



FCBR 2025

FORT COLLINS BOARD OF REALTORS®



Monthly Indicators



February 2025

New Listings were up 19.3 percent for single family homes but decreased 4.7 percent for townhouse-condo properties. Pending Sales landed at 163 for single family homes and 52 for townhouse-condo properties.

The Median Sales Price was down 0.8 percent to \$585,000 for single family homes and 3.6 percent to \$409,990 for townhouse-condo properties. Days on Market increased 5.6 percent for single family homes but decreased 7.3 percent for townhouse-condo properties.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

Activity Snapshot

+ 6.9%	+ 5.6%	- 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

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	2-2024	2-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		192	229	+ 19.3%	381	451	+ 18.4%
Pending Sales		160	163	+ 1.9%	304	314	+ 3.3%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		131	140	+ 6.9%	224	253	+ 12.9%
Median Sales Price		\$590,000	\$585,000	- 0.8%	\$597,912	\$590,000	- 1.3%
Avg. Sales Price		\$673,827	\$685,171	+ 1.7%	\$706,258	\$710,185	+ 0.6%
Pct. of List Price Received		98.9%	98.8%	- 0.1%	98.8%	98.7%	- 0.1%
Days on Market		72	76	+ 5.6%	76	76	0.0%
Affordability Index		70	72	+ 2.9%	69	71	+ 2.9%
Active Listings		310	375	+ 21.0%	--	--	--
Months Supply		1.9	2.1	+ 10.5%	--	--	--

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.



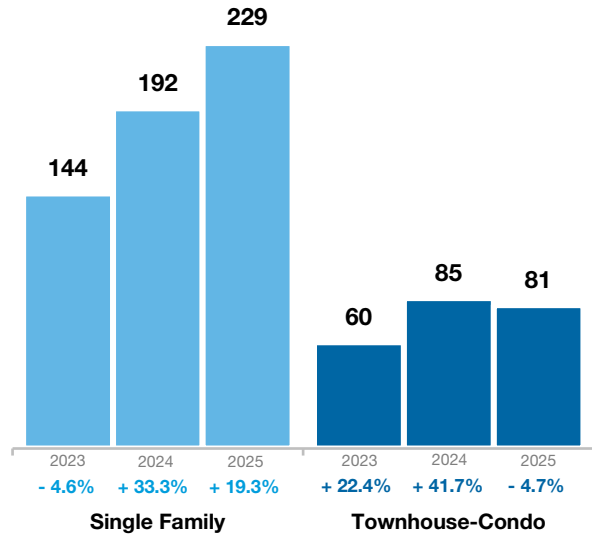
Key Metrics	Historical Sparkbars	2-2024	2-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		85	81	- 4.7%	132	163	+ 23.5%
Pending Sales		51	52	+ 2.0%	105	102	- 2.9%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		39	53	+ 35.9%	75	84	+ 12.0%
Median Sales Price		\$425,320	\$409,990	- 3.6%	\$395,000	\$396,000	+ 0.3%
Avg. Sales Price		\$431,350	\$403,787	- 6.4%	\$410,145	\$411,842	+ 0.4%
Pct. of List Price Received		99.3%	98.9%	- 0.4%	99.1%	98.6%	- 0.5%
Days on Market		96	89	- 7.3%	95	104	+ 9.5%
Affordability Index		97	102	+ 5.2%	105	106	+ 1.0%
Active Listings		155	183	+ 18.1%	--	--	--
Months Supply		2.6	3.2	+ 23.1%	--	--	--

New Listings

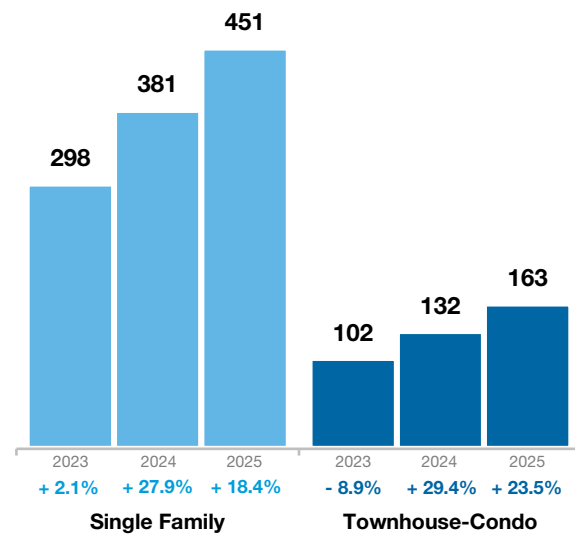
A count of the properties that have been newly listed on the market in a given month.



February

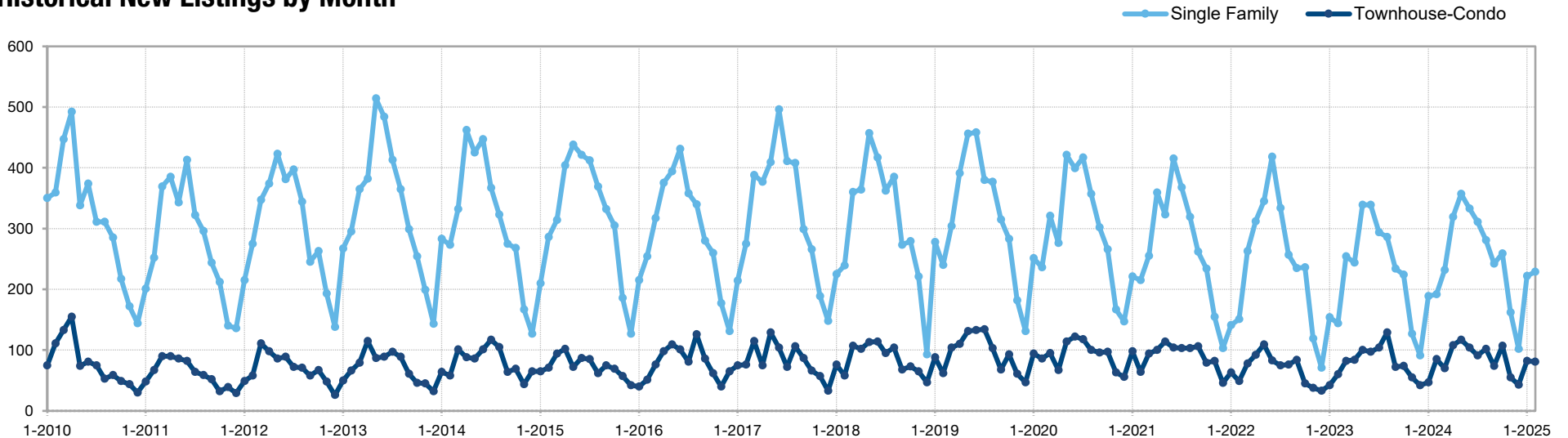


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-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	333	-1.8%	104	+7.2%
Jul-2024	311	+5.8%	91	-12.5%
Aug-2024	281	-1.7%	102	-20.9%
Sep-2024	242	+3.4%	74	+2.8%
Oct-2024	259	+15.6%	107	+44.6%
Nov-2024	162	+27.6%	55	0.0%
Dec-2024	102	+12.1%	43	+2.4%
Jan-2025	222	+17.5%	82	+74.5%
Feb-2025	229	+19.3%	81	-4.7%
12-Month Avg	254	+8.4%	86	+6.5%

Historical New Listings by Month

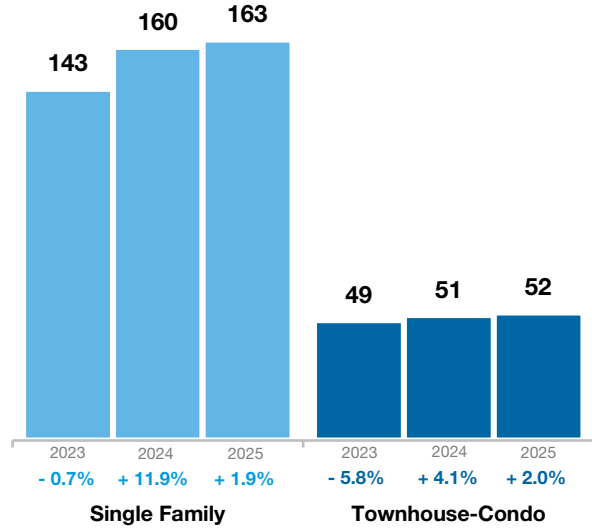


Pending Sales

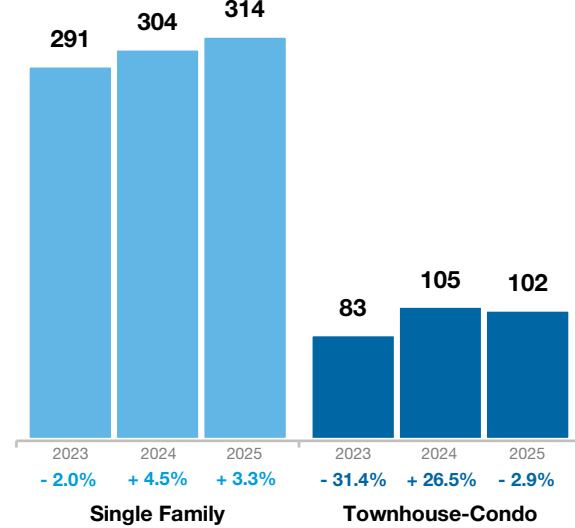
A count of the properties on which offers have been accepted in a given month.



February

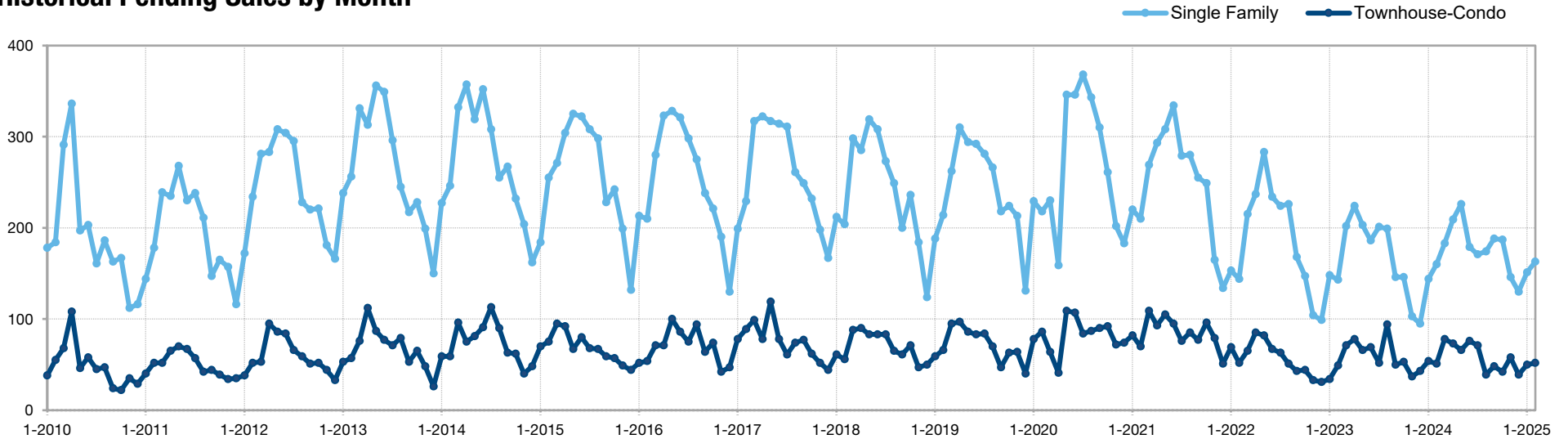


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-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	171	-14.9%	71	+36.5%
Aug-2024	174	-12.6%	39	-58.5%
Sep-2024	188	+28.8%	48	-4.0%
Oct-2024	187	+28.1%	42	-20.8%
Nov-2024	146	+41.7%	58	+56.8%
Dec-2024	130	+36.8%	39	-9.3%
Jan-2025	151	+4.9%	50	-7.4%
Feb-2025	163	+1.9%	52	+2.0%
12-Month Avg	176	+4.9%	58	-3.6%

Historical Pending Sales by Month

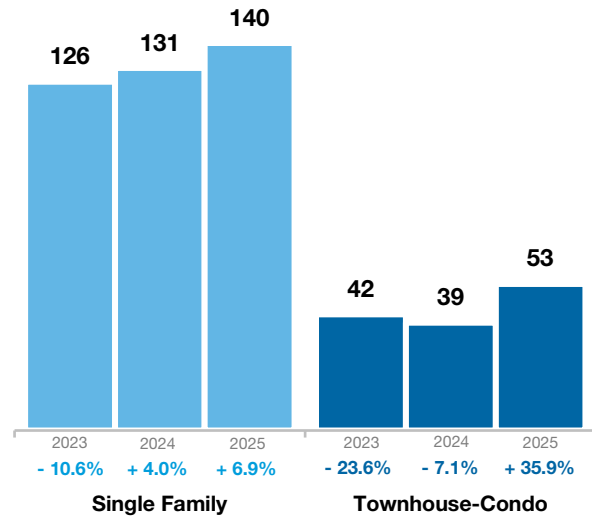


Sold Listings

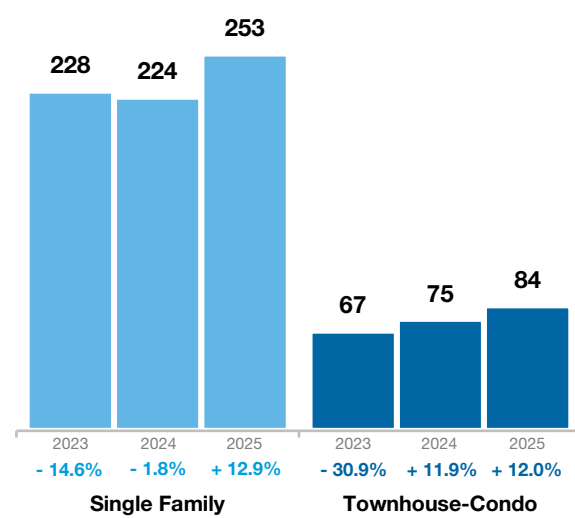
A count of the actual sales that closed in a given month.



February

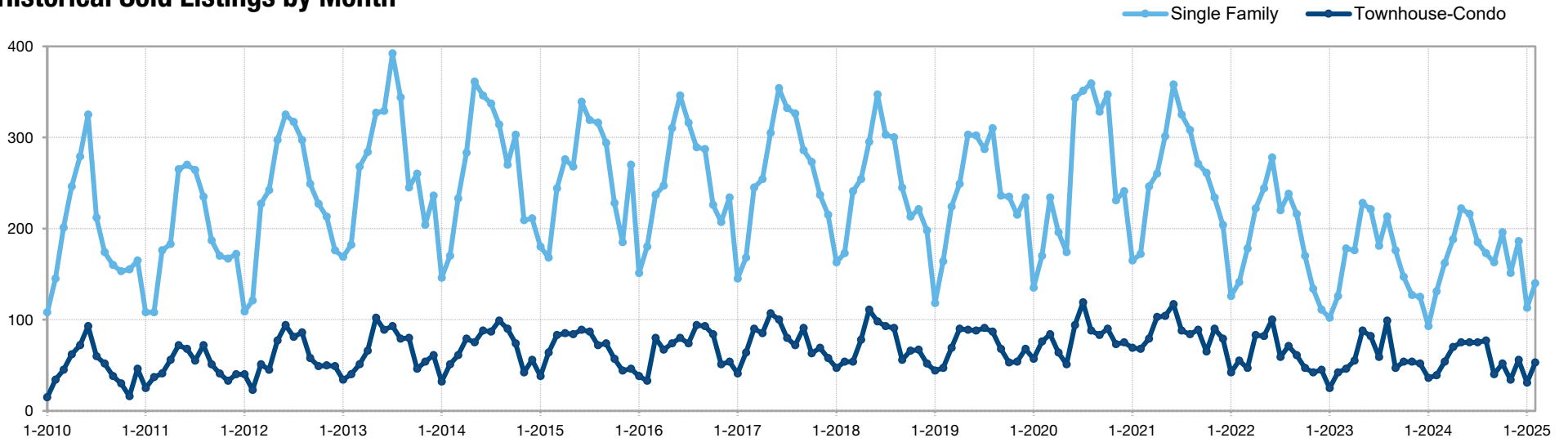


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-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%
Dec-2024	186	+48.8%	56	+7.7%
Jan-2025	113	+21.5%	31	-13.9%
Feb-2025	140	+6.9%	53	+35.9%
12-Month Avg	175	+5.0%	58	-2.7%

Historical Sold Listings by Month

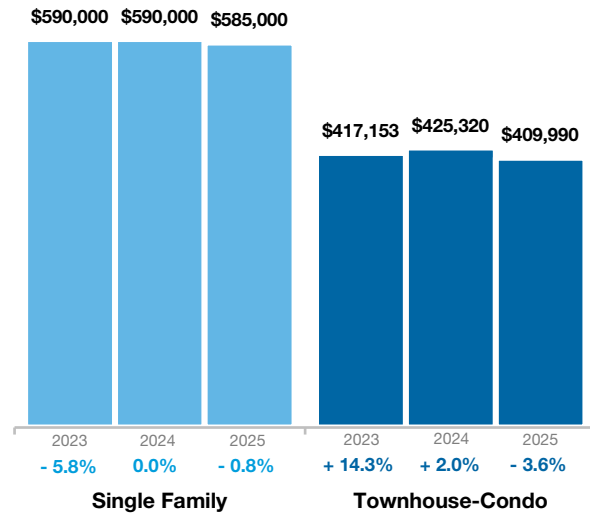


Median Sales Price

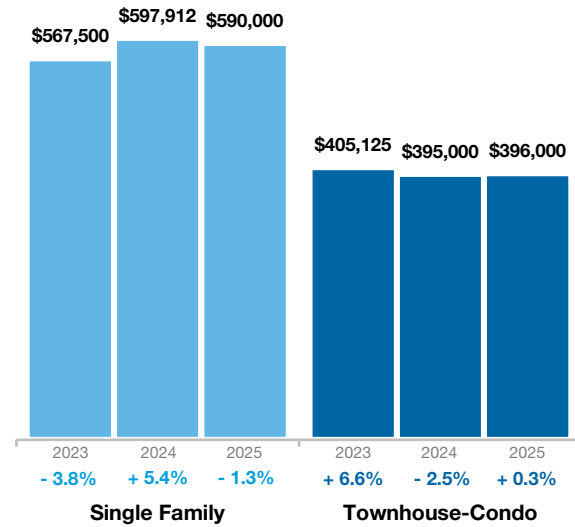
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



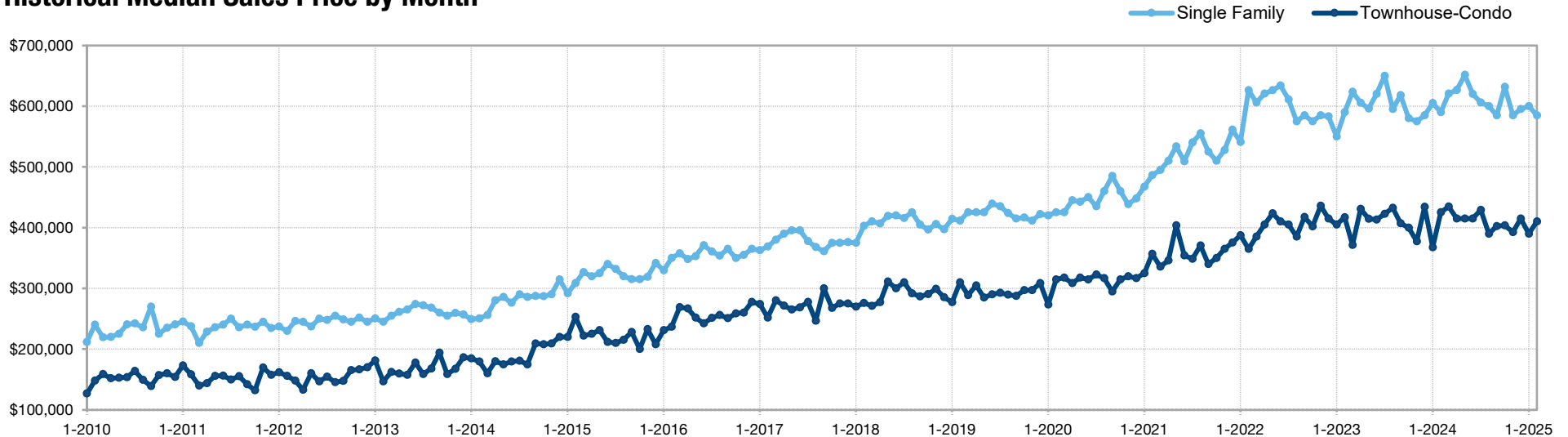
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%
Dec-2024	\$595,000	+1.7%	\$414,995	-4.4%
Jan-2025	\$600,000	-0.8%	\$390,000	+6.1%
Feb-2025	\$585,000	-0.8%	\$409,990	-3.6%
12-Month Avg*	\$606,326	+0.9%	\$410,000	-1.2%

* Median Sales Price for all properties from March 2024 through February 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month

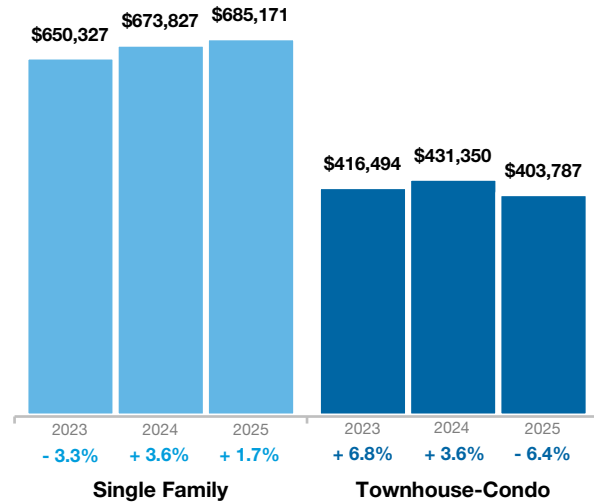


Average Sales Price

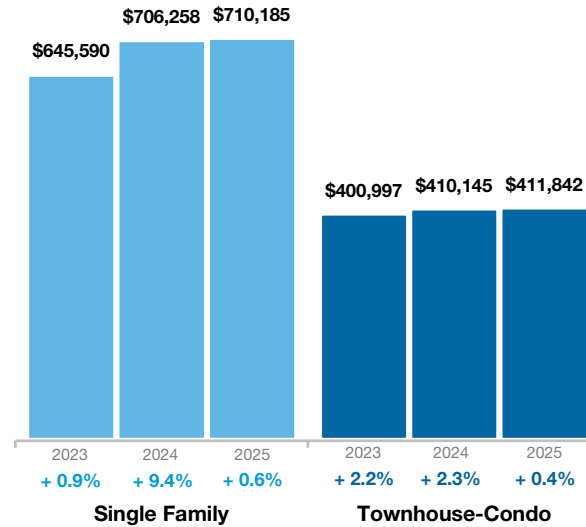
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



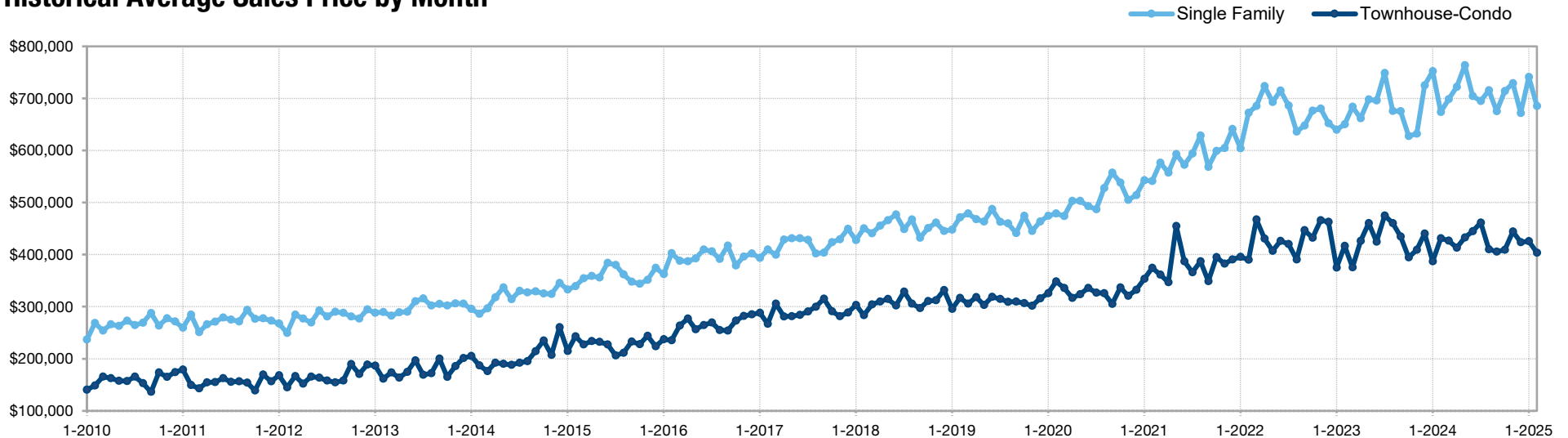
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-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%
Dec-2024	\$671,806	-7.3%	\$423,748	-3.7%
Jan-2025	\$741,177	-1.4%	\$425,614	+9.9%
Feb-2025	\$685,171	+1.7%	\$403,787	-6.4%
12-Month Avg*	\$710,039	+3.4%	\$426,023	-1.4%

* Avg. Sales Price for all properties from March 2024 through February 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month



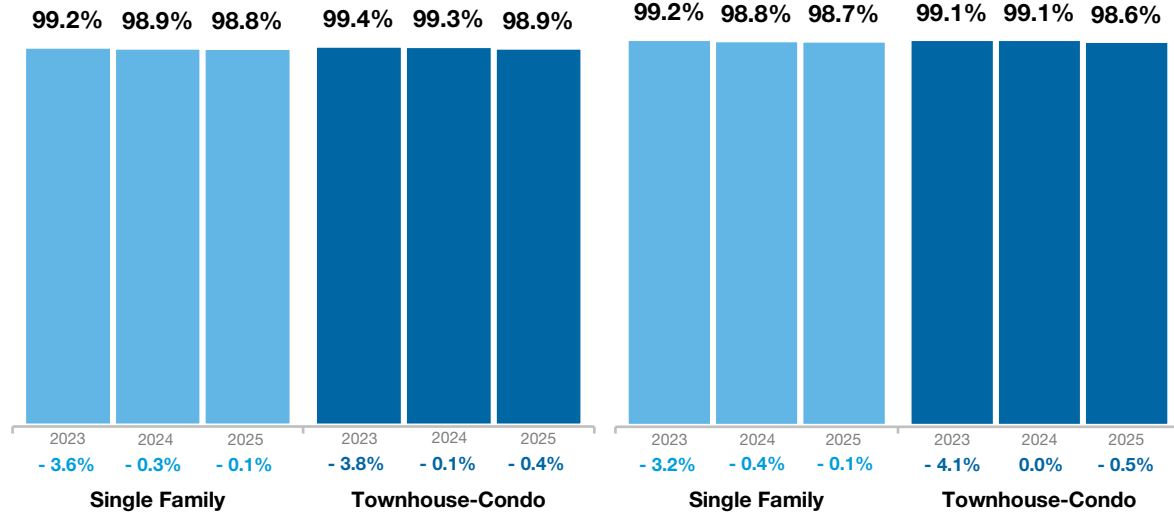
Percent of List Price Received

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

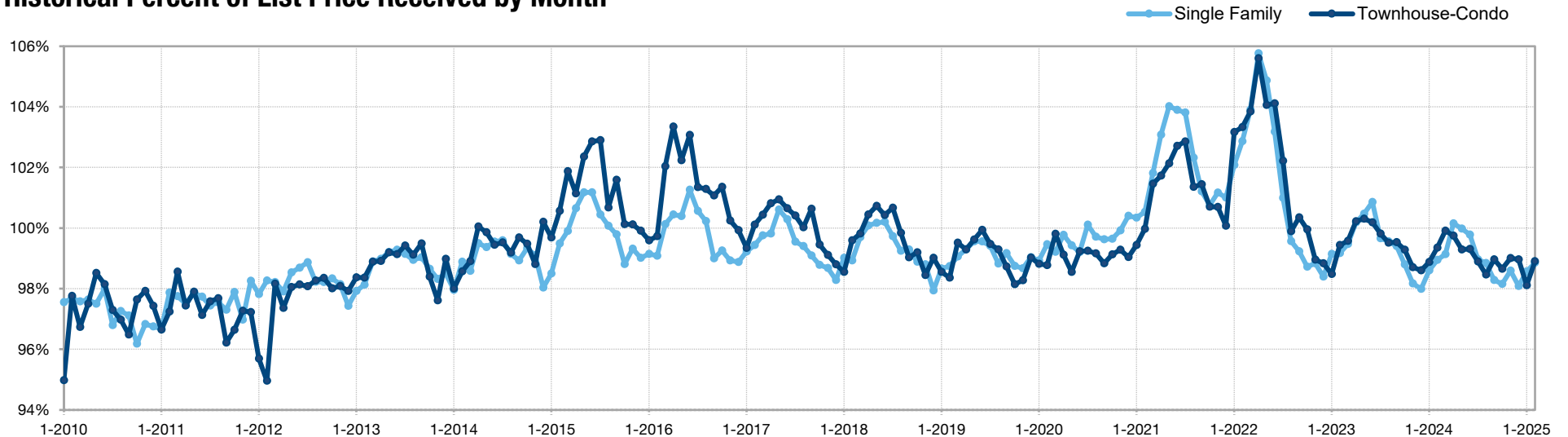
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-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%
Dec-2024	98.1%	+0.1%	99.0%	+0.4%
Jan-2025	98.6%	0.0%	98.1%	-0.8%
Feb-2025	98.8%	-0.1%	98.9%	-0.4%
12-Month Avg*	99.0%	-0.5%	99.1%	-0.5%

* Pct. of List Price Received for all properties from March 2024 through February 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

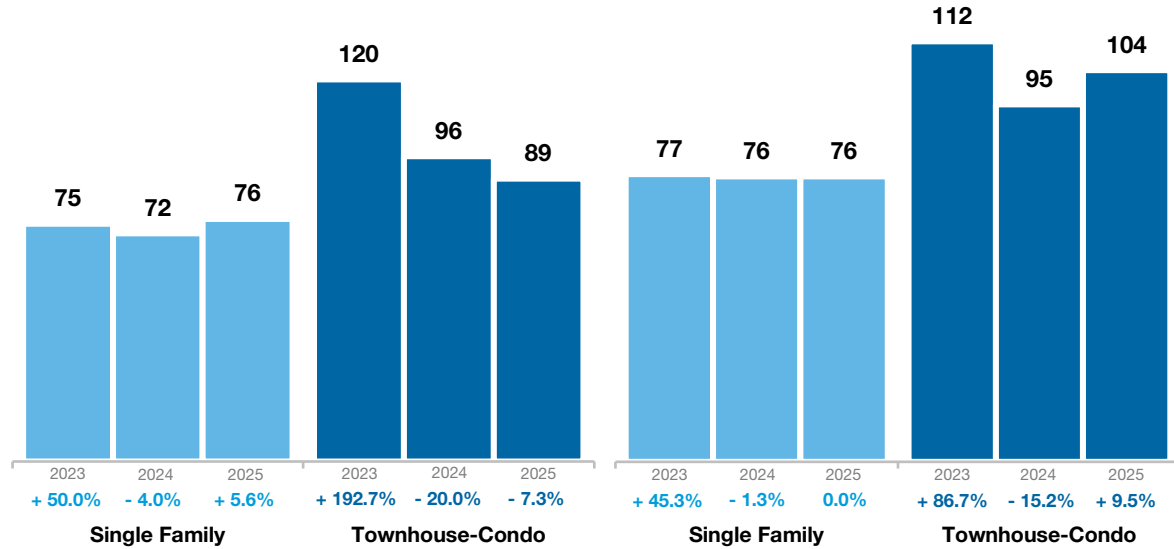


Days on Market Until Sale



February

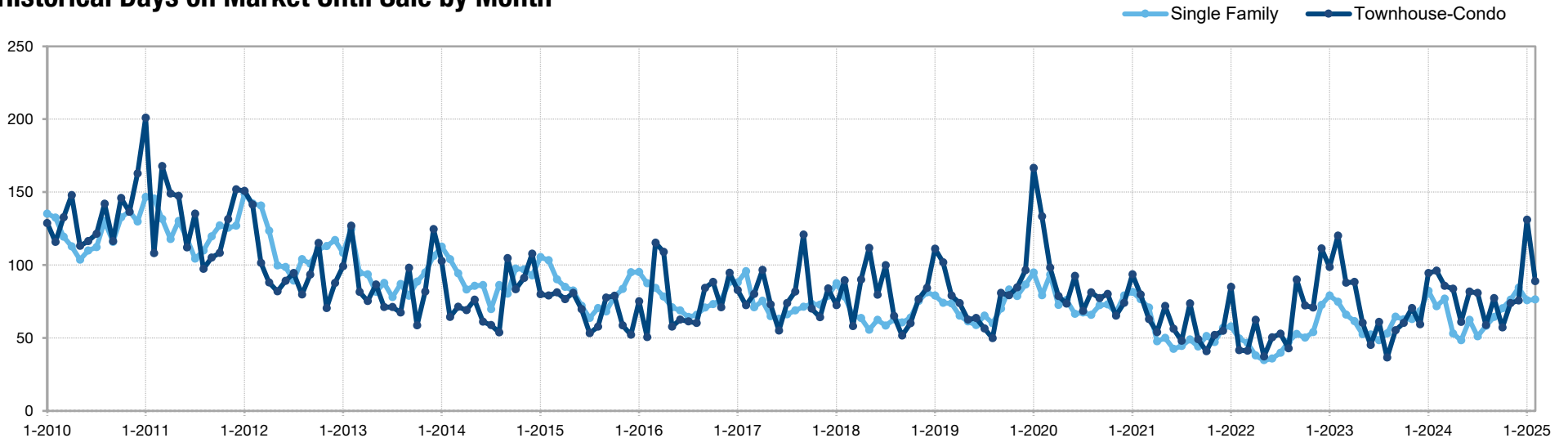
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-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%
Dec-2024	84	+23.5%	76	+28.8%
Jan-2025	76	-7.3%	131	+39.4%
Feb-2025	76	+5.6%	89	-7.3%
12-Month Avg	65	+8.4%	77	+21.8%

* Days on Market for all properties from March 2024 through February 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



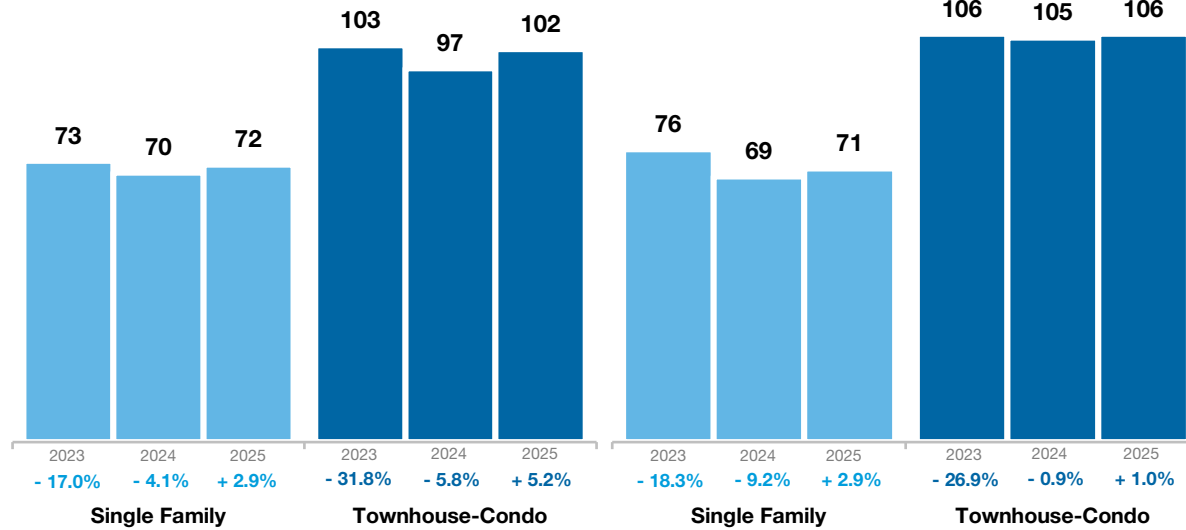
Housing Affordability Index

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.



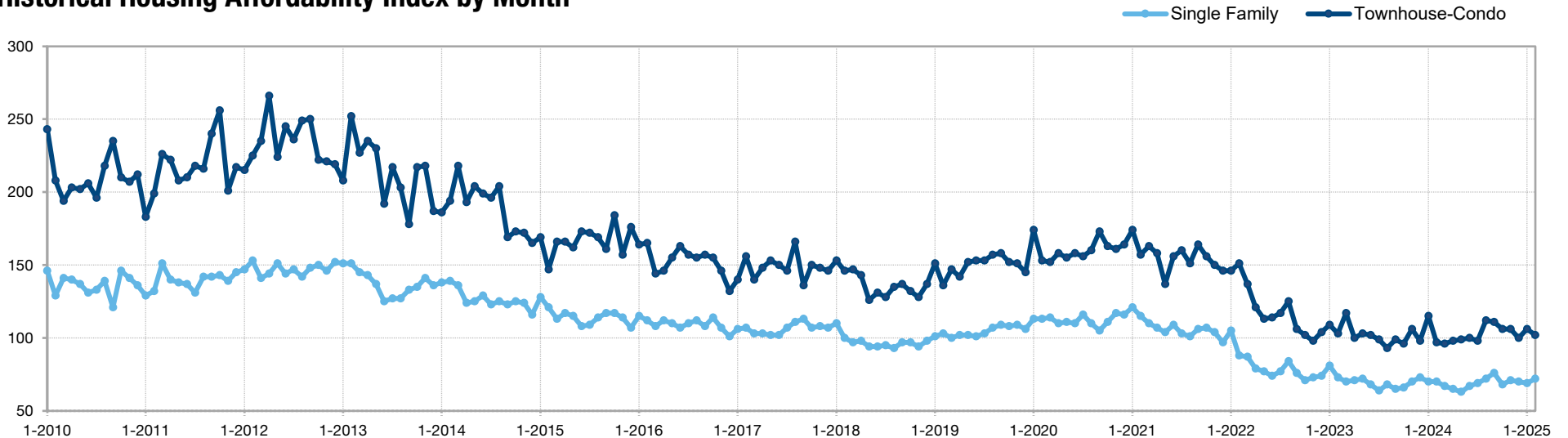
February

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-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%
Dec-2024	70	-4.1%	100	+2.0%
Jan-2025	69	-1.4%	106	-7.8%
Feb-2025	72	+2.9%	102	+5.2%
12-Month Avg	69	0.0%	69	+2.0%

Historical Housing Affordability Index by Month

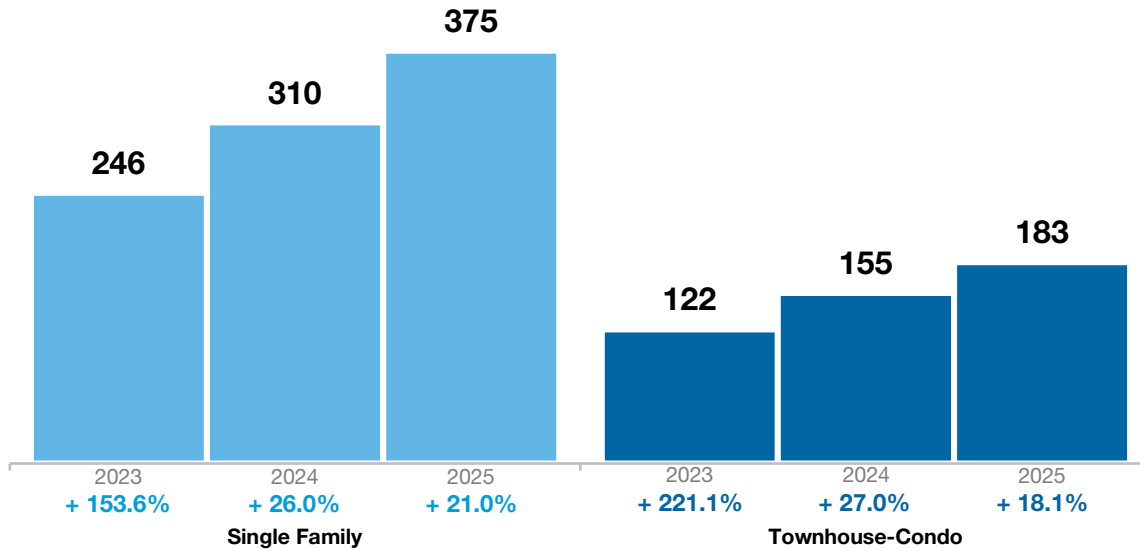


Inventory of Active Listings

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



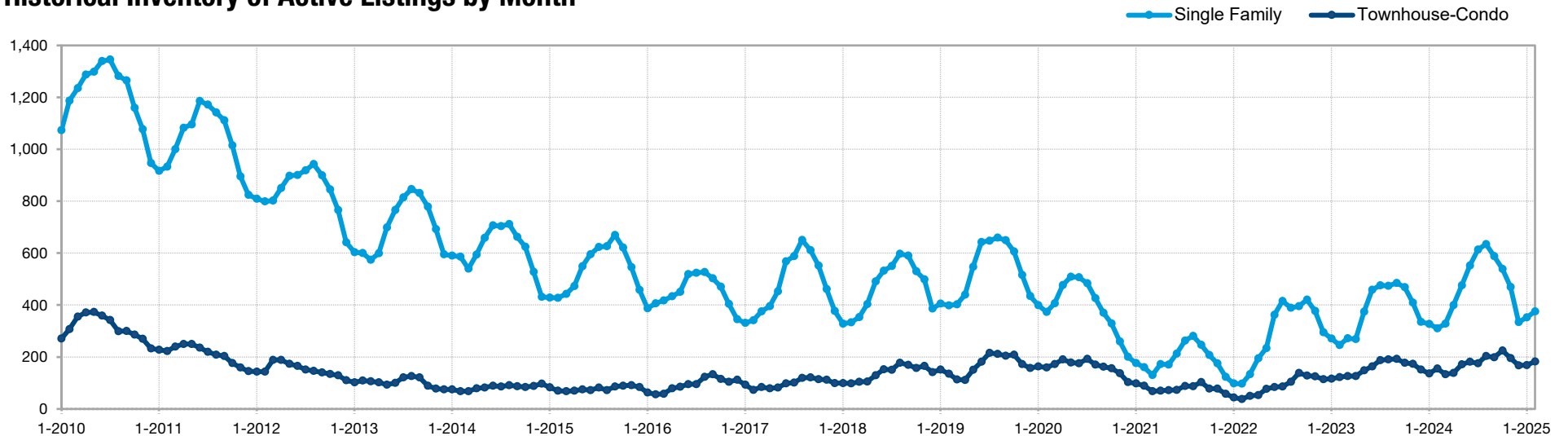
February



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-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	552	+20.3%	182	+11.7%
Jul-2024	613	+28.8%	176	-6.4%
Aug-2024	634	+33.8%	204	+6.8%
Sep-2024	588	+21.2%	199	+3.1%
Oct-2024	539	+14.9%	225	+26.4%
Nov-2024	470	+14.9%	196	+12.6%
Dec-2024	334	-0.3%	167	+10.6%
Jan-2025	352	+7.6%	168	+23.5%
Feb-2025	375	+21.0%	183	+18.1%
12-Month Avg*	472	+21.5%	179	+11.0%

* Active Listings for all properties from March 2024 through February 2025. This is not the average of the individual figures above.

Historical Inventory of Active Listings by Month

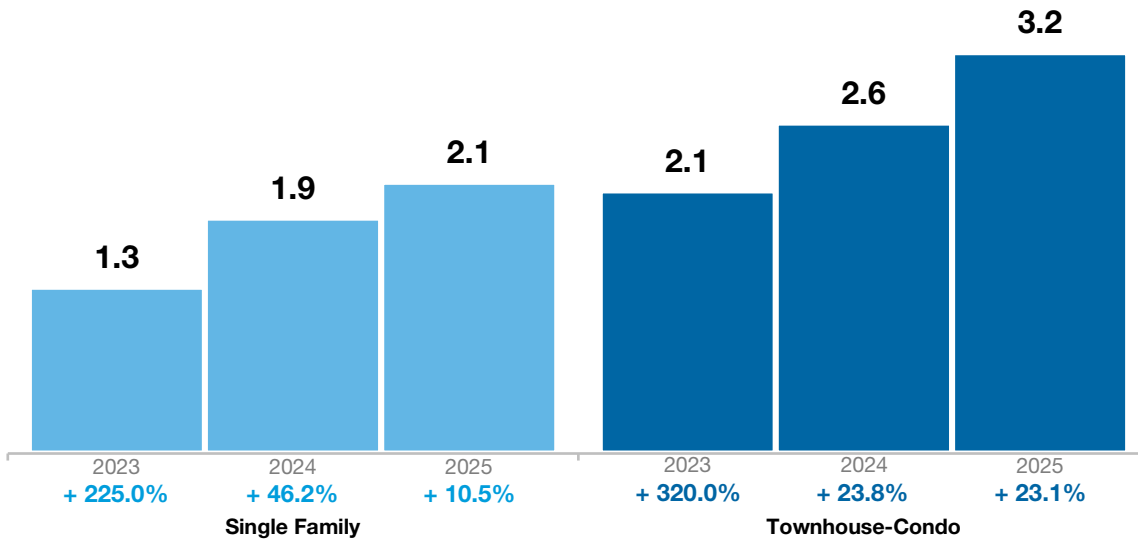


Months Supply of Inventory

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.



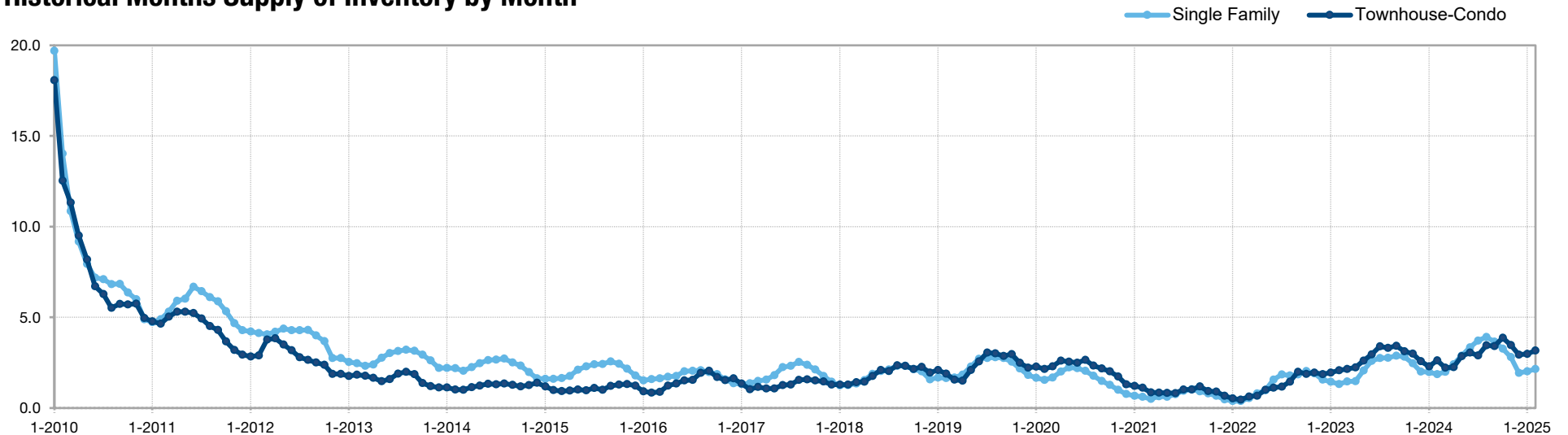
February



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-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	3.7	+27.6%	3.4	0.0%
Oct-2024	3.3	+17.9%	3.9	+25.8%
Nov-2024	2.8	+12.0%	3.5	+16.7%
Dec-2024	1.9	-5.0%	2.9	+11.5%
Jan-2025	2.0	0.0%	3.0	+30.4%
Feb-2025	2.1	+10.5%	3.2	+23.1%
12-Month Avg*	2.8	+25.6%	3.0	+8.5%

* Months Supply for all properties from March 2024 through February 2025. 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.



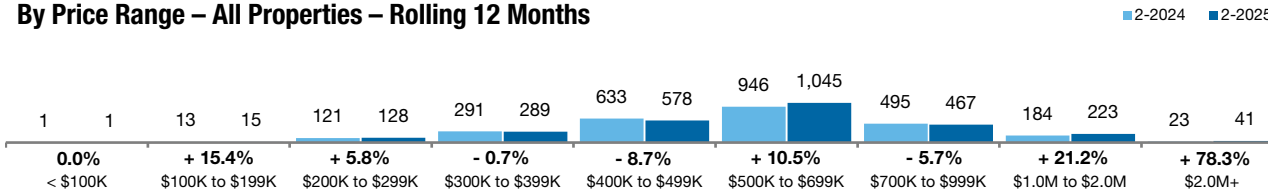
Key Metrics	Historical Sparkbars	2-2024	2-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		277	310	+ 11.9%	513	614	+ 19.7%
Pending Sales		211	215	+ 1.9%	105	102	- 2.9%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		170	193	+ 13.5%	299	337	+ 12.7%
Median Sales Price		\$550,000	\$534,900	- 2.7%	\$550,000	\$545,000	- 0.9%
Avg. Sales Price		\$618,200	\$607,900	+ 0.6%	\$631,982	\$635,821	+ 0.6%
Pct. of List Price Received		99.0%	98.9%	- 0.2%	98.9%	98.7%	- 0.2%
Days on Market		77	80	+ 2.5%	81	83	+ 2.5%
Affordability Index		75	79	+ 2.7%	75	77	+ 2.7%
Active Listings		465	558	+ 20.0%	--	--	--
Months Supply		2.1	2.4	+ 16.6%	--	--	--

Sold Listings

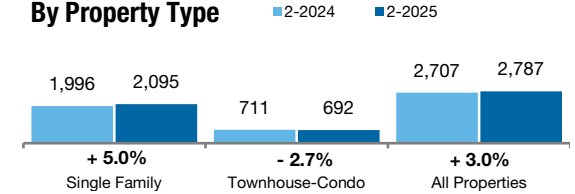
Actual sales that have closed in a given quarter.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$99,999 and Below	1	0	-100.0%	0	1	--
\$100,000 to \$199,999	12	14	+16.7%	1	1	0.0%
\$200,000 to \$299,999	27	31	+14.8%	94	97	+3.2%
\$300,000 to \$399,999	70	67	-4.3%	221	222	+0.5%
\$400,000 to \$499,999	359	337	-6.1%	274	241	-12.0%
\$500,000 to \$699,999	863	943	+9.3%	83	102	+22.9%
\$700,000 to \$999,999	471	446	-5.3%	24	21	-12.5%
\$1,000,000 to \$1,999,999	170	216	+27.1%	14	7	-50.0%
\$2,000,000 and Above	23	41	+78.3%	0	0	--
All Price Ranges	1,996	2,095	+5.0%	711	692	-2.7%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2025	2-2025	Change	1-2025	2-2025	Change
\$99,999 and Below	0	0	--	0	1	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	2	2	0.0%	5	8	+60.0%
\$300,000 to \$399,999	9	4	-55.6%	13	17	+30.8%
\$400,000 to \$499,999	18	21	+16.7%	10	21	+110.0%
\$500,000 to \$699,999	47	69	+46.8%	2	4	+100.0%
\$700,000 to \$999,999	21	27	+28.6%	0	2	--
\$1,000,000 to \$1,999,999	9	15	+66.7%	1	0	-100.0%
\$2,000,000 and Above	7	2	-71.4%	0	0	--
All Price Ranges	113	140	+23.9%	31	53	+71.0%

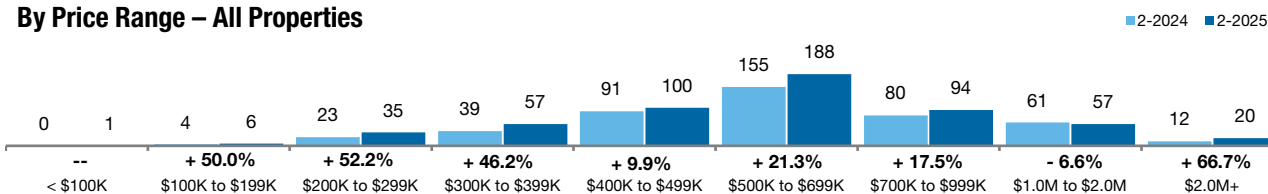
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$99,999 and Below	0	0	--	0	1	--
\$100,000 to \$199,999	1	0	-100.0%	1	0	-100.0%
\$200,000 to \$299,999	3	4	+33.3%	12	13	+8.3%
\$300,000 to \$399,999	8	13	+62.5%	25	30	+20.0%
\$400,000 to \$499,999	40	39	-2.5%	23	31	+34.8%
\$500,000 to \$699,999	98	116	+18.4%	11	6	-45.5%
\$700,000 to \$999,999	48	48	0.0%	3	2	-33.3%
\$1,000,000 to \$1,999,999	21	24	+14.3%	0	1	--
\$2,000,000 and Above	5	9	+80.0%	0	0	--
All Price Ranges	224	253	+12.9%	75	84	+12.0%

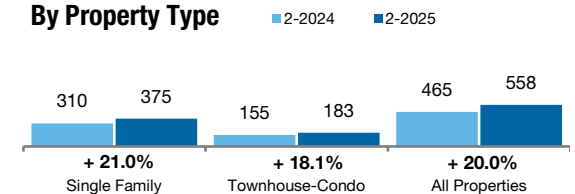
Inventory of Active Listings

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		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$99,999 and Below	0	1	--	0	0	--
\$100,000 to \$199,999	4	5	+25.0%	0	1	--
\$200,000 to \$299,999	4	7	+75.0%	19	28	+47.4%
\$300,000 to \$399,999	6	10	+66.7%	33	47	+42.4%
\$400,000 to \$499,999	32	34	+6.3%	59	66	+11.9%
\$500,000 to \$699,999	125	164	+31.2%	30	24	-20.0%
\$700,000 to \$999,999	68	85	+25.0%	12	9	-25.0%
\$1,000,000 to \$1,999,999	59	49	-16.9%	2	8	+300.0%
\$2,000,000 and Above	12	20	+66.7%	0	0	--
All Price Ranges	310	375	+21.0%	155	183	+18.1%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2025	2-2025	Change	1-2025	2-2025	Change
\$99,999 and Below	0	1	--	0	0	--
\$100,000 to \$199,999	6	5	-16.7%	1	1	0.0%
\$200,000 to \$299,999	9	7	-22.2%	22	28	+27.3%
\$300,000 to \$399,999	10	10	0.0%	44	47	+6.8%
\$400,000 to \$499,999	39	34	-12.8%	63	66	+4.8%
\$500,000 to \$699,999	150	164	+9.3%	26	24	-7.7%
\$700,000 to \$999,999	72	85	+18.1%	8	9	+12.5%
\$1,000,000 to \$1,999,999	50	49	-2.0%	4	8	+100.0%
\$2,000,000 and Above	16	20	+25.0%	0	0	--
All Price Ranges	352	375	+6.5%	168	183	+8.9%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	4	5	+25.0%	0	1	--
\$200,000 to \$299,999	4	7	+75.0%	19	28	+47.4%
\$300,000 to \$399,999	6	10	+66.7%	33	47	+42.4%
\$400,000 to \$499,999	32	34	+6.3%	59	66	+11.9%
\$500,000 to \$699,999	125	164	+31.2%	30	24	-20.0%
\$700,000 to \$999,999	68	85	+25.0%	12	9	-25.0%
\$1,000,000 to \$1,999,999	59	49	-16.9%	2	8	+300.0%
\$2,000,000 and Above	12	20	+66.7%	0	0	--
All Price Ranges	310	375	+21.0%	155	183	+18.1%

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

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



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

Local Market Update for February 2025

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Johnstown

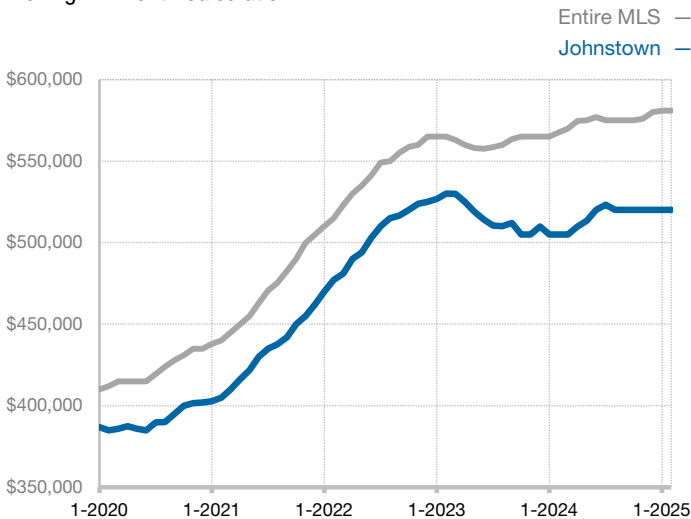
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	49	81	+ 65.3%	121	169	+ 39.7%
Closed Sales	44	43	- 2.3%	74	85	+ 14.9%
Median Sales Price*	\$487,400	\$499,900	+ 2.6%	\$499,925	\$500,000	+ 0.0%
Average Sales Price*	\$508,793	\$495,565	- 2.6%	\$524,492	\$500,738	- 4.5%
Percent of List Price Received*	99.1%	98.7%	- 0.4%	99.5%	98.6%	- 0.9%
Days on Market Until Sale	51	95	+ 86.3%	58	80	+ 37.9%
Inventory of Homes for Sale	107	164	+ 53.3%	--	--	--
Months Supply of Inventory	2.3	3.4	+ 47.8%	--	--	--

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

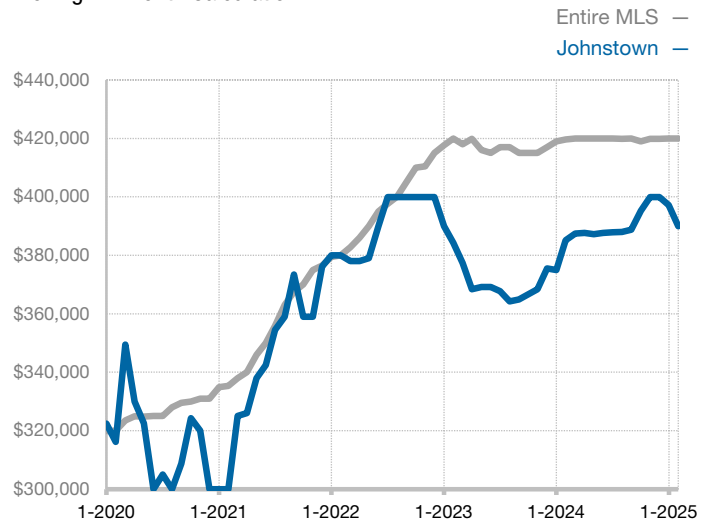
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	15	15	0.0%	50	37	- 26.0%
Closed Sales	14	8	- 42.9%	20	16	- 20.0%
Median Sales Price*	\$417,495	\$380,175	- 8.9%	\$417,495	\$382,525	- 8.4%
Average Sales Price*	\$399,471	\$387,094	- 3.1%	\$395,771	\$387,206	- 2.2%
Percent of List Price Received*	99.8%	99.4%	- 0.4%	99.5%	99.4%	- 0.1%
Days on Market Until Sale	39	42	+ 7.7%	46	73	+ 58.7%
Inventory of Homes for Sale	48	56	+ 16.7%	--	--	--
Months Supply of Inventory	10.1	7.6	- 24.8%	--	--	--

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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 2025

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Longmont

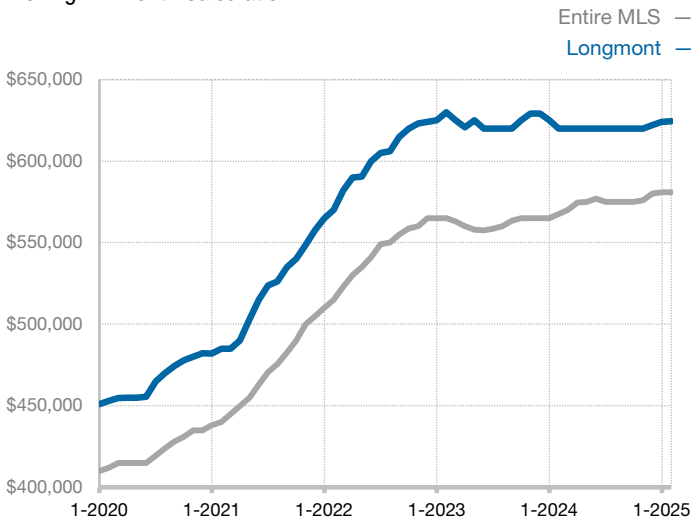
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	101	113	+ 11.9%	193	199	+ 3.1%
Closed Sales	72	64	- 11.1%	132	124	- 6.1%
Median Sales Price*	\$546,250	\$565,000	+ 3.4%	\$552,500	\$578,000	+ 4.6%
Average Sales Price*	\$696,220	\$601,490	- 13.6%	\$681,735	\$655,356	- 3.9%
Percent of List Price Received*	99.5%	98.3%	- 1.2%	98.9%	98.5%	- 0.4%
Days on Market Until Sale	63	82	+ 30.2%	67	74	+ 10.4%
Inventory of Homes for Sale	146	189	+ 29.5%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

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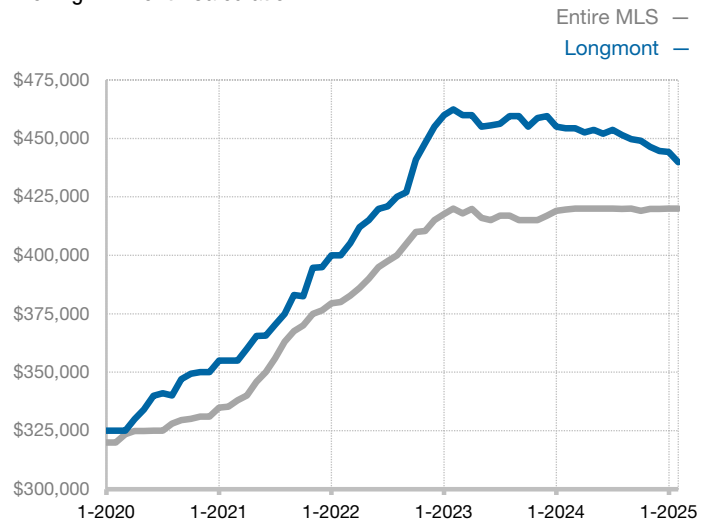
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	39	52	+ 33.3%	58	104	+ 79.3%
Closed Sales	29	19	- 34.5%	42	37	- 11.9%
Median Sales Price*	\$449,000	\$439,900	- 2.0%	\$449,000	\$429,000	- 4.5%
Average Sales Price*	\$453,712	\$449,599	- 0.9%	\$446,580	\$434,799	- 2.6%
Percent of List Price Received*	98.8%	99.4%	+ 0.6%	98.9%	99.1%	+ 0.2%
Days on Market Until Sale	176	89	- 49.4%	145	101	- 30.3%
Inventory of Homes for Sale	98	111	+ 13.3%	--	--	--
Months Supply of Inventory	3.5	4.3	+ 22.9%	--	--	--

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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 2025

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Boulder

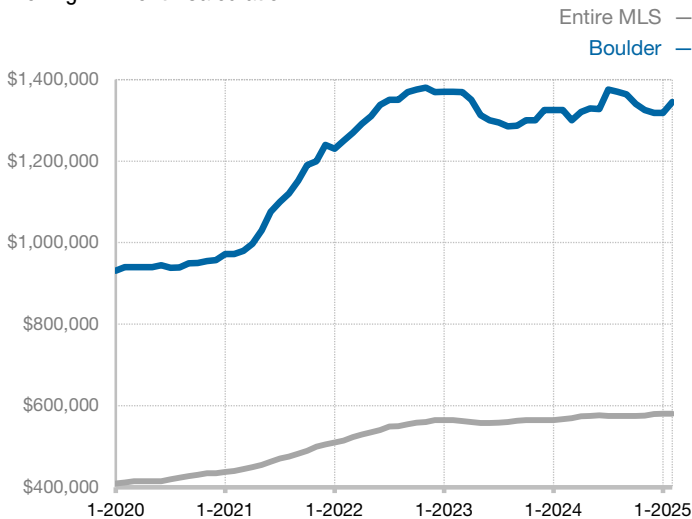
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	121	133	+ 9.9%	220	264	+ 20.0%
Closed Sales	75	40	- 46.7%	125	82	- 34.4%
Median Sales Price*	\$1,340,000	\$1,956,500	+ 46.0%	\$1,340,000	\$1,610,000	+ 20.1%
Average Sales Price*	\$1,714,876	\$2,326,341	+ 35.7%	\$1,668,284	\$1,861,556	+ 11.6%
Percent of List Price Received*	98.2%	96.7%	- 1.5%	97.6%	96.4%	- 1.2%
Days on Market Until Sale	69	89	+ 29.0%	85	95	+ 11.8%
Inventory of Homes for Sale	221	258	+ 16.7%	--	--	--
Months Supply of Inventory	2.8	3.6	+ 28.6%	--	--	--

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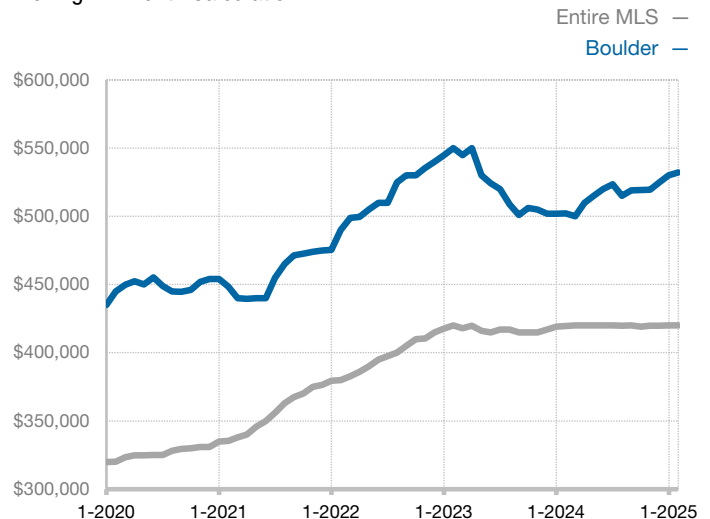
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	95	81	- 14.7%	146	162	+ 11.0%
Closed Sales	38	43	+ 13.2%	69	75	+ 8.7%
Median Sales Price*	\$593,000	\$600,000	+ 1.2%	\$491,500	\$550,000	+ 11.9%
Average Sales Price*	\$657,318	\$732,568	+ 11.4%	\$610,021	\$663,535	+ 8.8%
Percent of List Price Received*	98.9%	98.7%	- 0.2%	98.4%	98.1%	- 0.3%
Days on Market Until Sale	44	85	+ 93.2%	58	91	+ 56.9%
Inventory of Homes for Sale	143	199	+ 39.2%	--	--	--
Months Supply of Inventory	3.0	4.0	+ 33.3%	--	--	--

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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 2025

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Windsor

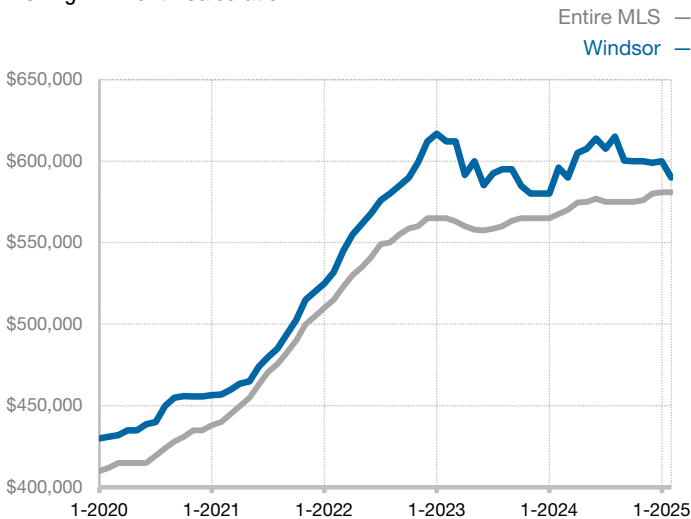
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	98	101	+ 3.1%	188	218	+ 16.0%
Closed Sales	54	70	+ 29.6%	84	131	+ 56.0%
Median Sales Price*	\$627,500	\$559,000	- 10.9%	\$597,500	\$570,000	- 4.6%
Average Sales Price*	\$708,573	\$719,088	+ 1.5%	\$698,039	\$723,027	+ 3.6%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	98.8%	99.2%	+ 0.4%
Days on Market Until Sale	85	86	+ 1.2%	90	89	- 1.1%
Inventory of Homes for Sale	201	242	+ 20.4%	--	--	--
Months Supply of Inventory	3.2	3.1	- 3.1%	--	--	--

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

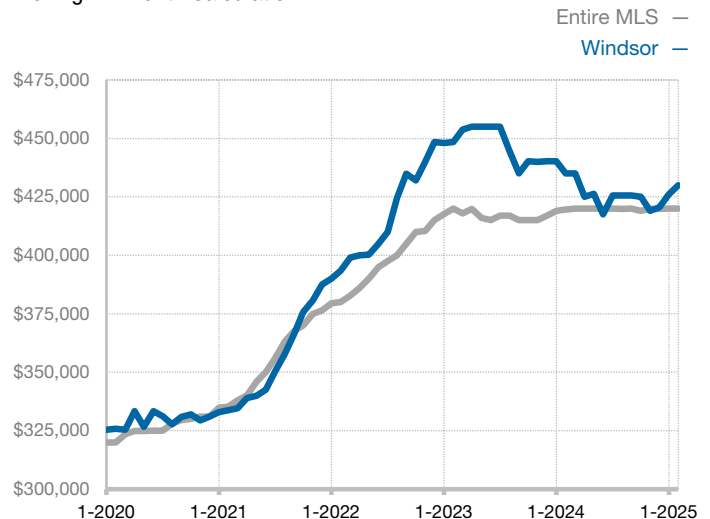
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	12	16	+ 33.3%	27	35	+ 29.6%
Closed Sales	8	7	- 12.5%	13	11	- 15.4%
Median Sales Price*	\$420,538	\$575,933	+ 37.0%	\$416,075	\$575,933	+ 38.4%
Average Sales Price*	\$403,871	\$522,587	+ 29.4%	\$420,994	\$520,510	+ 23.6%
Percent of List Price Received*	98.6%	98.6%	0.0%	98.4%	98.3%	- 0.1%
Days on Market Until Sale	79	239	+ 202.5%	87	204	+ 134.5%
Inventory of Homes for Sale	45	37	- 17.8%	--	--	--
Months Supply of Inventory	4.3	4.5	+ 4.7%	--	--	--

* 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 2025

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Greeley

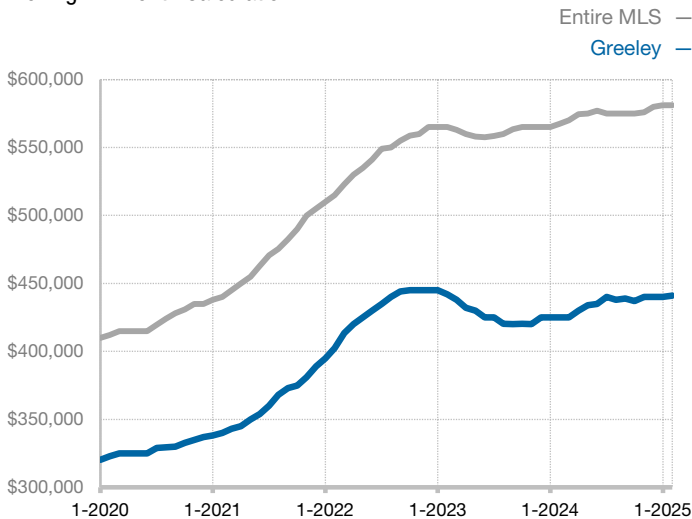
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	117	104	- 11.1%	239	217	- 9.2%
Closed Sales	80	68	- 15.0%	136	129	- 5.1%
Median Sales Price*	\$422,000	\$465,000	+ 10.2%	\$422,000	\$450,000	+ 6.6%
Average Sales Price*	\$436,902	\$497,734	+ 13.9%	\$435,934	\$469,070	+ 7.6%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	99.3%	99.3%	0.0%
Days on Market Until Sale	66	87	+ 31.8%	73	80	+ 9.6%
Inventory of Homes for Sale	190	195	+ 2.6%	--	--	--
Months Supply of Inventory	2.1	2.1	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.

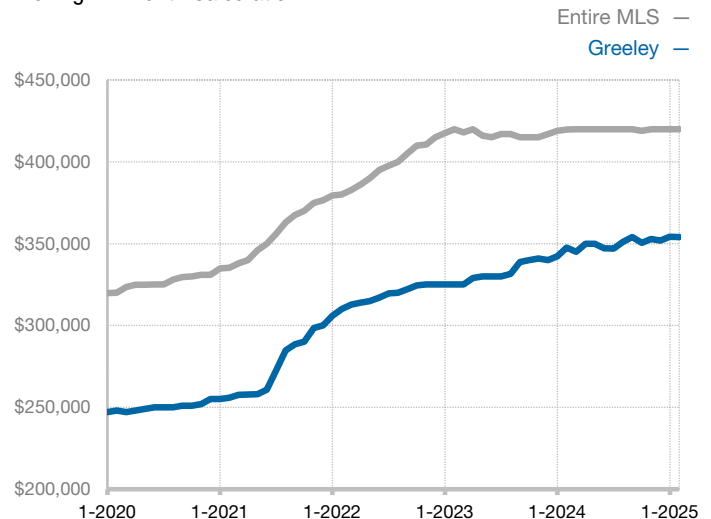
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	23	23	0.0%	46	44	- 4.3%
Closed Sales	25	8	- 68.0%	35	19	- 45.7%
Median Sales Price*	\$367,736	\$345,000	- 6.2%	\$330,000	\$325,000	- 1.5%
Average Sales Price*	\$348,354	\$346,400	- 0.6%	\$337,847	\$350,189	+ 3.7%
Percent of List Price Received*	99.0%	99.0%	0.0%	99.4%	99.0%	- 0.4%
Days on Market Until Sale	122	84	- 31.1%	105	99	- 5.7%
Inventory of Homes for Sale	45	59	+ 31.1%	--	--	--
Months Supply of Inventory	2.4	3.5	+ 45.8%	--	--	--

* 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 February 2025

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Loveland

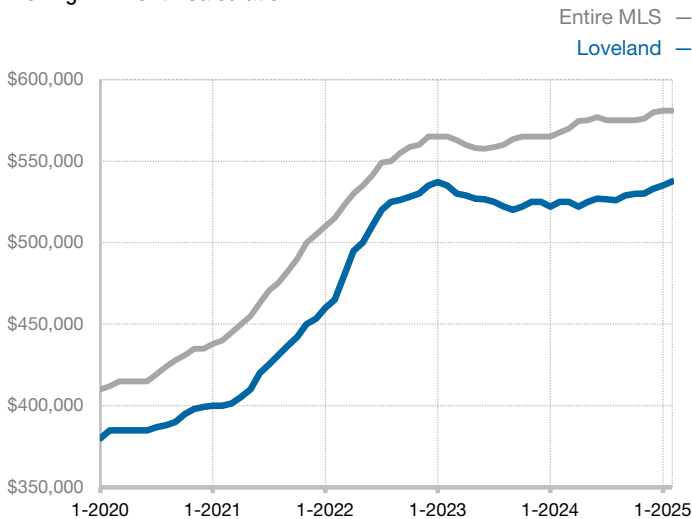
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	108	109	+ 0.9%	207	235	+ 13.5%
Closed Sales	79	86	+ 8.9%	155	147	- 5.2%
Median Sales Price*	\$510,000	\$532,500	+ 4.4%	\$500,000	\$514,283	+ 2.9%
Average Sales Price*	\$622,318	\$640,718	+ 3.0%	\$575,733	\$606,236	+ 5.3%
Percent of List Price Received*	98.5%	99.5%	+ 1.0%	99.1%	98.9%	- 0.2%
Days on Market Until Sale	72	70	- 2.8%	65	74	+ 13.8%
Inventory of Homes for Sale	143	203	+ 42.0%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--

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

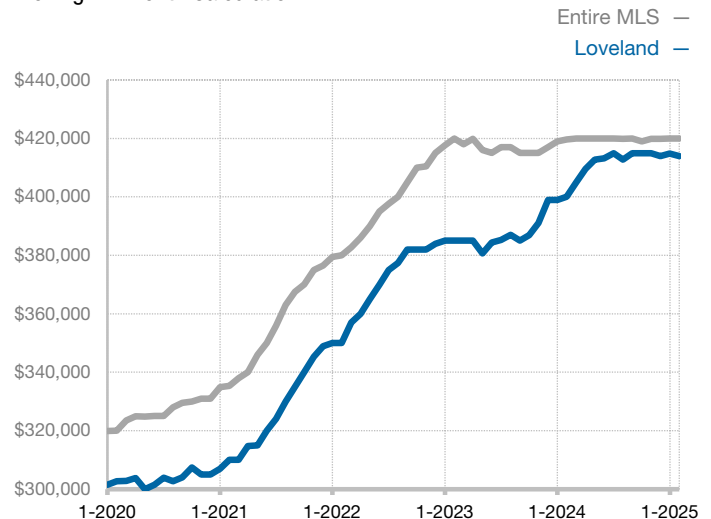
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	18	37	+ 105.6%	38	68	+ 78.9%
Closed Sales	15	21	+ 40.0%	28	34	+ 21.4%
Median Sales Price*	\$408,395	\$385,000	- 5.7%	\$394,975	\$405,881	+ 2.8%
Average Sales Price*	\$407,215	\$399,615	- 1.9%	\$401,519	\$414,576	+ 3.3%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	98.9%	98.8%	- 0.1%
Days on Market Until Sale	103	103	0.0%	93	106	+ 14.0%
Inventory of Homes for Sale	62	73	+ 17.7%	--	--	--
Months Supply of Inventory	2.5	3.2	+ 28.0%	--	--	--

* 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 February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Fort Collins

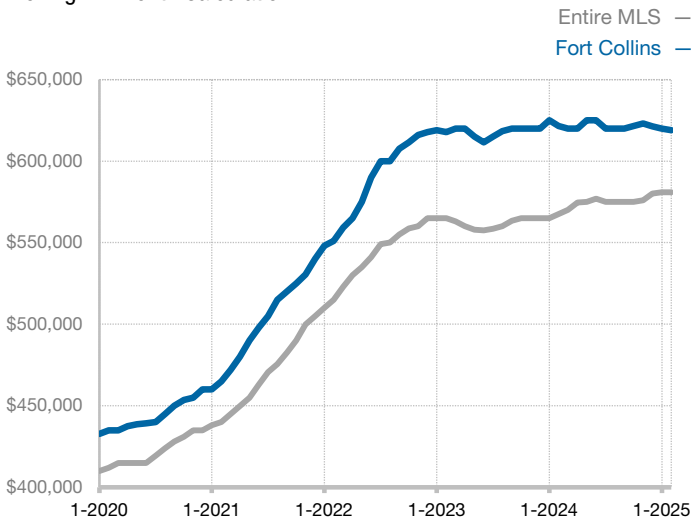
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	162	182	+ 12.3%	306	350	+ 14.4%
Closed Sales	110	117	+ 6.4%	194	211	+ 8.8%
Median Sales Price*	\$592,995	\$576,000	- 2.9%	\$604,702	\$585,000	- 3.3%
Average Sales Price*	\$649,956	\$652,682	+ 0.4%	\$712,081	\$678,863	- 4.7%
Percent of List Price Received*	98.9%	98.6%	- 0.3%	98.7%	98.6%	- 0.1%
Days on Market Until Sale	71	70	- 1.4%	71	68	- 4.2%
Inventory of Homes for Sale	221	249	+ 12.7%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--

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

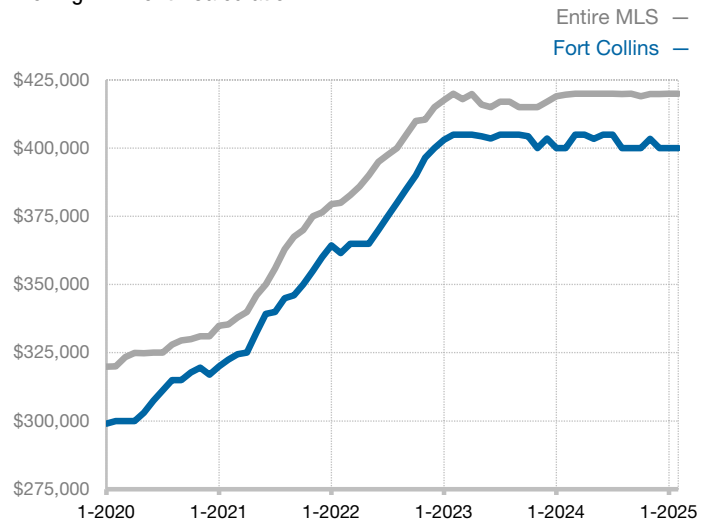
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	88	78	- 11.4%	130	156	+ 20.0%
Closed Sales	36	56	+ 55.6%	74	89	+ 20.3%
Median Sales Price*	\$387,500	\$412,490	+ 6.4%	\$372,500	\$397,000	+ 6.6%
Average Sales Price*	\$413,851	\$412,478	- 0.3%	\$389,718	\$432,223	+ 10.9%
Percent of List Price Received*	99.6%	98.8%	- 0.8%	99.1%	98.5%	- 0.6%
Days on Market Until Sale	90	85	- 5.6%	89	98	+ 10.1%
Inventory of Homes for Sale	144	166	+ 15.3%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--

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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 February 2025

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Wellington

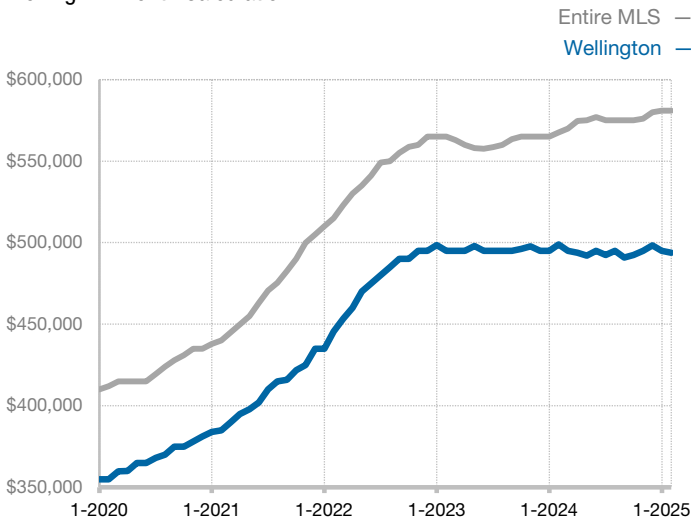
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	26	28	+ 7.7%	62	61	- 1.6%
Closed Sales	25	16	- 36.0%	34	28	- 17.6%
Median Sales Price*	\$507,635	\$477,500	- 5.9%	\$493,700	\$478,700	- 3.0%
Average Sales Price*	\$622,712	\$566,577	- 9.0%	\$582,111	\$535,110	- 8.1%
Percent of List Price Received*	99.4%	98.0%	- 1.4%	99.6%	98.8%	- 0.8%
Days on Market Until Sale	71	85	+ 19.7%	75	91	+ 21.3%
Inventory of Homes for Sale	49	54	+ 10.2%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--

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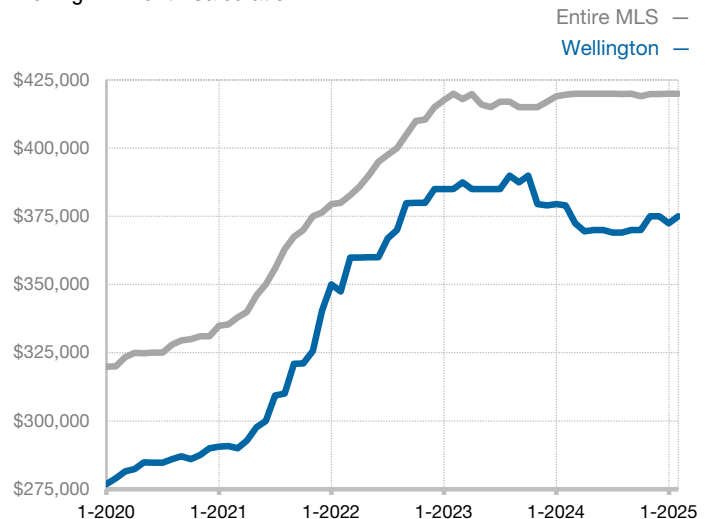
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	3	4	+ 33.3%	7	11	+ 57.1%
Closed Sales	3	4	+ 33.3%	4	6	+ 50.0%
Median Sales Price*	\$370,000	\$388,060	+ 4.9%	\$377,500	\$353,200	- 6.4%
Average Sales Price*	\$358,333	\$304,220	- 15.1%	\$365,000	\$308,463	- 15.5%
Percent of List Price Received*	97.7%	99.6%	+ 1.9%	98.3%	99.1%	+ 0.8%
Days on Market Until Sale	134	77	- 42.5%	119	113	- 5.0%
Inventory of Homes for Sale	7	15	+ 114.3%	--	--	--
Months Supply of Inventory	3.0	5.8	+ 93.3%	--	--	--

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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 2025

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Berthoud

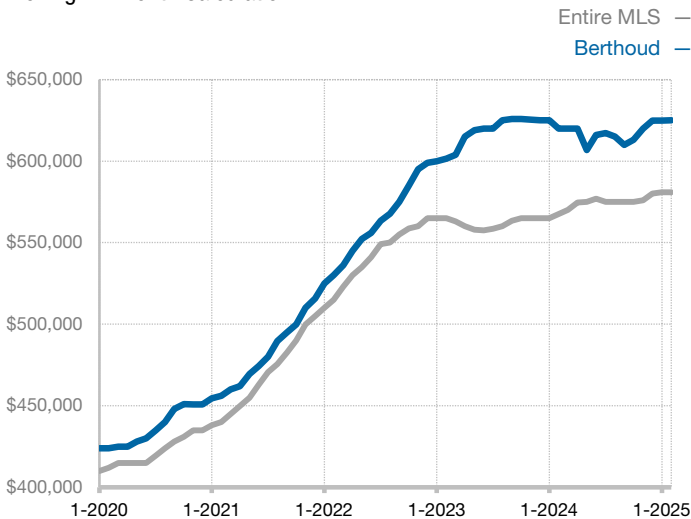
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	39	70	+ 79.5%	78	126	+ 61.5%
Closed Sales	33	34	+ 3.0%	47	61	+ 29.8%
Median Sales Price*	\$529,990	\$634,950	+ 19.8%	\$529,990	\$624,900	+ 17.9%
Average Sales Price*	\$741,531	\$732,511	- 1.2%	\$715,447	\$787,917	+ 10.1%
Percent of List Price Received*	97.8%	98.5%	+ 0.7%	98.1%	98.3%	+ 0.2%
Days on Market Until Sale	105	95	- 9.5%	108	94	- 13.0%
Inventory of Homes for Sale	94	137	+ 45.7%	--	--	--
Months Supply of Inventory	3.0	3.8	+ 26.7%	--	--	--

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Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	4	3	- 25.0%	7	14	+ 100.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$464,990	\$0	- 100.0%	\$464,990	\$550,000	+ 18.3%
Average Sales Price*	\$464,990	\$0	- 100.0%	\$464,990	\$550,000	+ 18.3%
Percent of List Price Received*	96.7%	0.0%	- 100.0%	96.7%	95.7%	- 1.0%
Days on Market Until Sale	85	0	- 100.0%	85	23	- 72.9%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	4.9	6.4	+ 30.6%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

