55	+44.7%
Dec-2023	91	+28.2%	41	+24.2%
Jan-2024	184	+19.5%	46	+9.5%
Feb-2024	178	+23.6%	85	+41.7%
12-Month Avg	233	-3.3%	81	+18.9%

Historical New Listings by Month

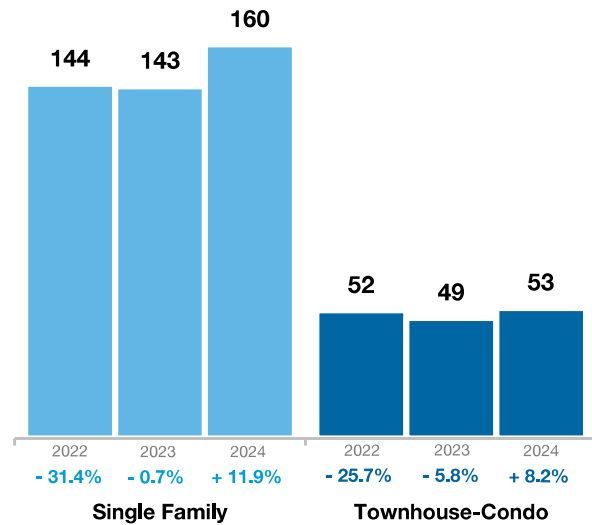


Pending Sales

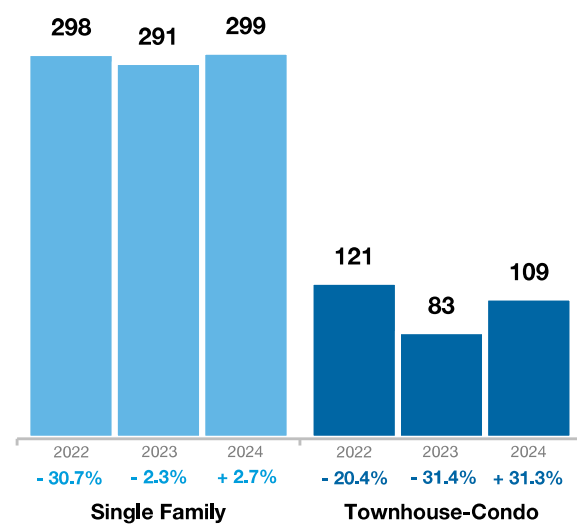
A count of the properties on which offers have been accepted in a given month.



February

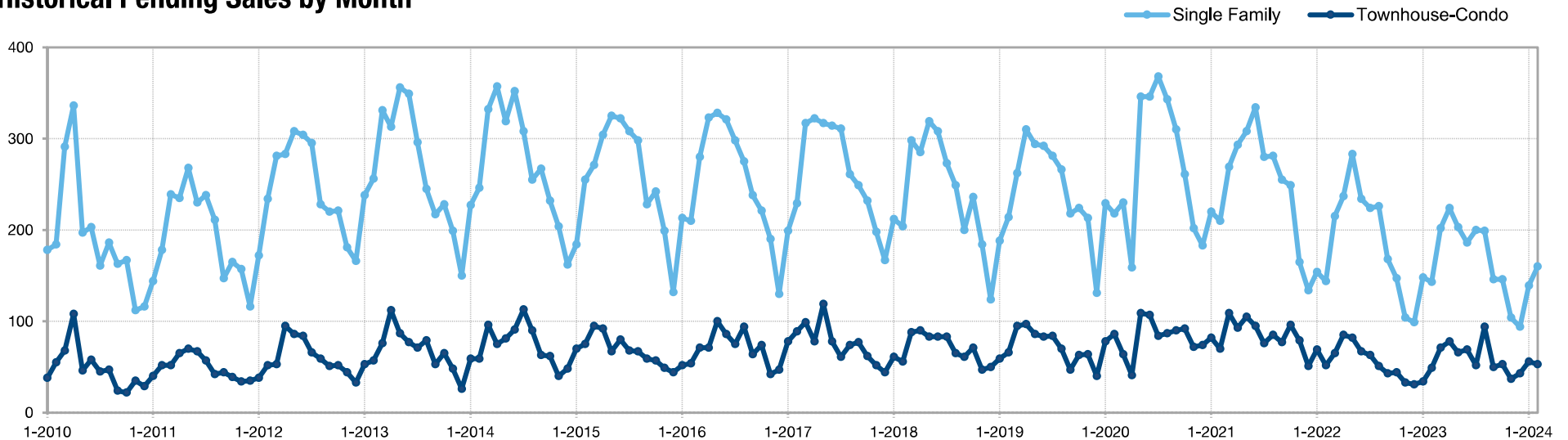


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2023	202	-6.0%	71	+9.2%
Apr-2023	224	-5.5%	78	-8.2%
May-2023	203	-28.3%	66	-19.5%
Jun-2023	186	-20.5%	69	+3.0%
Jul-2023	200	-10.7%	52	-17.5%
Aug-2023	199	-11.9%	94	+84.3%
Sep-2023	146	-13.1%	50	+16.3%
Oct-2023	146	-0.7%	53	+20.5%
Nov-2023	104	0.0%	37	+12.1%
Dec-2023	94	-5.1%	43	+38.7%
Jan-2024	139	-6.1%	56	+64.7%
Feb-2024	160	+11.9%	53	+8.2%
12-Month Avg	167	-10.1%	60	+11.6%

Historical Pending Sales by Month

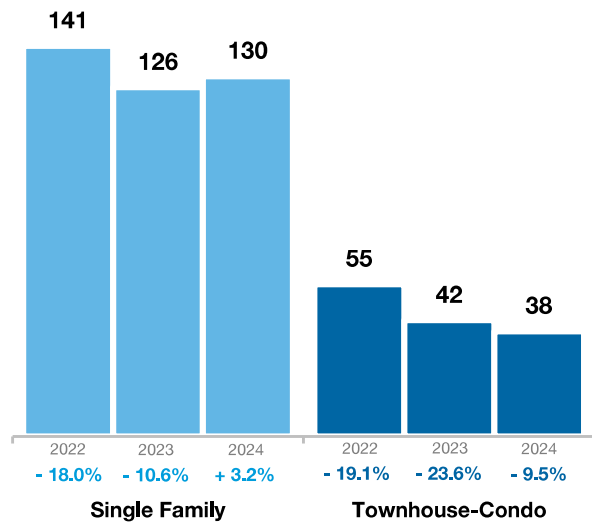


Sold Listings

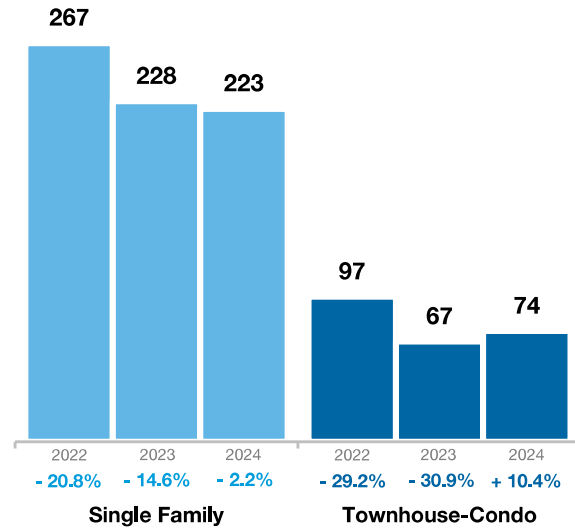
A count of the actual sales that closed in a given month.



February

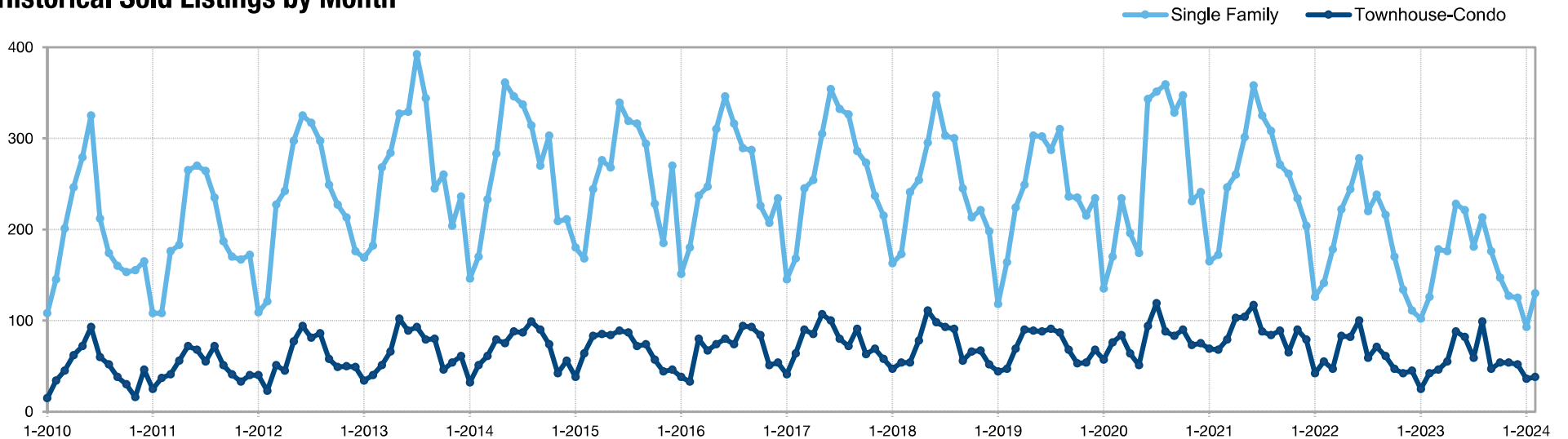


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2023	178	0.0%	46	-2.1%
Apr-2023	176	-20.7%	55	-33.7%
May-2023	228	-6.6%	88	+7.3%
Jun-2023	221	-20.5%	82	-18.0%
Jul-2023	181	-17.7%	59	0.0%
Aug-2023	213	-10.5%	99	+39.4%
Sep-2023	176	-18.5%	47	-23.0%
Oct-2023	147	-13.5%	54	+14.9%
Nov-2023	127	-5.2%	54	+28.6%
Dec-2023	125	+12.6%	52	+15.6%
Jan-2024	93	-8.8%	36	+44.0%
Feb-2024	130	+3.2%	38	-9.5%
12-Month Avg	166	-10.9%	59	+0.9%

Historical Sold Listings by Month

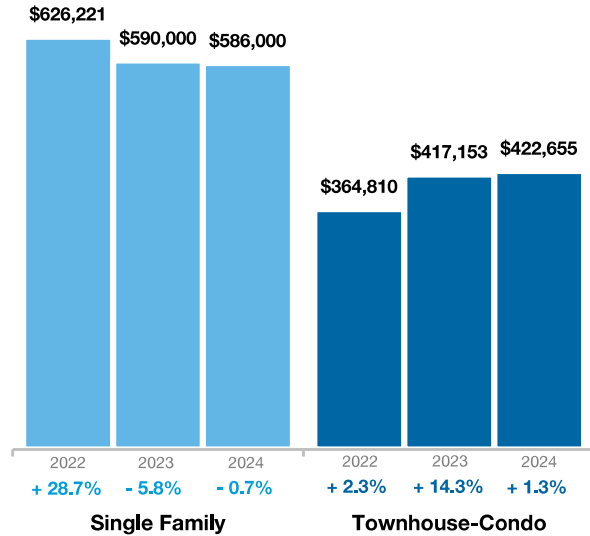


Median Sales Price

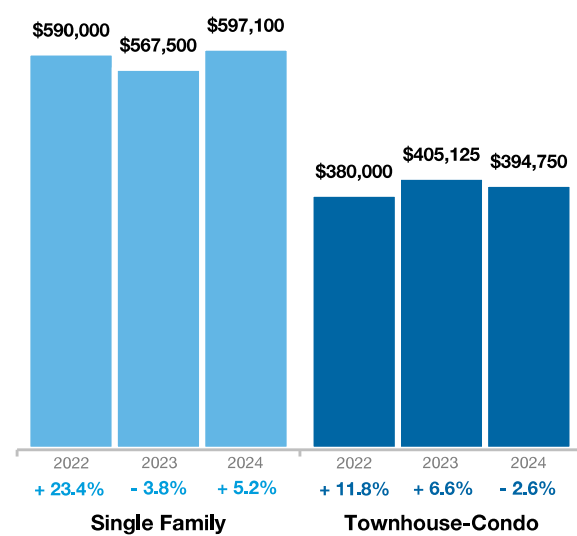
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



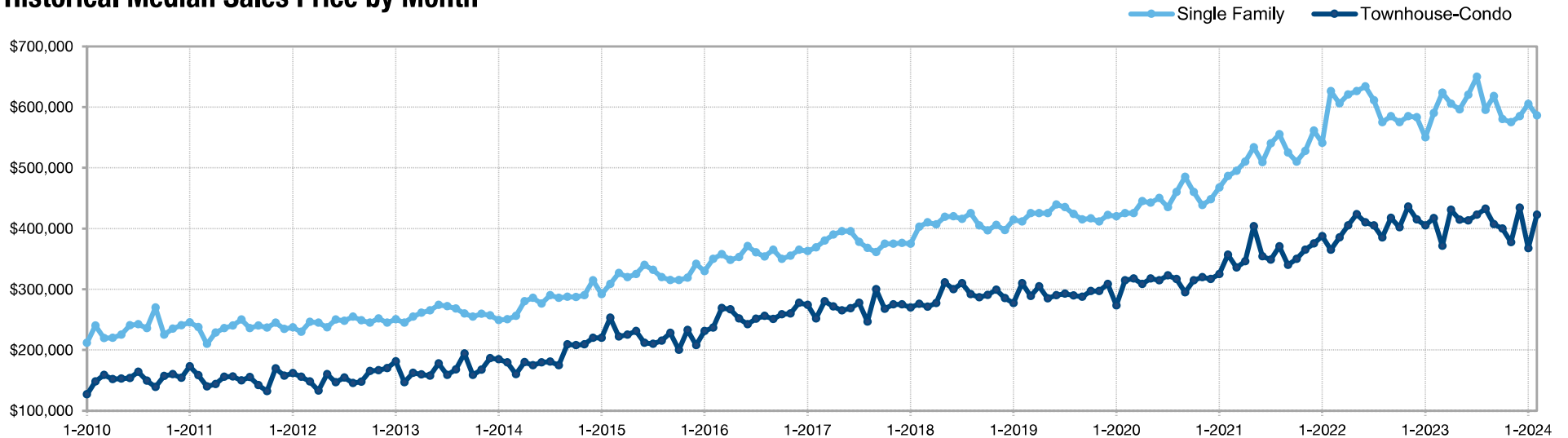
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2023	\$623,522	+2.9%	\$371,500	-3.5%
Apr-2023	\$605,500	-2.4%	\$430,750	+6.4%
May-2023	\$596,000	-4.8%	\$414,500	-2.1%
Jun-2023	\$620,000	-2.2%	\$413,250	+0.8%
Jul-2023	\$650,000	+6.3%	\$422,500	+4.3%
Aug-2023	\$595,000	+3.5%	\$432,523	+12.3%
Sep-2023	\$617,950	+5.6%	\$407,000	-2.5%
Oct-2023	\$580,000	+0.9%	\$400,000	-0.5%
Nov-2023	\$575,000	-1.7%	\$377,500	-13.4%
Dec-2023	\$585,000	+0.3%	\$434,134	+4.6%
Jan-2024	\$605,000	+10.0%	\$367,500	-9.3%
Feb-2024	\$586,000	-0.7%	\$422,655	+1.3%
12-Month Avg*	\$600,500	+0.1%	\$415,000	+2.1%

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

Historical Median Sales Price by Month

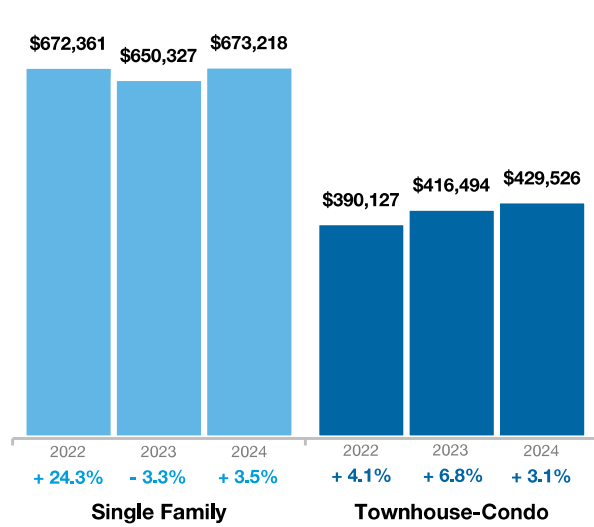


Average Sales Price

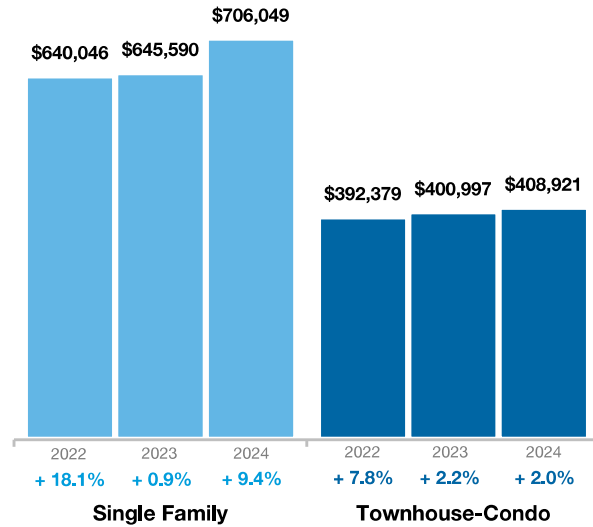
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



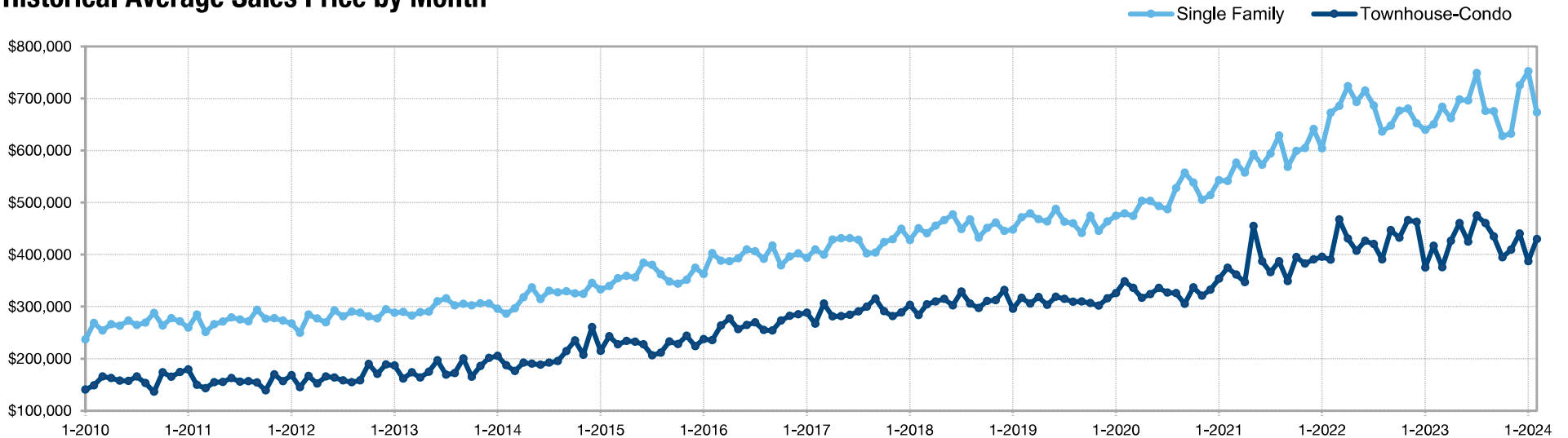
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2023	\$683,838	-0.2%	\$375,411	-19.6%
Apr-2023	\$661,632	-8.5%	\$426,298	-1.0%
May-2023	\$697,836	+0.8%	\$460,253	+13.1%
Jun-2023	\$695,832	-2.7%	\$424,626	-0.4%
Jul-2023	\$748,669	+9.1%	\$475,105	+13.1%
Aug-2023	\$675,546	+6.2%	\$460,532	+17.9%
Sep-2023	\$675,092	+4.2%	\$434,596	-2.7%
Oct-2023	\$627,558	-7.2%	\$394,662	-8.7%
Nov-2023	\$632,025	-7.1%	\$409,245	-12.1%
Dec-2023	\$724,998	+11.2%	\$440,046	-4.9%
Jan-2024	\$751,941	+17.5%	\$387,172	+3.3%
Feb-2024	\$673,218	+3.5%	\$429,526	+3.1%
12-Month Avg*	\$686,649	+1.3%	\$431,888	+1.0%

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

Historical Average Sales Price by Month

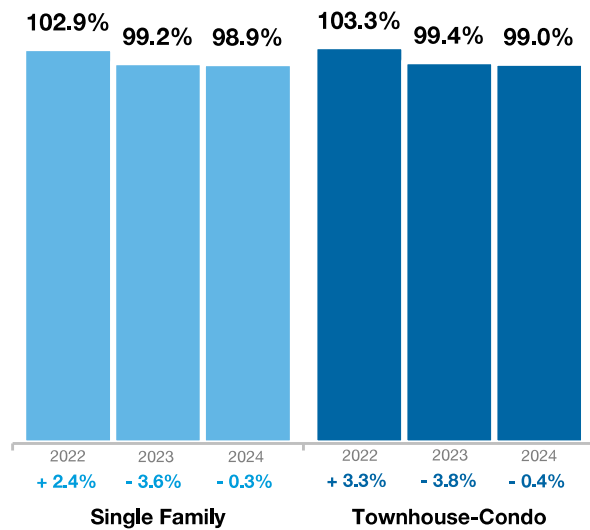


Percent of List Price Received

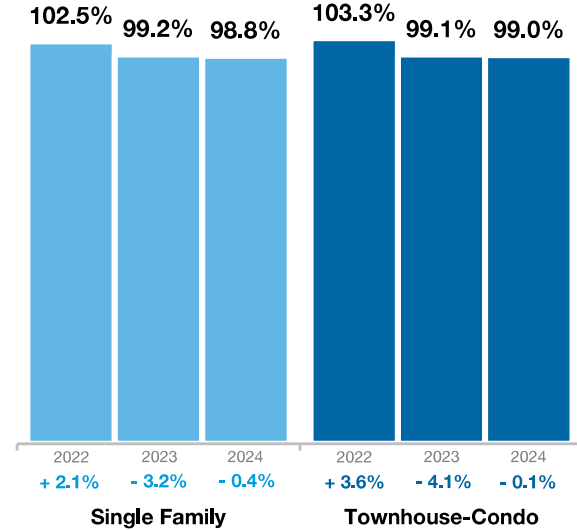
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February



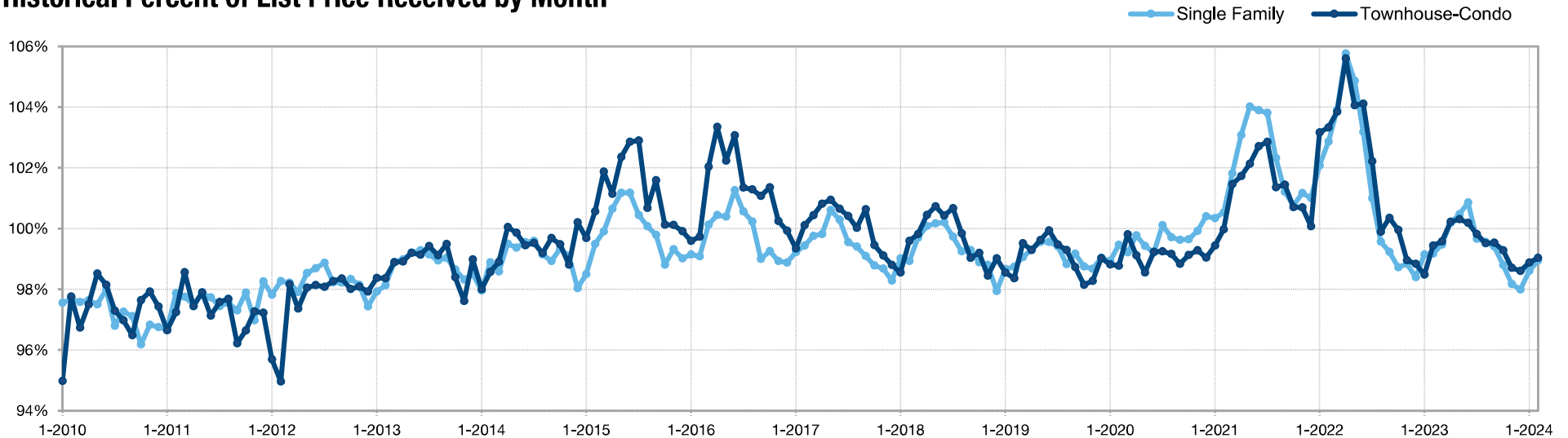
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2023	99.5%	-4.2%	99.6%	-4.0%
Apr-2023	100.2%	-5.3%	100.2%	-5.1%
May-2023	100.5%	-4.2%	100.3%	-3.7%
Jun-2023	100.9%	-2.2%	100.2%	-3.7%
Jul-2023	99.7%	-1.3%	99.8%	-2.3%
Aug-2023	99.6%	0.0%	99.5%	-0.4%
Sep-2023	99.4%	+0.2%	99.5%	-0.9%
Oct-2023	98.8%	+0.1%	99.3%	-0.6%
Nov-2023	98.2%	-0.6%	98.7%	-0.3%
Dec-2023	98.0%	-0.4%	98.6%	-0.2%
Jan-2024	98.6%	-0.5%	98.9%	+0.4%
Feb-2024	98.9%	-0.3%	99.0%	-0.4%
12-Month Avg*	99.5%	-1.9%	99.6%	-2.3%

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

Historical Percent of List Price Received by Month

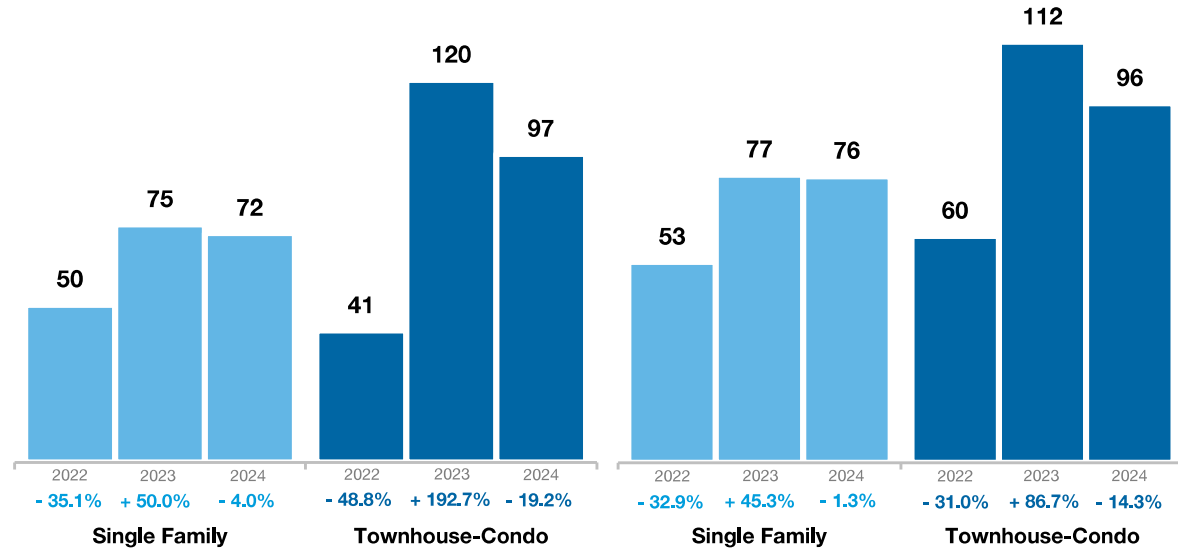


Days on Market Until Sale



February

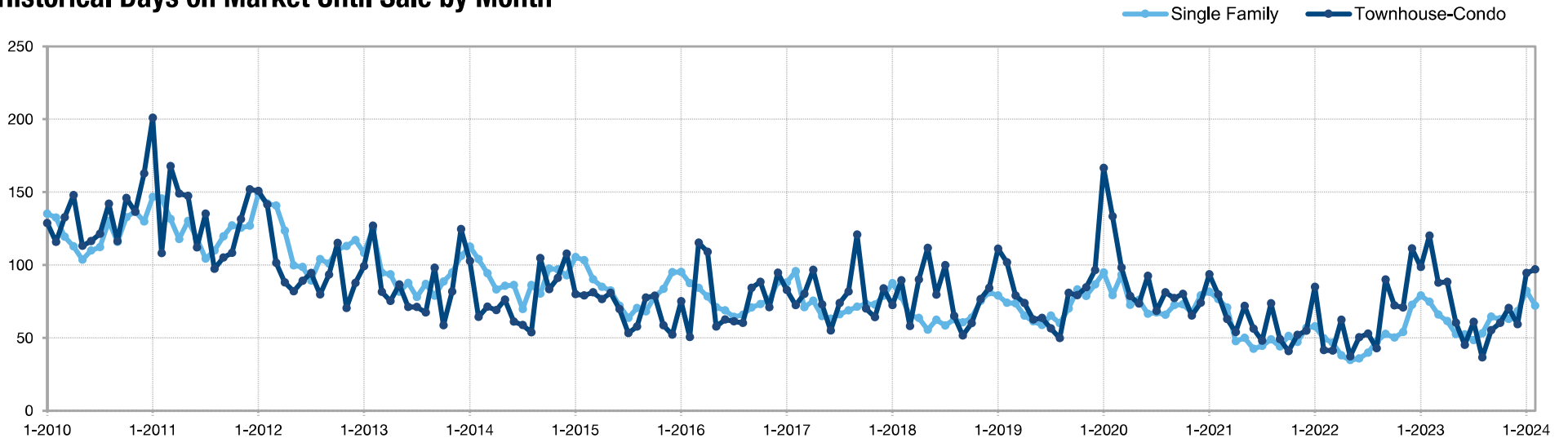
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2023	66	+40.4%	88	+114.6%
Apr-2023	61	+60.5%	88	+41.9%
May-2023	52	+48.6%	60	+62.2%
Jun-2023	52	+44.4%	45	-10.0%
Jul-2023	48	+20.0%	61	+15.1%
Aug-2023	53	+12.8%	36	-16.3%
Sep-2023	65	+22.6%	55	-38.9%
Oct-2023	63	+26.0%	60	-16.7%
Nov-2023	63	+16.7%	70	-1.4%
Dec-2023	68	-6.8%	59	-46.8%
Jan-2024	82	+3.8%	94	-5.1%
Feb-2024	72	-4.0%	97	-19.2%
12-Month Avg	60	+25.0%	63	-2.6%

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

Historical Days on Market Until Sale by Month



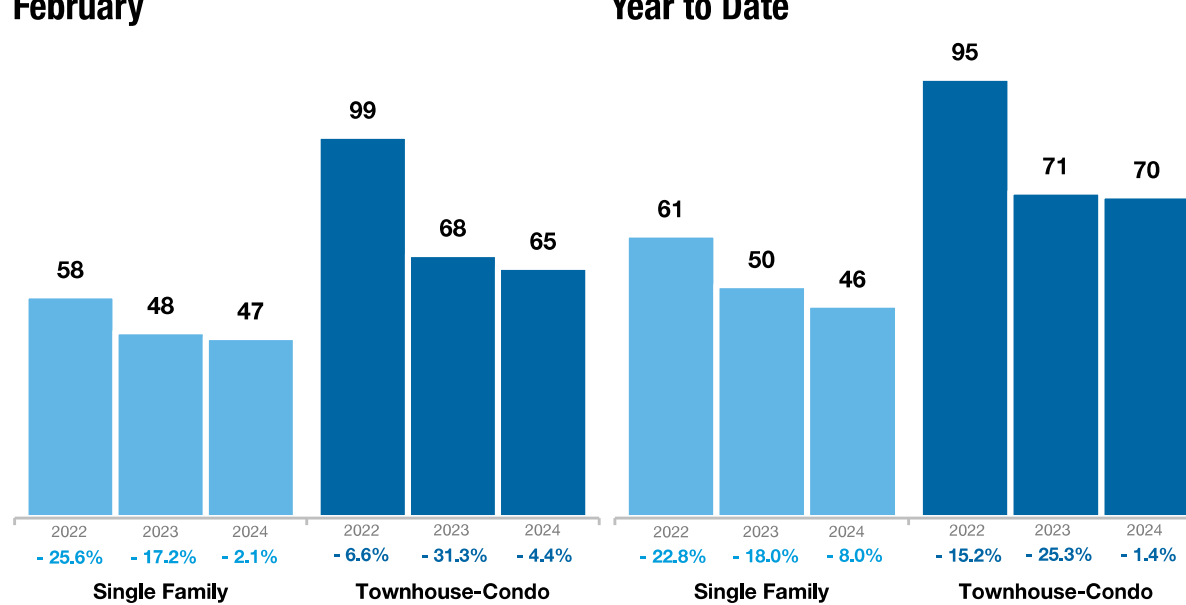
Housing Affordability Index

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.



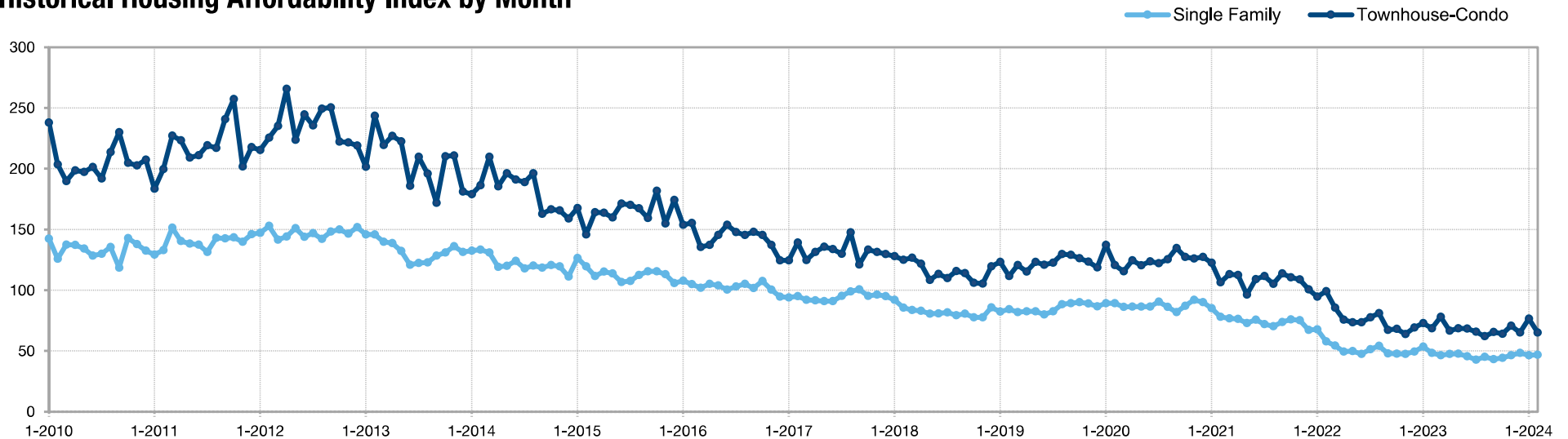
February

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2023	47	-13.0%	78	-9.3%
Apr-2023	47	-4.1%	67	-11.8%
May-2023	48	-4.0%	69	-6.8%
Jun-2023	46	-4.2%	68	-6.8%
Jul-2023	43	-15.7%	66	-15.4%
Aug-2023	45	-16.7%	62	-23.5%
Sep-2023	43	-10.4%	66	-1.5%
Oct-2023	44	-8.3%	64	-5.9%
Nov-2023	46	-4.2%	71	+10.9%
Dec-2023	48	-2.0%	65	-5.8%
Jan-2024	46	-14.8%	76	+4.1%
Feb-2024	47	-2.1%	65	-4.4%
12-Month Avg	46	-6.2%	50	-11.0%

Historical Housing Affordability Index by Month

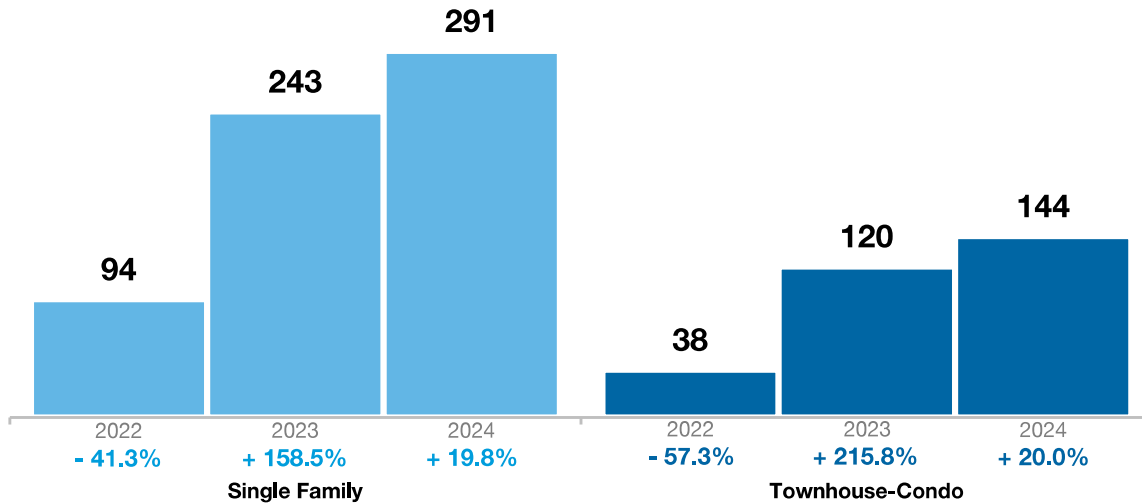


Inventory of Active Listings

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



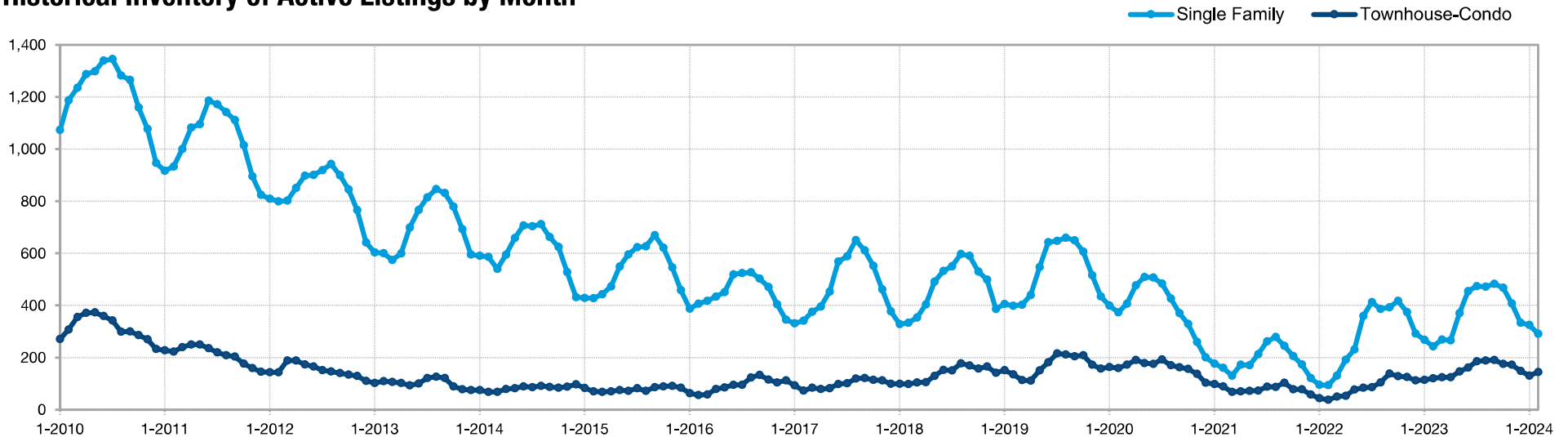
February



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2023	269	+106.9%	124	+148.0%
Apr-2023	266	+38.5%	124	+134.0%
May-2023	370	+60.2%	146	+89.6%
Jun-2023	455	+26.7%	161	+91.7%
Jul-2023	474	+15.0%	186	+116.3%
Aug-2023	472	+22.3%	189	+81.7%
Sep-2023	483	+23.2%	191	+38.4%
Oct-2023	468	+12.2%	176	+37.5%
Nov-2023	407	+8.8%	172	+37.6%
Dec-2023	333	+14.0%	148	+32.1%
Jan-2024	325	+21.3%	130	+14.0%
Feb-2024	291	+19.8%	144	+20.0%
12-Month Avg*	384	+24.8%	158	+58.8%

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

Historical Inventory of Active Listings by Month

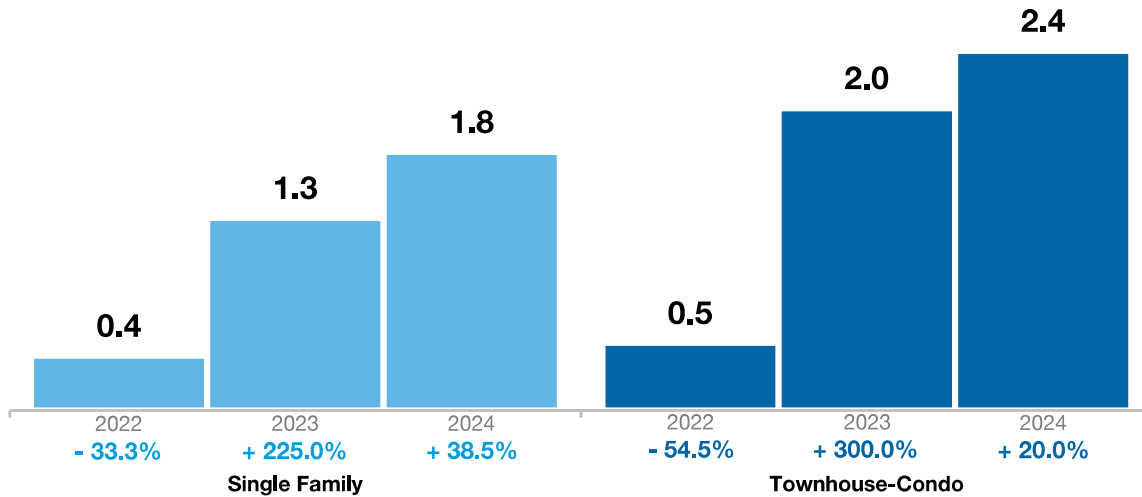


Months Supply of Inventory

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.



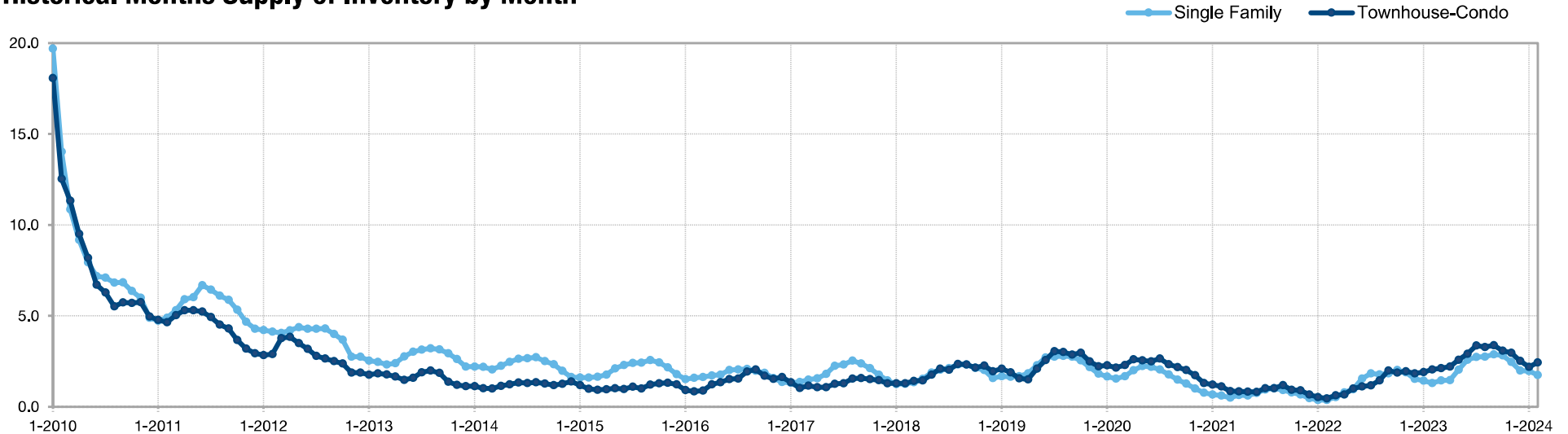
February



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2023	1.4	+180.0%	2.1	+250.0%
Apr-2023	1.5	+87.5%	2.2	+214.3%
May-2023	2.0	+100.0%	2.6	+160.0%
Jun-2023	2.6	+73.3%	2.9	+163.6%
Jul-2023	2.7	+50.0%	3.4	+183.3%
Aug-2023	2.8	+55.6%	3.3	+135.7%
Sep-2023	2.9	+61.1%	3.4	+70.0%
Oct-2023	2.8	+40.0%	3.1	+63.2%
Nov-2023	2.5	+31.6%	3.0	+50.0%
Dec-2023	2.0	+33.3%	2.5	+38.9%
Jan-2024	2.0	+42.9%	2.2	+15.8%
Feb-2024	1.8	+38.5%	2.4	+20.0%
12-Month Avg*	2.2	+53.9%	2.8	+87.2%

* Months Supply for all properties from March 2023 through February 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.



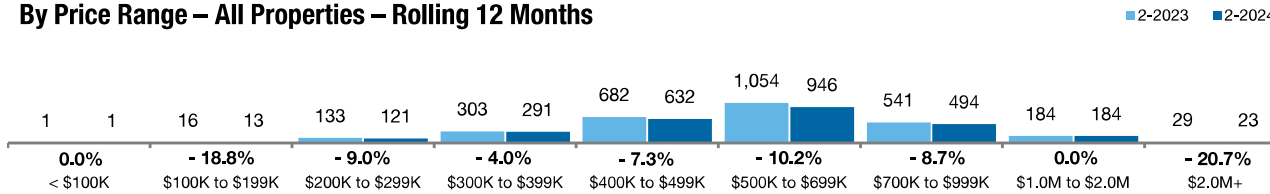
Key Metrics	Historical Sparkbars	2-2023	2-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		204	263	+ 28.9%	400	493	+ 23.3%
Pending Sales		192	213	+ 10.9%	83	109	+ 31.3%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		168	168	0.0%	295	297	+ 0.7%
Median Sales Price		\$525,000	\$550,000	+ 4.8%	\$520,000	\$550,000	+ 5.8%
Avg. Sales Price		\$591,869	\$618,097	+ 7.1%	\$590,038	\$632,017	+ 7.1%
Pct. of List Price Received		99.2%	99.0%	- 0.3%	99.1%	98.8%	- 0.3%
Days on Market		86	78	- 4.7%	85	81	- 4.7%
Affordability Index		54	51	- 8.8%	55	50	- 8.8%
Active Listings		363	435	+ 19.8%	--	--	--
Months Supply		1.5	1.9	+ 30.4%	--	--	--

Sold Listings

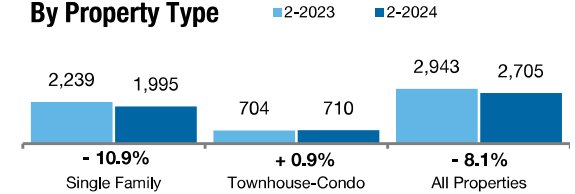
Actual sales that have closed in a given quarter.



By Price Range – All Properties – Rolling 12 Months



By Property Type

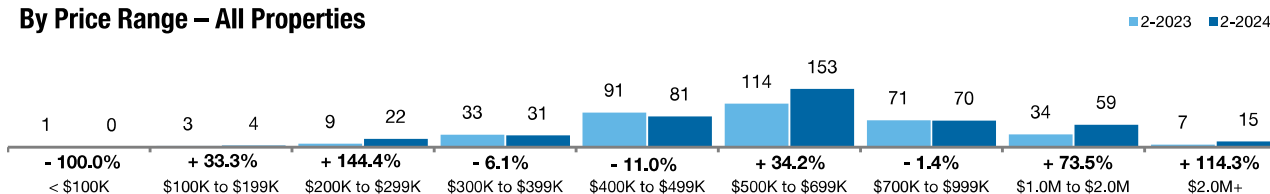


By Price Range	Rolling 12 Months			Compared to Prior Month			Year to Date		
	Single Family	Townhouse-Condo	Change	Single Family	Townhouse-Condo	Change	Single Family	Townhouse-Condo	Change
\$99,999 and Below	1	1	0.0%	0	0	--	0	0	--
\$100,000 to \$199,999	12	12	0.0%	4	1	-75.0%	0	1	--
\$200,000 to \$299,999	25	27	+8.0%	108	94	-13.0%	1	2	+100.0%
\$300,000 to \$399,999	94	70	-25.5%	209	221	+5.7%	4	4	0.0%
\$400,000 to \$499,999	425	359	-15.5%	257	273	+6.2%	14	26	+85.7%
\$500,000 to \$699,999	969	863	-10.9%	85	83	-2.4%	40	58	+45.0%
\$700,000 to \$999,999	512	470	-8.2%	29	24	-17.2%	20	27	+35.0%
\$1,000,000 to \$1,999,999	173	170	-1.7%	11	14	+27.3%	10	11	+10.0%
\$2,000,000 and Above	28	23	-17.9%	1	0	-100.0%	3	2	-33.3%
All Price Ranges	2,239	1,995	-10.9%	704	710	+0.9%	93	130	+39.8%

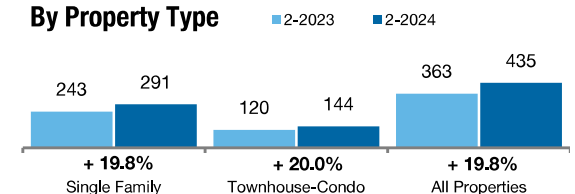
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



By Price Range	Year over Year			Compared to Prior Month			Year to Date		
	Single Family	Townhouse-Condo	Change	Single Family	Townhouse-Condo	Change	Single Family	Townhouse-Condo	Change
\$99,999 and Below	1	0	-100.0%	0	0	--	0	0	--
\$100,000 to \$199,999	3	4	+33.3%	0	0	--	4	4	0.0%
\$200,000 to \$299,999	8	4	-50.0%	1	18	+1700.0%	2	4	+100.0%
\$300,000 to \$399,999	7	5	-28.6%	26	26	0.0%	9	5	-44.4%
\$400,000 to \$499,999	32	28	-12.5%	59	53	-10.2%	33	28	-15.2%
\$500,000 to \$699,999	96	120	+25.0%	18	33	+83.3%	148	120	-18.9%
\$700,000 to \$999,999	63	58	-7.9%	8	12	+50.0%	63	58	-7.9%
\$1,000,000 to \$1,999,999	26	57	+119.2%	8	2	-75.0%	50	57	+14.0%
\$2,000,000 and Above	7	15	+114.3%	0	0	--	16	15	-6.3%
All Price Ranges	243	291	+19.8%	120	144	+20.0%	325	291	-10.5%

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

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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 February 2024

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Fort Collins

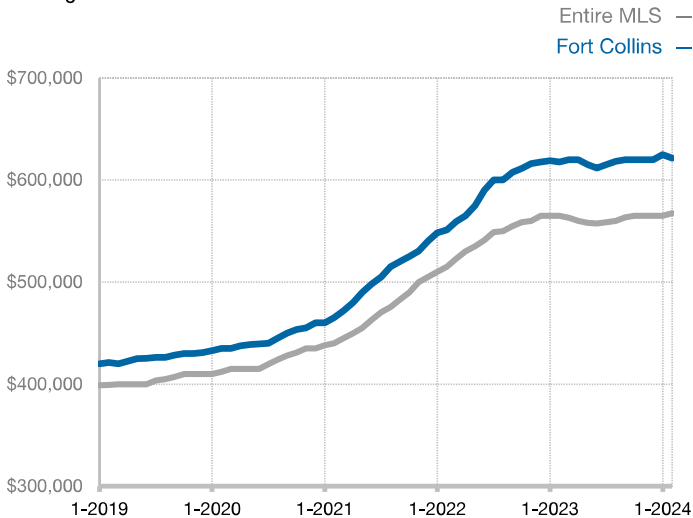
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	114	151	+ 32.5%	244	291	+ 19.3%
Closed Sales	109	110	+ 0.9%	202	194	- 4.0%
Median Sales Price*	\$615,000	\$592,995	- 3.6%	\$599,500	\$604,702	+ 0.9%
Average Sales Price*	\$708,095	\$649,956	- 8.2%	\$678,046	\$712,081	+ 5.0%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	99.0%	98.7%	- 0.3%
Days on Market Until Sale	67	71	+ 6.0%	66	71	+ 7.6%
Inventory of Homes for Sale	164	199	+ 21.3%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--

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

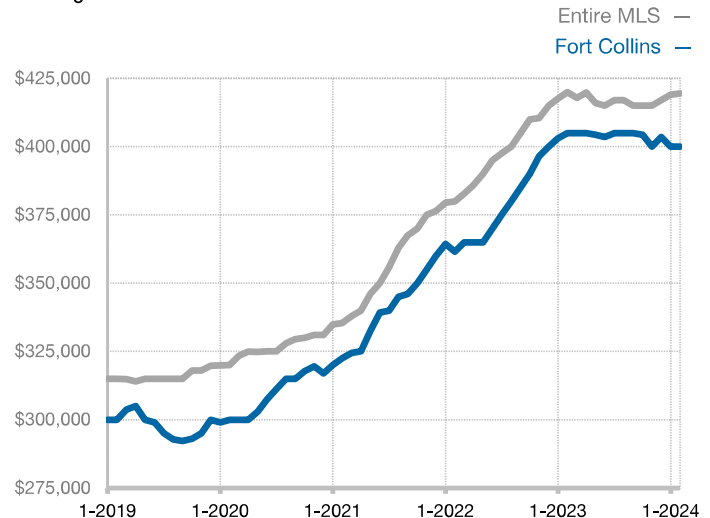
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	65	88	+ 35.4%	110	130	+ 18.2%
Closed Sales	48	35	- 27.1%	82	73	- 11.0%
Median Sales Price*	\$398,500	\$380,000	- 4.6%	\$404,405	\$365,000	- 9.7%
Average Sales Price*	\$396,367	\$411,370	+ 3.8%	\$388,973	\$388,197	- 0.2%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	98.7%	98.9%	+ 0.2%
Days on Market Until Sale	106	90	- 15.1%	93	89	- 4.3%
Inventory of Homes for Sale	106	134	+ 26.4%	--	--	--
Months Supply of Inventory	1.5	2.4	+ 60.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for February 2024

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Wellington

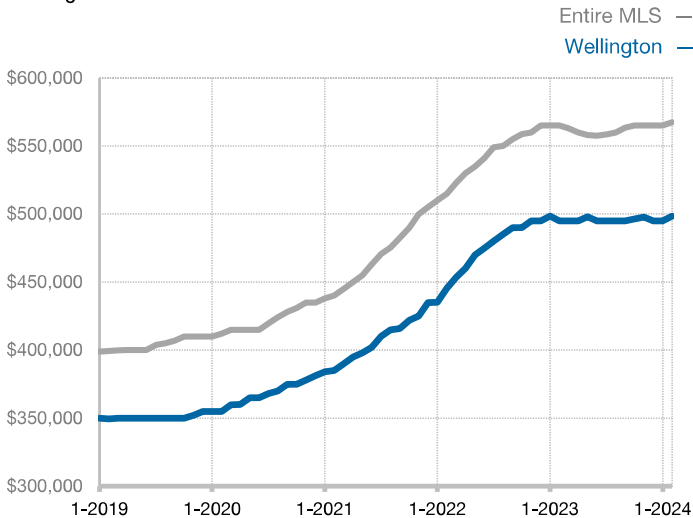
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	21	25	+ 19.0%	61	61	0.0%
Closed Sales	32	24	- 25.0%	53	33	- 37.7%
Median Sales Price*	\$475,565	\$496,318	+ 4.4%	\$475,000	\$487,500	+ 2.6%
Average Sales Price*	\$481,365	\$617,284	+ 28.2%	\$492,303	\$576,932	+ 17.2%
Percent of List Price Received*	99.2%	99.4%	+ 0.2%	99.0%	99.6%	+ 0.6%
Days on Market Until Sale	83	72	- 13.3%	77	76	- 1.3%
Inventory of Homes for Sale	53	47	- 11.3%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--

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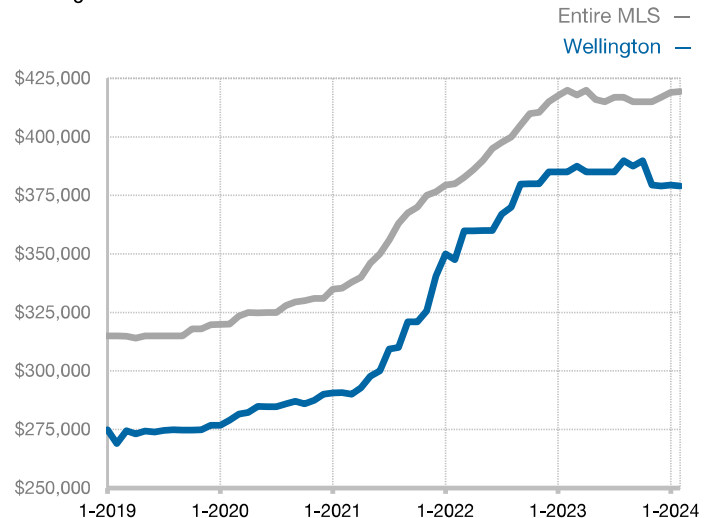
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	4	3	- 25.0%	4	7	+ 75.0%
Closed Sales	0	3	--	0	4	--
Median Sales Price*	\$0	\$370,000	--	\$0	\$377,500	--
Average Sales Price*	\$0	\$358,333	--	\$0	\$365,000	--
Percent of List Price Received*	0.0%	97.7%	--	0.0%	98.3%	--
Days on Market Until Sale	0	134	--	0	119	--
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for February 2024

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Windsor

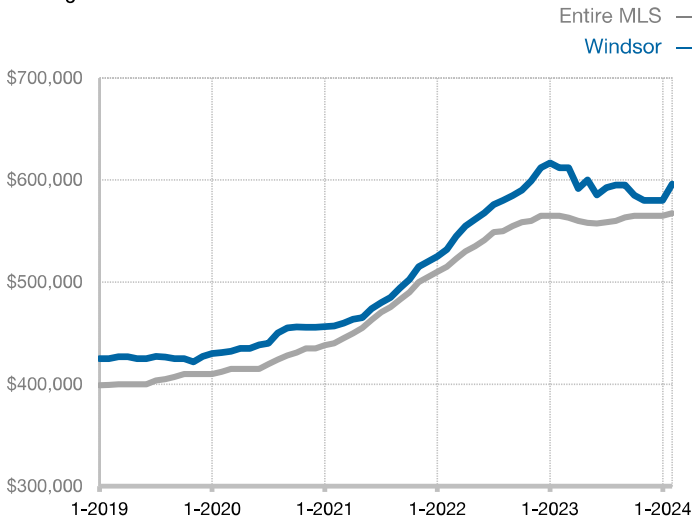
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	74	95	+ 28.4%	138	181	+ 31.2%
Closed Sales	89	54	- 39.3%	117	84	- 28.2%
Median Sales Price*	\$526,920	\$627,500	+ 19.1%	\$529,060	\$597,500	+ 12.9%
Average Sales Price*	\$580,954	\$708,573	+ 22.0%	\$602,706	\$698,039	+ 15.8%
Percent of List Price Received*	101.3%	98.9%	- 2.4%	100.8%	98.8%	- 2.0%
Days on Market Until Sale	194	85	- 56.2%	168	90	- 46.4%
Inventory of Homes for Sale	146	185	+ 26.7%	--	--	--
Months Supply of Inventory	1.9	3.0	+ 57.9%	--	--	--

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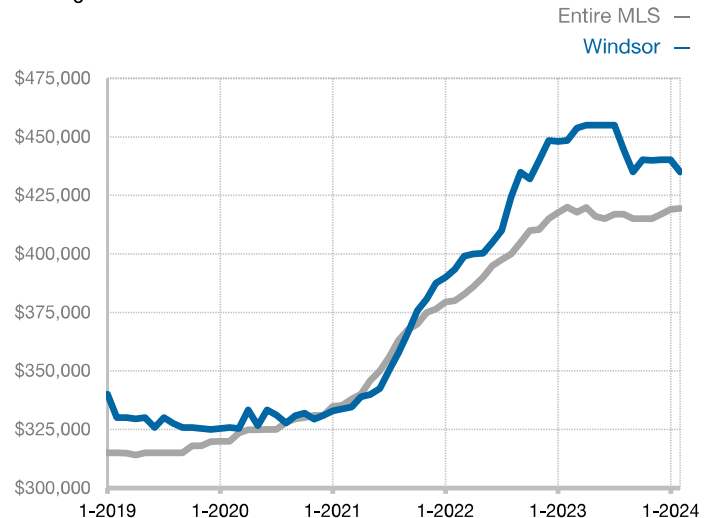
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	11	12	+ 9.1%	20	27	+ 35.0%
Closed Sales	7	8	+ 14.3%	10	13	+ 30.0%
Median Sales Price*	\$583,800	\$420,538	- 28.0%	\$445,728	\$416,075	- 6.7%
Average Sales Price*	\$482,451	\$403,871	- 16.3%	\$461,208	\$420,994	- 8.7%
Percent of List Price Received*	105.1%	98.6%	- 6.2%	102.6%	98.4%	- 4.1%
Days on Market Until Sale	255	79	- 69.0%	221	87	- 60.6%
Inventory of Homes for Sale	28	39	+ 39.3%	--	--	--
Months Supply of Inventory	2.5	3.7	+ 48.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for February 2024

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Boulder

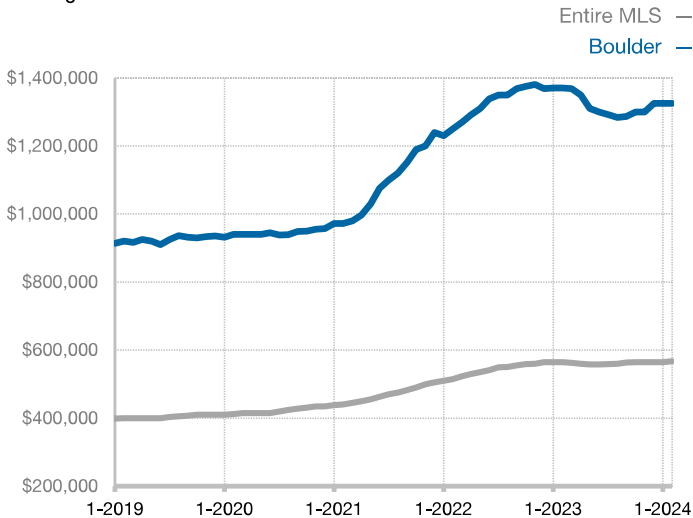
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	104	117	+ 12.5%	185	216	+ 16.8%
Closed Sales	54	74	+ 37.0%	85	124	+ 45.9%
Median Sales Price*	\$1,450,000	\$1,340,000	- 7.6%	\$1,360,000	\$1,340,000	- 1.5%
Average Sales Price*	\$1,712,599	\$1,690,753	- 1.3%	\$1,911,839	\$1,653,512	- 13.5%
Percent of List Price Received*	99.2%	98.4%	- 0.8%	98.4%	97.7%	- 0.7%
Days on Market Until Sale	54	68	+ 25.9%	64	85	+ 32.8%
Inventory of Homes for Sale	175	196	+ 12.0%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--

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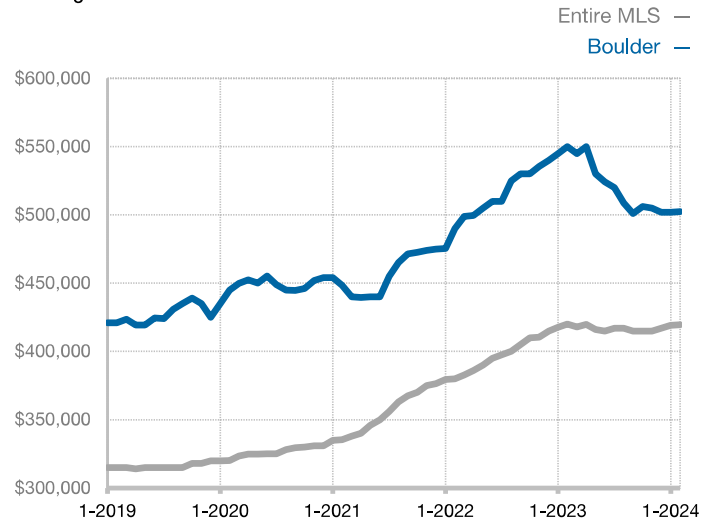
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	56	95	+ 69.6%	103	146	+ 41.7%
Closed Sales	37	37	0.0%	71	68	- 4.2%
Median Sales Price*	\$525,000	\$596,000	+ 13.5%	\$469,000	\$508,250	+ 8.4%
Average Sales Price*	\$713,732	\$664,543	- 6.9%	\$616,609	\$613,256	- 0.5%
Percent of List Price Received*	99.3%	98.9%	- 0.4%	98.5%	98.4%	- 0.1%
Days on Market Until Sale	55	45	- 18.2%	53	59	+ 11.3%
Inventory of Homes for Sale	62	131	+ 111.3%	--	--	--
Months Supply of Inventory	1.0	2.7	+ 170.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Longmont

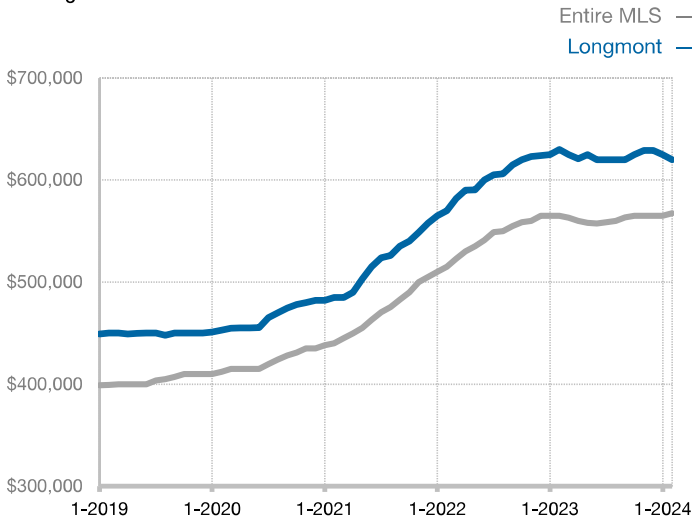
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	93	95	+ 2.2%	163	187	+ 14.7%
Closed Sales	60	73	+ 21.7%	119	133	+ 11.8%
Median Sales Price*	\$655,000	\$542,500	- 17.2%	\$650,000	\$550,000	- 15.4%
Average Sales Price*	\$746,095	\$691,340	- 7.3%	\$759,170	\$679,165	- 10.5%
Percent of List Price Received*	98.2%	99.4%	+ 1.2%	98.0%	98.9%	+ 0.9%
Days on Market Until Sale	68	62	- 8.8%	73	66	- 9.6%
Inventory of Homes for Sale	151	124	- 17.9%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--

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

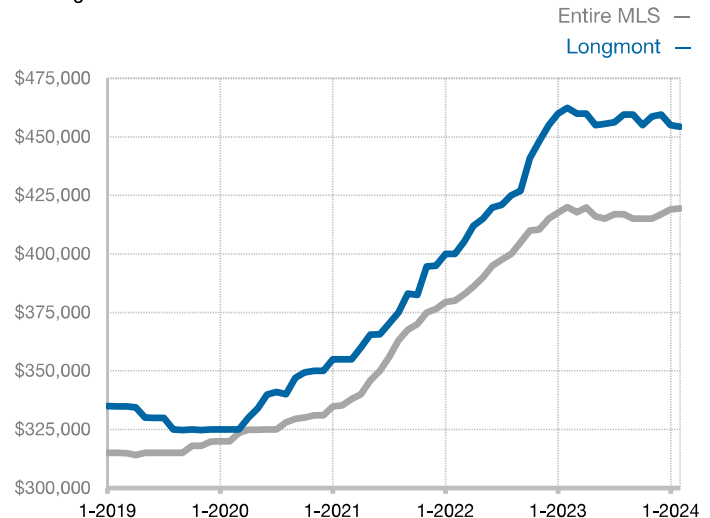
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	45	38	- 15.6%	68	57	- 16.2%
Closed Sales	17	29	+ 70.6%	37	42	+ 13.5%
Median Sales Price*	\$495,000	\$449,000	- 9.3%	\$484,960	\$449,000	- 7.4%
Average Sales Price*	\$510,461	\$453,712	- 11.1%	\$507,146	\$446,580	- 11.9%
Percent of List Price Received*	99.3%	98.8%	- 0.5%	99.2%	98.9%	- 0.3%
Days on Market Until Sale	50	176	+ 252.0%	54	145	+ 168.5%
Inventory of Homes for Sale	117	65	- 44.4%	--	--	--
Months Supply of Inventory	4.2	2.3	- 45.2%	--	--	--

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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 February 2024

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Johnstown

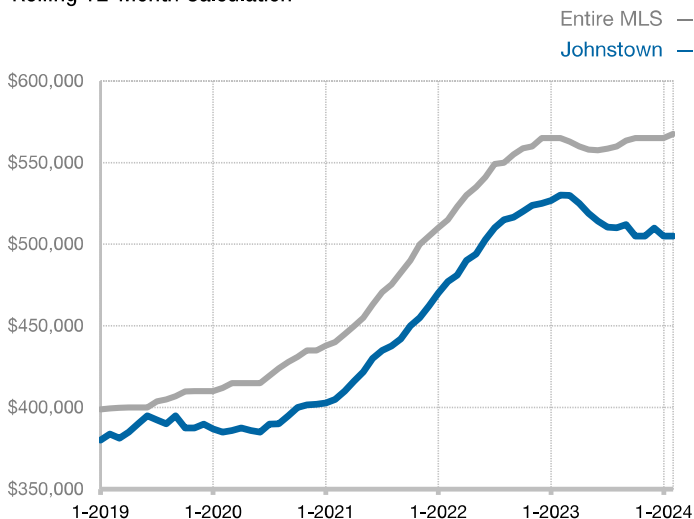
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	60	49	- 18.3%	110	121	+ 10.0%
Closed Sales	25	44	+ 76.0%	53	74	+ 39.6%
Median Sales Price*	\$510,000	\$487,400	- 4.4%	\$525,000	\$499,925	- 4.8%
Average Sales Price*	\$531,373	\$508,793	- 4.2%	\$567,808	\$524,492	- 7.6%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	99.1%	99.5%	+ 0.4%
Days on Market Until Sale	68	51	- 25.0%	71	58	- 18.3%
Inventory of Homes for Sale	94	102	+ 8.5%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--

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

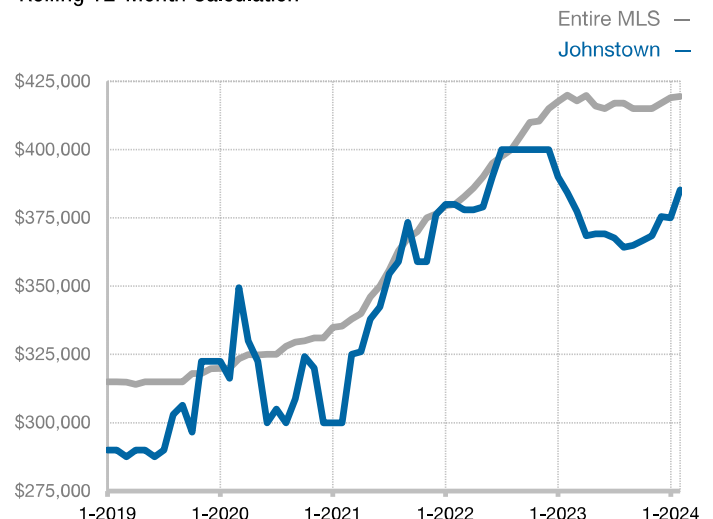
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	1	15	+ 1400.0%	6	50	+ 733.3%
Closed Sales	4	14	+ 250.0%	7	20	+ 185.7%
Median Sales Price*	\$339,400	\$417,495	+ 23.0%	\$342,850	\$417,495	+ 21.8%
Average Sales Price*	\$345,450	\$399,471	+ 15.6%	\$371,471	\$395,771	+ 6.5%
Percent of List Price Received*	100.2%	99.8%	- 0.4%	100.0%	99.5%	- 0.5%
Days on Market Until Sale	109	39	- 64.2%	104	46	- 55.8%
Inventory of Homes for Sale	2	47	+ 2250.0%	--	--	--
Months Supply of Inventory	0.7	9.9	+ 1314.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for February 2024

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Berthoud

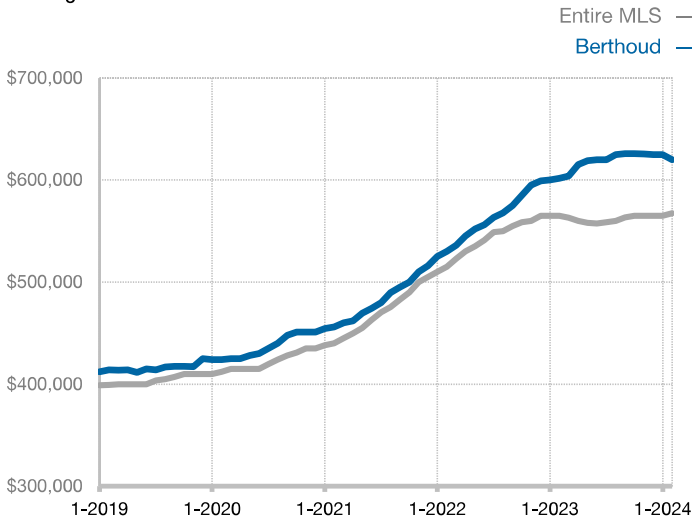
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	39	39	0.0%	76	78	+ 2.6%
Closed Sales	28	32	+ 14.3%	64	46	- 28.1%
Median Sales Price*	\$630,850	\$542,495	- 14.0%	\$610,850	\$529,990	- 13.2%
Average Sales Price*	\$812,052	\$750,954	- 7.5%	\$810,644	\$721,435	- 11.0%
Percent of List Price Received*	99.4%	98.1%	- 1.3%	98.8%	98.4%	- 0.4%
Days on Market Until Sale	101	104	+ 3.0%	96	108	+ 12.5%
Inventory of Homes for Sale	74	84	+ 13.5%	--	--	--
Months Supply of Inventory	1.8	2.7	+ 50.0%	--	--	--

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

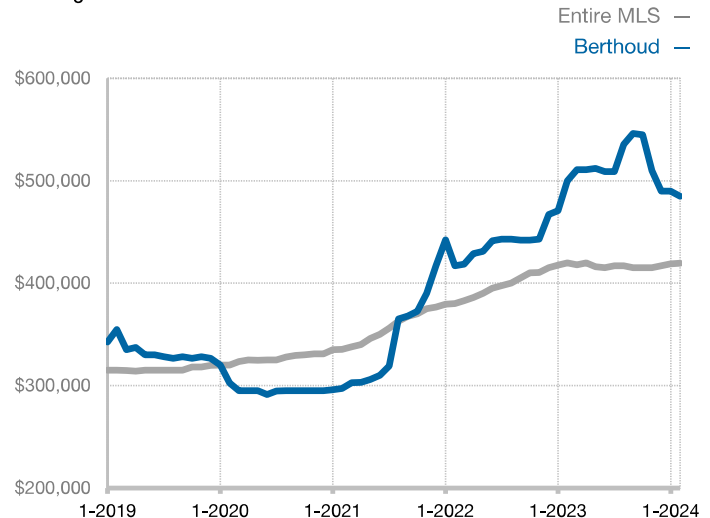
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	7	4	- 42.9%	8	7	- 12.5%
Closed Sales	7	1	- 85.7%	10	1	- 90.0%
Median Sales Price*	\$609,985	\$464,990	- 23.8%	\$510,000	\$464,990	- 8.8%
Average Sales Price*	\$540,403	\$464,990	- 14.0%	\$521,682	\$464,990	- 10.9%
Percent of List Price Received*	104.2%	96.7%	- 7.2%	103.0%	96.7%	- 6.1%
Days on Market Until Sale	247	85	- 65.6%	224	85	- 62.1%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	1.9	3.7	+ 94.7%	--	--	--

* 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 February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Loveland

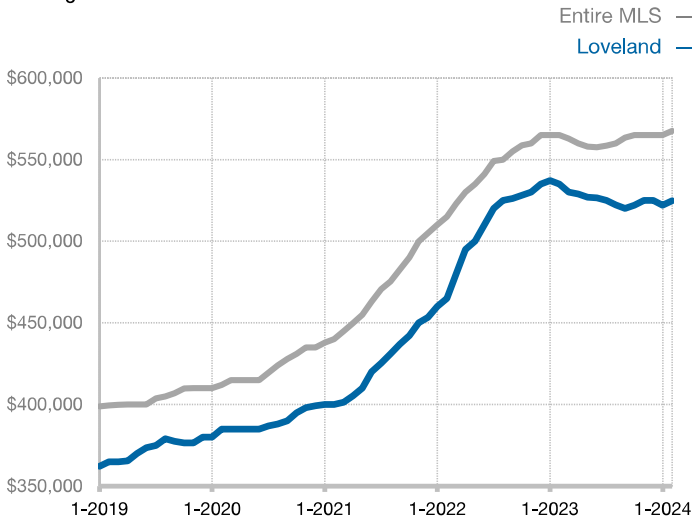
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	102	103	+ 1.0%	183	202	+ 10.4%
Closed Sales	99	79	- 20.2%	174	155	- 10.9%
Median Sales Price*	\$515,000	\$510,000	- 1.0%	\$512,500	\$500,000	- 2.4%
Average Sales Price*	\$574,181	\$622,318	+ 8.4%	\$664,053	\$575,733	- 13.3%
Percent of List Price Received*	98.4%	98.5%	+ 0.1%	98.1%	99.1%	+ 1.0%
Days on Market Until Sale	76	72	- 5.3%	73	65	- 11.0%
Inventory of Homes for Sale	141	125	- 11.3%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--

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

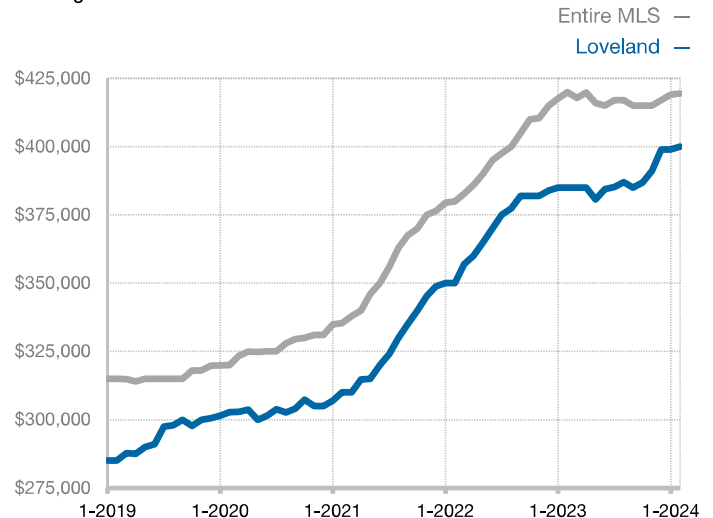
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	24	20	- 16.7%	47	33	- 29.8%
Closed Sales	22	15	- 31.8%	42	27	- 35.7%
Median Sales Price*	\$374,810	\$408,395	+ 9.0%	\$380,000	\$390,000	+ 2.6%
Average Sales Price*	\$401,309	\$409,882	+ 2.1%	\$404,648	\$395,556	- 2.2%
Percent of List Price Received*	101.2%	99.4%	- 1.8%	101.8%	99.3%	- 2.5%
Days on Market Until Sale	165	103	- 37.6%	189	86	- 54.5%
Inventory of Homes for Sale	75	41	- 45.3%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--

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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 February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Greeley

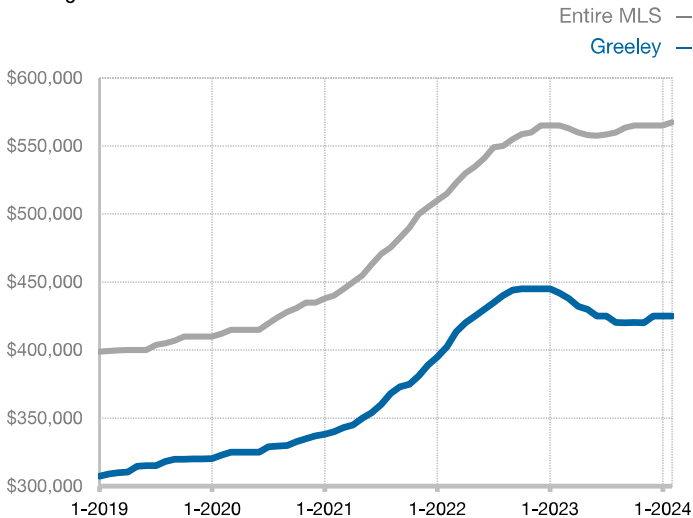
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	86	113	+ 31.4%	185	231	+ 24.9%
Closed Sales	100	81	- 19.0%	165	137	- 17.0%
Median Sales Price*	\$419,845	\$422,000	+ 0.5%	\$420,000	\$422,000	+ 0.5%
Average Sales Price*	\$426,235	\$435,743	+ 2.2%	\$422,628	\$435,255	+ 3.0%
Percent of List Price Received*	99.1%	99.5%	+ 0.4%	99.3%	99.3%	0.0%
Days on Market Until Sale	75	65	- 13.3%	77	73	- 5.2%
Inventory of Homes for Sale	124	165	+ 33.1%	--	--	--
Months Supply of Inventory	0.9	1.9	+ 111.1%	--	--	--

* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	21	23	+ 9.5%	48	46	- 4.2%
Closed Sales	21	23	+ 9.5%	37	33	- 10.8%
Median Sales Price*	\$310,000	\$367,736	+ 18.6%	\$310,000	\$330,000	+ 6.5%
Average Sales Price*	\$316,322	\$348,907	+ 10.3%	\$319,252	\$337,596	+ 5.7%
Percent of List Price Received*	99.1%	98.9%	- 0.2%	99.2%	99.4%	+ 0.2%
Days on Market Until Sale	48	106	+ 120.8%	66	92	+ 39.4%
Inventory of Homes for Sale	42	43	+ 2.4%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

