



# FCBR 2025

FORT COLLINS BOARD OF REALTORS®



# Monthly Indicators



## January 2025

New Listings were up 13.2 percent for single family homes and 63.8 percent for townhouse-condo properties. Pending Sales landed at 153 for single family homes and 51 for townhouse-condo properties.

The Median Sales Price was down 0.8 percent to \$600,000 for single family homes but increased 6.6 percent to \$391,608 for townhouse-condo properties. Days on Market decreased 7.3 percent for single family homes but increased 42.6 percent for townhouse-condo properties.

According to NAR, total housing inventory was 1.15 million units heading into January, a 13.5% decrease from the previous month but a 16.2% increase from the same period one year earlier, for a 3.3-month supply at the current sales pace. Housing supply remains down compared to pre-pandemic levels, and the limited number of homes on the market continues to push sales prices higher nationwide, with the median existing-home price rising 6% year-over-year to \$404,400.

## Activity Snapshot

**+ 21.5%**      **- 7.3%**      **- 0.8%**

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.

- Single Family Activity Overview **2**
- Townhouse-Condo Activity Overview **3**
- New Listings **4**
- Pending Sales **5**
- Sold Listings **6**
- Median Sales Price **7**
- Average Sales Price **8**
- Percent of List Price Received **9**
- Days on Market Until Sale **10**
- Housing Affordability Index **11**
- Active Listings **12**
- Months Supply of Inventory **13**
- All Properties Activity Overview **14**
- Sold Listings and Inventory by Price Range **15**
- Glossary of Terms **16**



# 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	1-2024	1-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
<b>New Listings</b>		189	<b>214</b>	+ 13.2%	189	<b>214</b>	+ 13.2%
<b>Pending Sales</b>		144	<b>153</b>	+ 6.3%	144	<b>153</b>	+ 6.3%
<b>Under Contract</b>	Not enough historical data for chart	--	--	--	--	--	--
<b>Sold Listings</b>		93	<b>113</b>	+ 21.5%	93	<b>113</b>	+ 21.5%
<b>Median Sales Price</b>		\$605,000	<b>\$600,000</b>	- 0.8%	\$605,000	<b>\$600,000</b>	- 0.8%
<b>Avg. Sales Price</b>		\$751,941	<b>\$741,177</b>	- 1.4%	\$751,941	<b>\$741,177</b>	- 1.4%
<b>Pct. of List Price Received</b>		98.6%	<b>98.6%</b>	0.0%	98.6%	<b>98.6%</b>	0.0%
<b>Days on Market</b>		82	<b>76</b>	- 7.3%	82	<b>76</b>	- 7.3%
<b>Affordability Index</b>		70	<b>69</b>	- 1.4%	70	<b>69</b>	- 1.4%
<b>Active Listings</b>		327	<b>338</b>	+ 3.4%	--	--	--
<b>Months Supply</b>		2.0	<b>1.9</b>	- 5.0%	--	--	--

# 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.



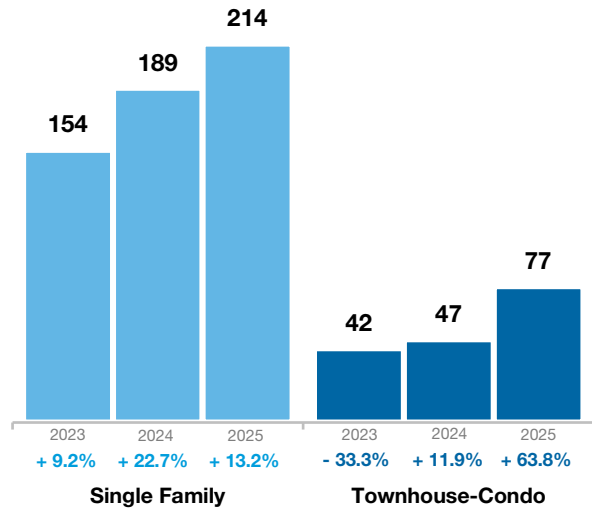
Key Metrics	Historical Sparkbars	1-2024	1-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
<b>New Listings</b>		47	77	+ 63.8%	47	77	+ 63.8%
<b>Pending Sales</b>		54	51	- 5.6%	54	51	- 5.6%
<b>Under Contract</b>	Not enough historical data for chart	--	--	--	--	--	--
<b>Sold Listings</b>		36	30	- 16.7%	36	30	- 16.7%
<b>Median Sales Price</b>		\$367,500	\$391,608	+ 6.6%	\$367,500	\$391,608	+ 6.6%
<b>Avg. Sales Price</b>		\$387,172	\$426,968	+ 10.3%	\$387,172	\$426,968	+ 10.3%
<b>Pct. of List Price Received</b>		98.9%	98.1%	- 0.8%	98.9%	98.1%	- 0.8%
<b>Days on Market</b>		94	134	+ 42.6%	94	134	+ 42.6%
<b>Affordability Index</b>		115	106	- 7.8%	115	106	- 7.8%
<b>Active Listings</b>		136	159	+ 16.9%	--	--	--
<b>Months Supply</b>		2.3	2.8	+ 21.7%	--	--	--

# New Listings

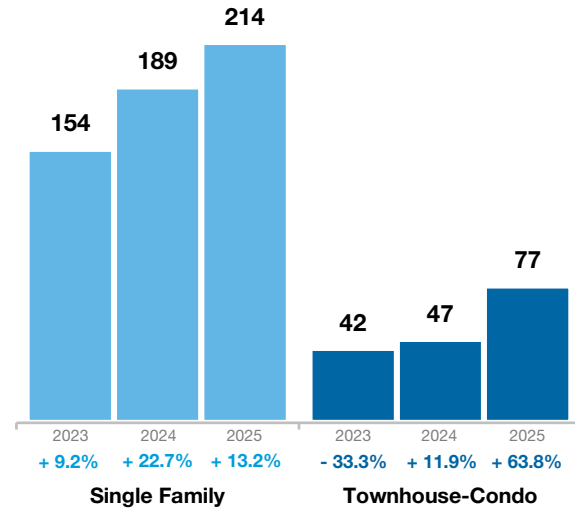
A count of the properties that have been newly listed on the market in a given month.



## January

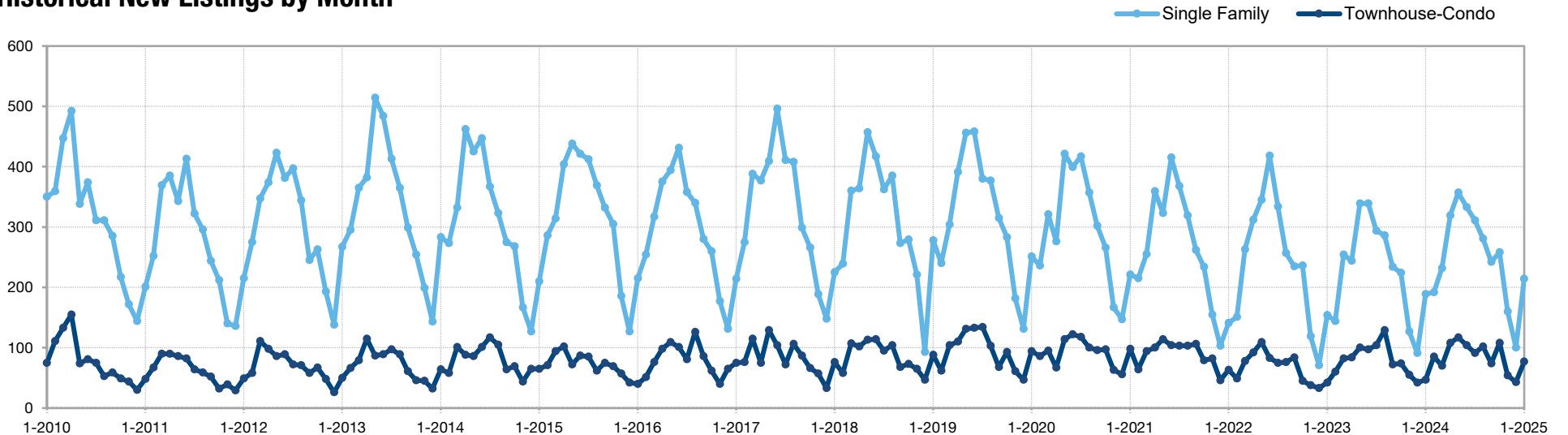


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	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	258	+15.2%	108	+45.9%
Nov-2024	160	+26.0%	54	-1.8%
Dec-2024	100	+9.9%	43	+2.4%
<b>Jan-2025</b>	<b>214</b>	<b>+13.2%</b>	<b>77</b>	<b>+63.8%</b>
12-Month Avg	250	+8.5%	86	+9.2%

## Historical New Listings by Month

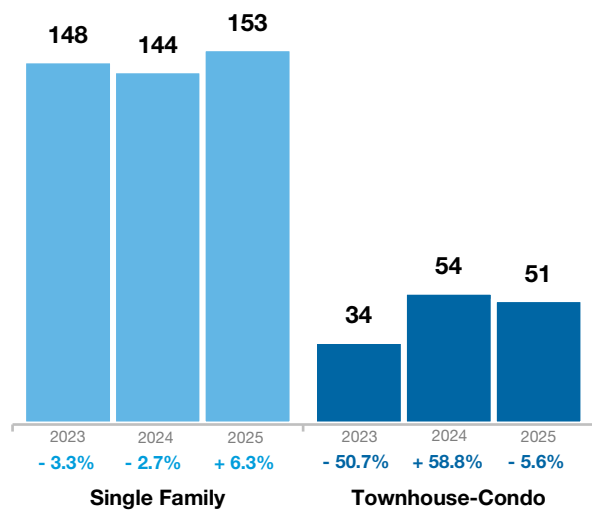


# Pending Sales

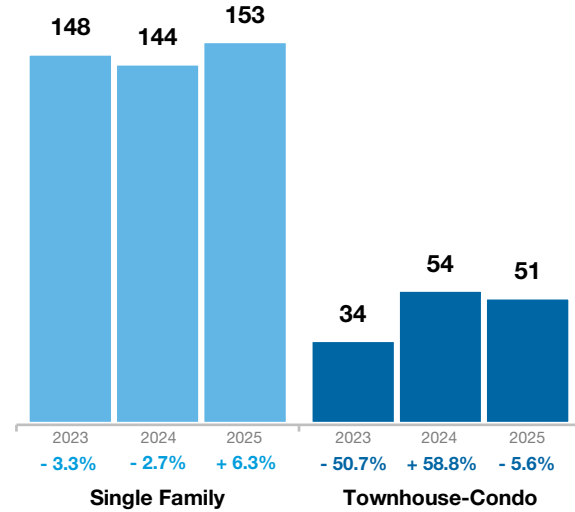
A count of the properties on which offers have been accepted in a given month.



## January

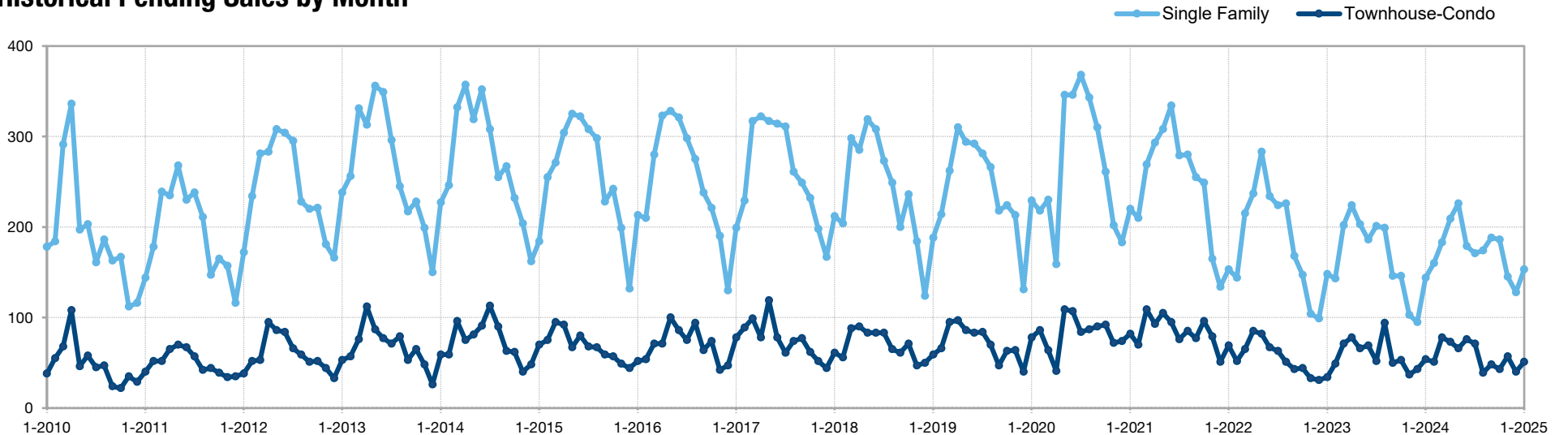


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	171	-14.9%	71	+36.5%
Aug-2024	174	-12.6%	39	-58.5%
Sep-2024	188	+28.8%	48	-4.0%
Oct-2024	186	+27.4%	43	-18.9%
Nov-2024	145	+40.8%	57	+54.1%
Dec-2024	128	+34.7%	40	-7.0%
<b>Jan-2025</b>	<b>153</b>	<b>+6.3%</b>	<b>51</b>	<b>-5.6%</b>
12-Month Avg	175	+5.5%	58	-3.2%

## Historical Pending Sales by Month

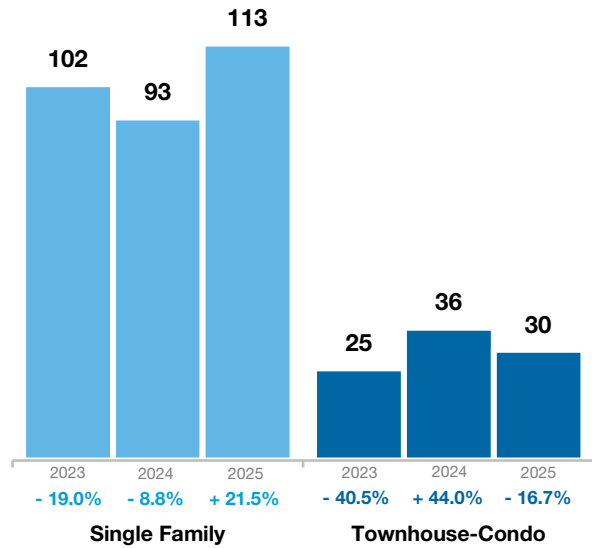


# Sold Listings

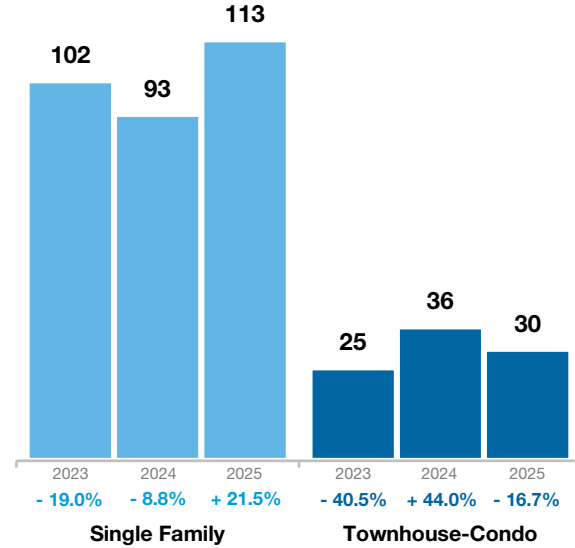
A count of the actual sales that closed in a given month.



## January

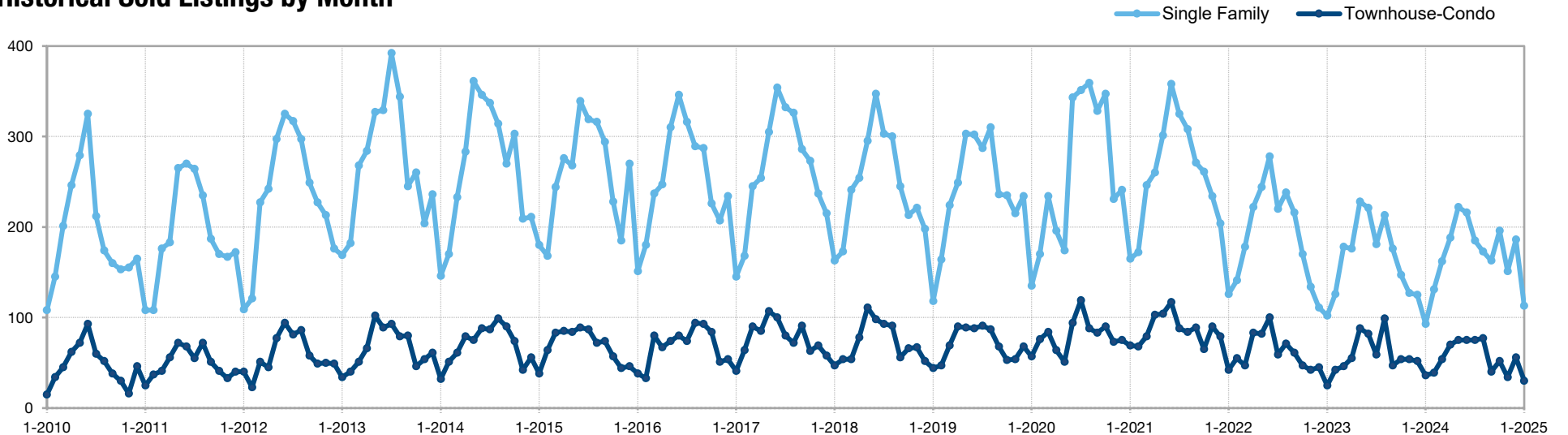


## Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%
Dec-2024	186	+48.8%	56	+7.7%
<b>Jan-2025</b>	<b>113</b>	<b>+21.5%</b>	<b>30</b>	<b>-16.7%</b>
12-Month Avg	174	+4.8%	56	-5.2%

## Historical Sold Listings by Month

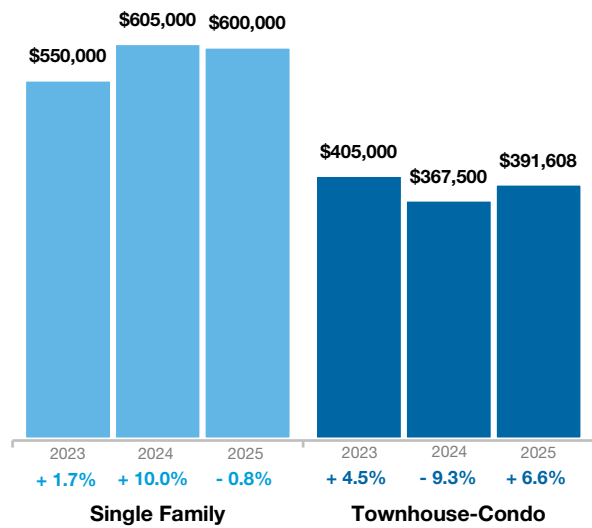


# Median Sales Price

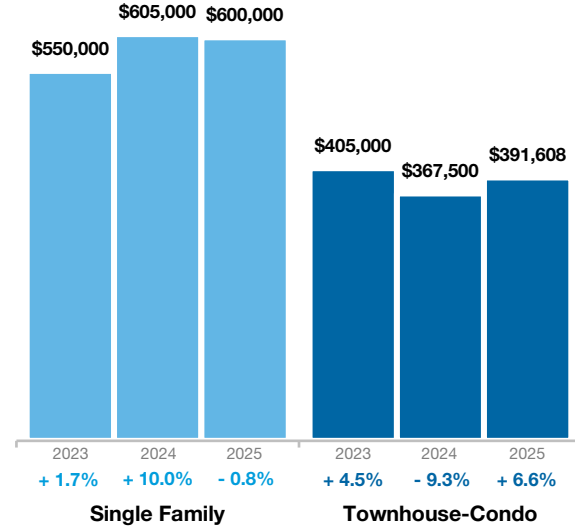
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## January



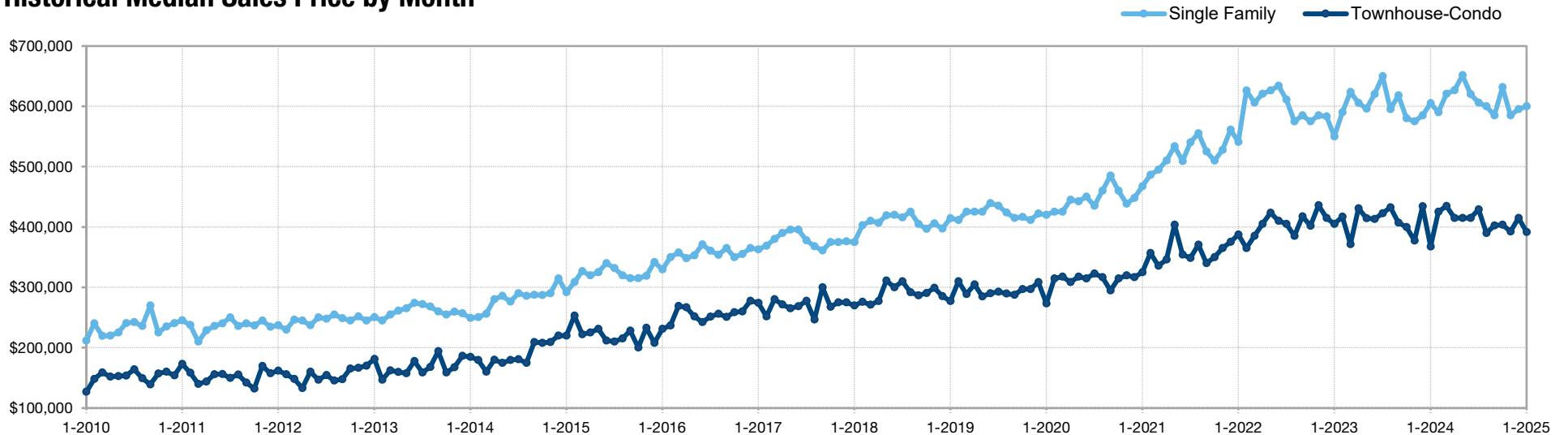
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%
Dec-2024	\$595,000	+1.7%	\$414,995	-4.4%
<b>Jan-2025</b>	<b>\$600,000</b>	<b>-0.8%</b>	<b>\$391,608</b>	<b>+6.6%</b>
12-Month Avg*	\$607,250	+1.2%	\$410,000	-1.2%

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

## Historical Median Sales Price by Month



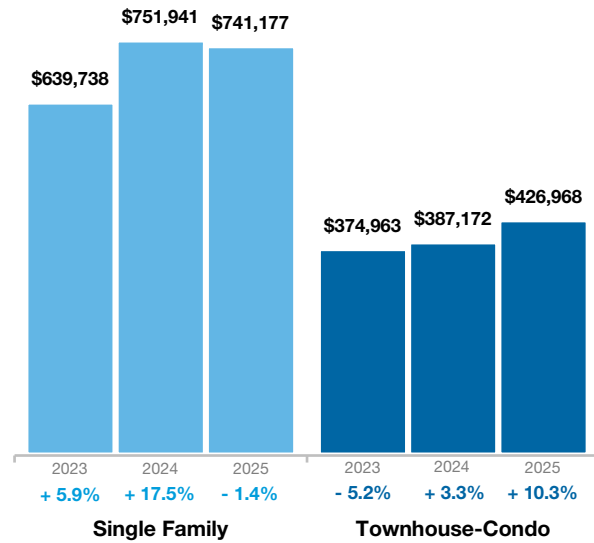


# Average Sales Price

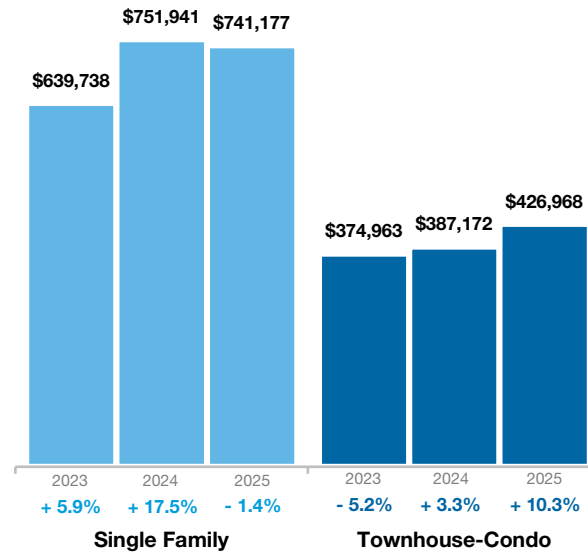
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## January



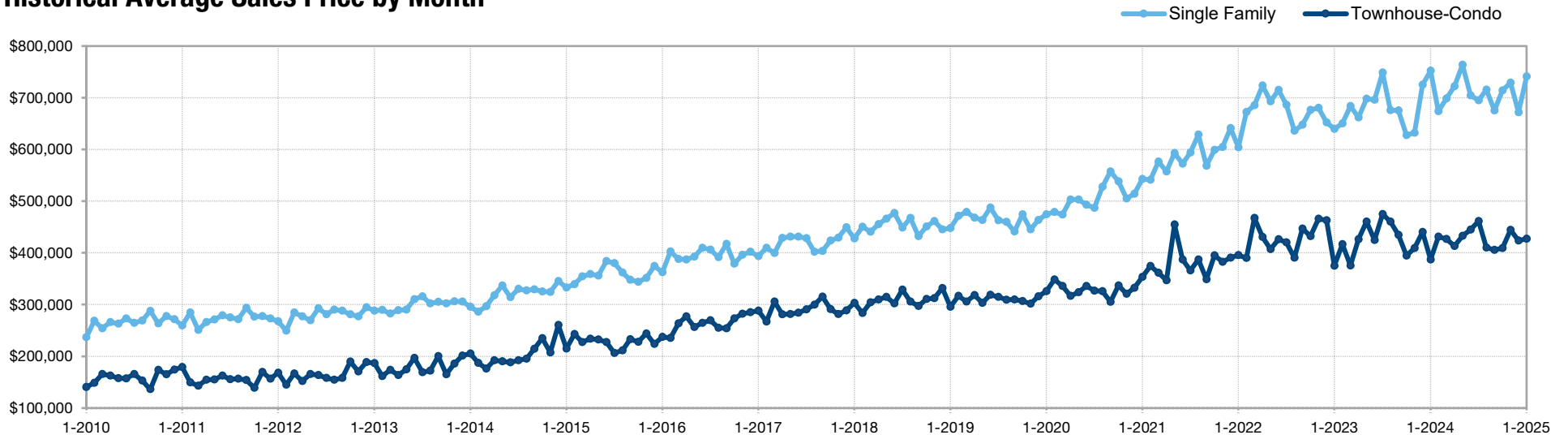
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%
Dec-2024	\$671,806	-7.3%	\$423,748	-3.7%
<b>Jan-2025</b>	<b>\$741,177</b>	<b>-1.4%</b>	<b>\$426,968</b>	<b>+10.3%</b>
12-Month Avg*	\$709,434	+3.5%	\$428,132	-0.7%

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

## Historical Average Sales Price by Month



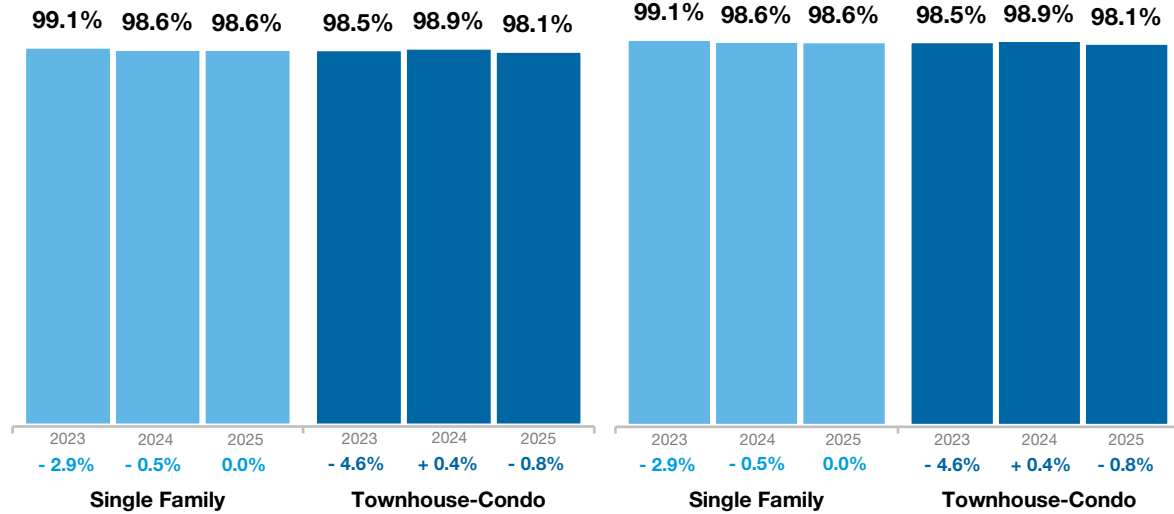
# Percent of List Price Received

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.



## January

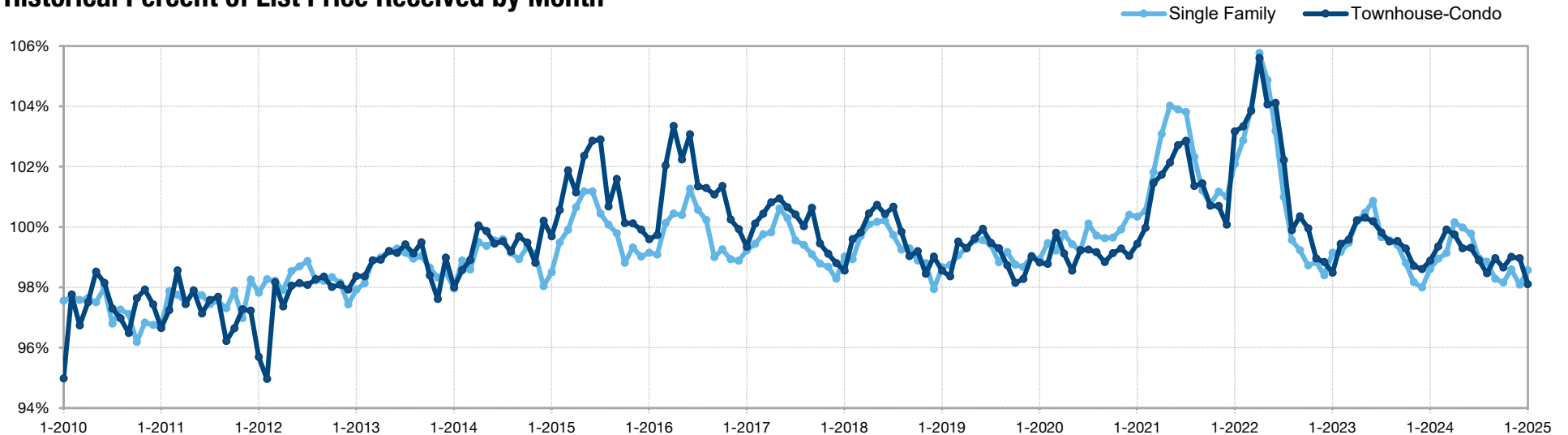
## Year to Date



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

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

## Historical Percent of List Price Received by Month

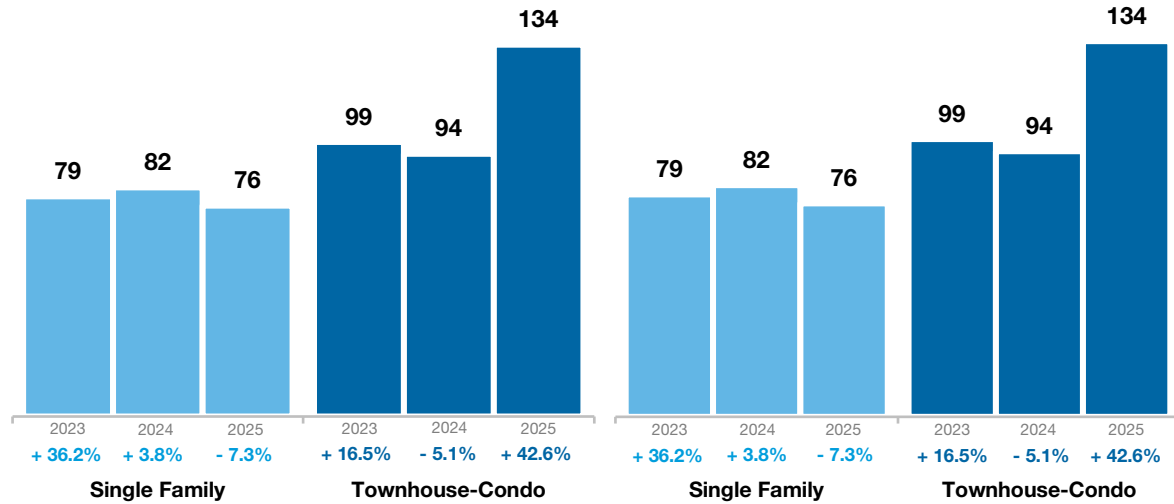


# Days on Market Until Sale



## January

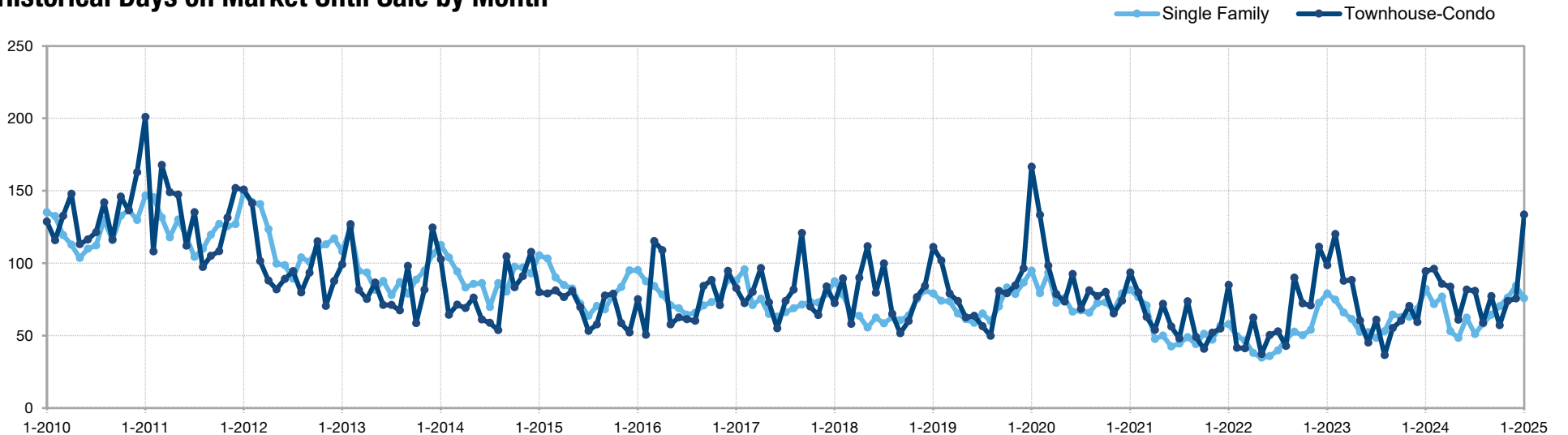
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%
Dec-2024	84	+23.5%	76	+28.8%
<b>Jan-2025</b>	<b>76</b>	<b>-7.3%</b>	<b>134</b>	<b>+42.6%</b>
12-Month Avg	65	+7.6%	77	+19.2%

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

## Historical Days on Market Until Sale by Month



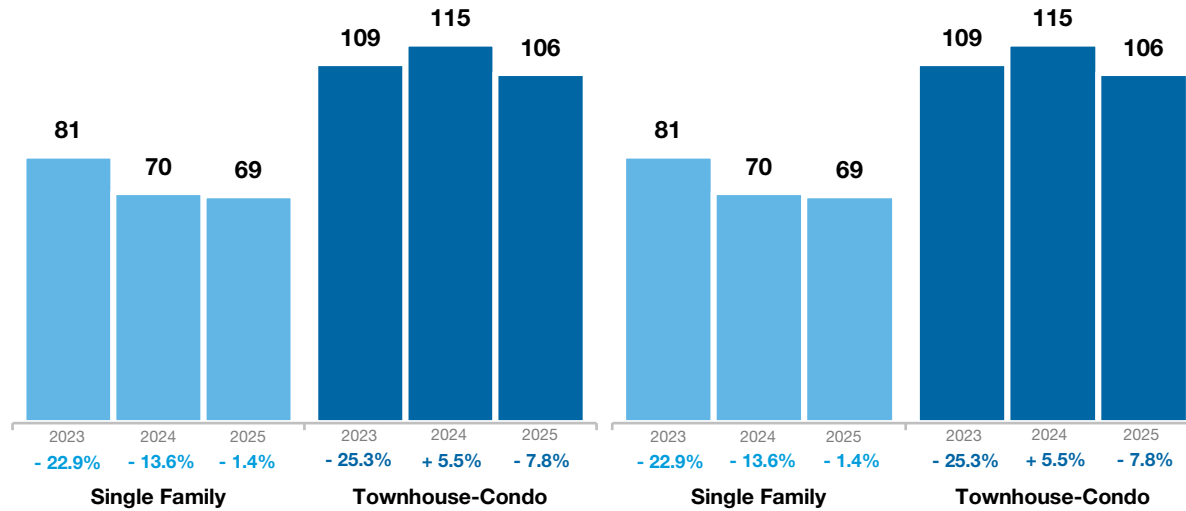
# Housing Affordability Index

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.



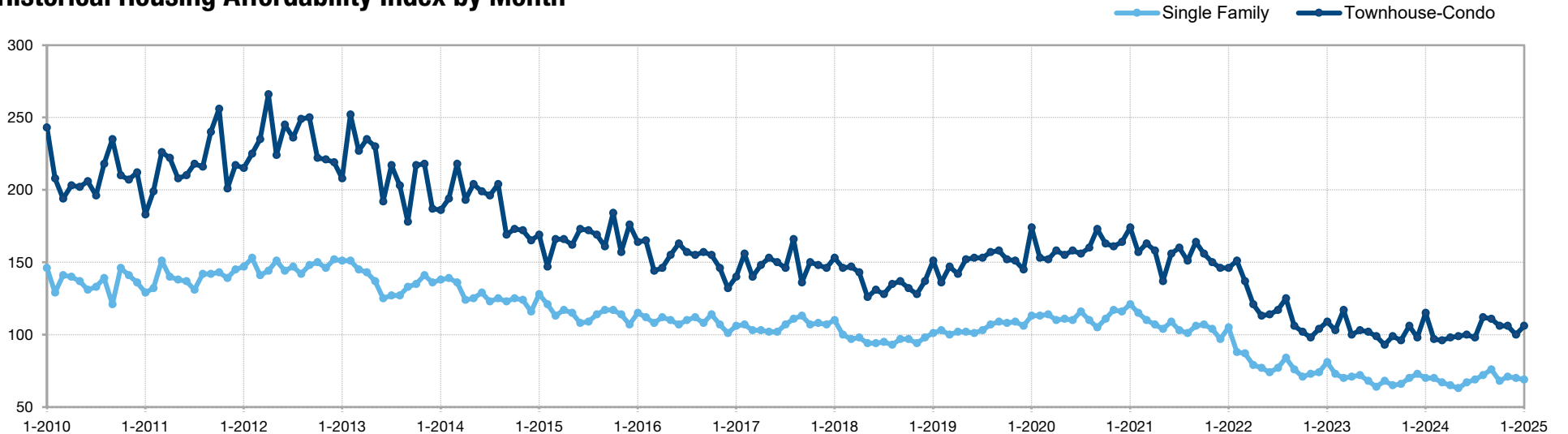
## January

## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%
Dec-2024	70	-4.1%	100	+2.0%
<b>Jan-2025</b>	<b>69</b>	<b>-1.4%</b>	<b>106</b>	<b>-7.8%</b>
12-Month Avg	69	-2.9%	69	-1.0%

## Historical Housing Affordability Index by Month

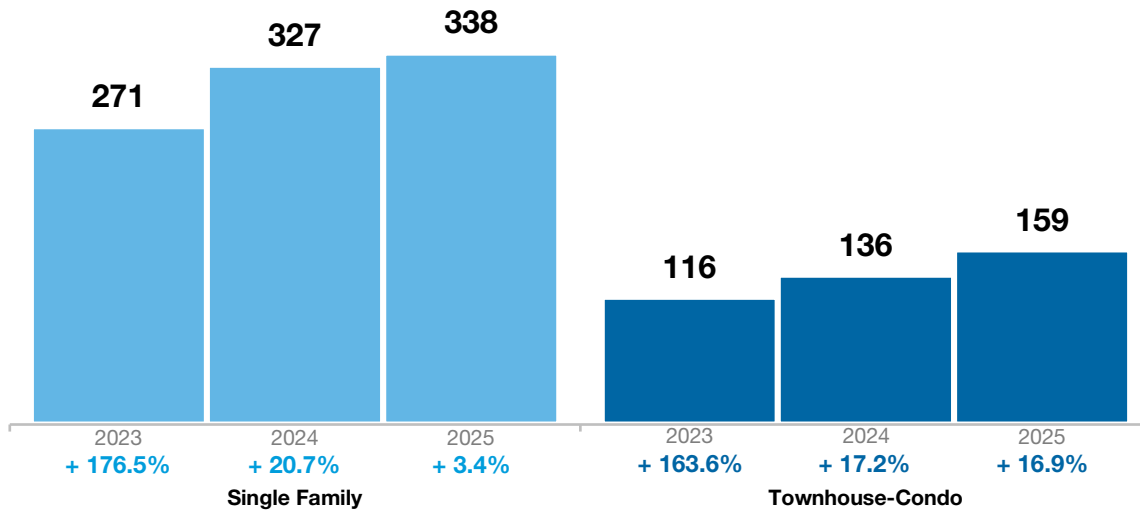


# Inventory of Active Listings

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



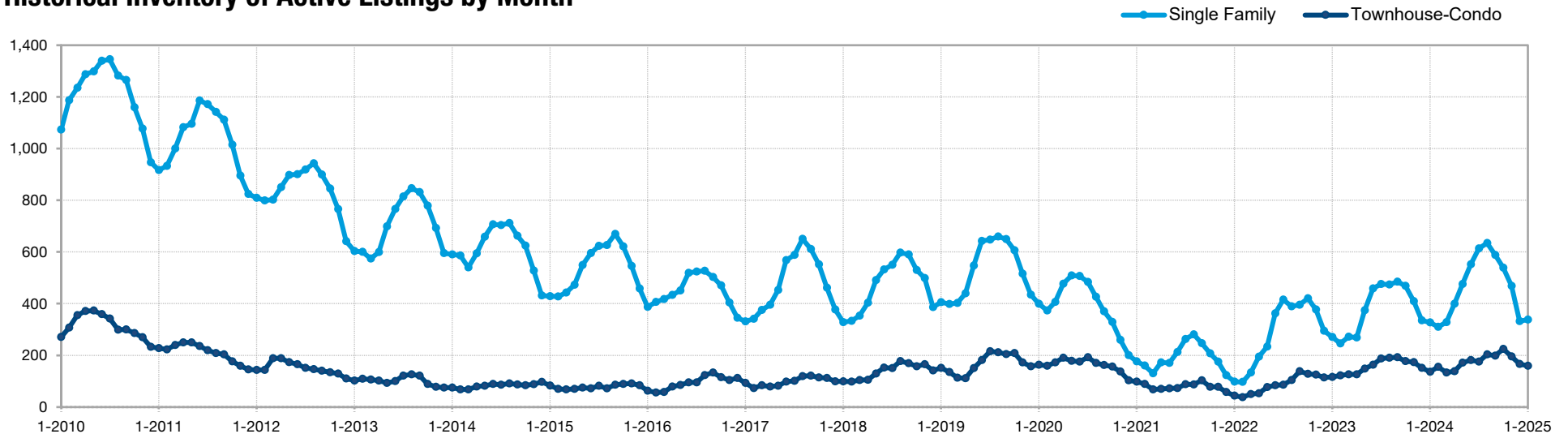
## January



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	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	469	+14.7%	196	+12.6%
Dec-2024	332	-0.9%	166	+9.9%
<b>Jan-2025</b>	<b>338</b>	<b>+3.4%</b>	<b>159</b>	<b>+16.9%</b>
12-Month Avg*	465	+21.4%	175	+11.0%

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

## Historical Inventory of Active Listings by Month

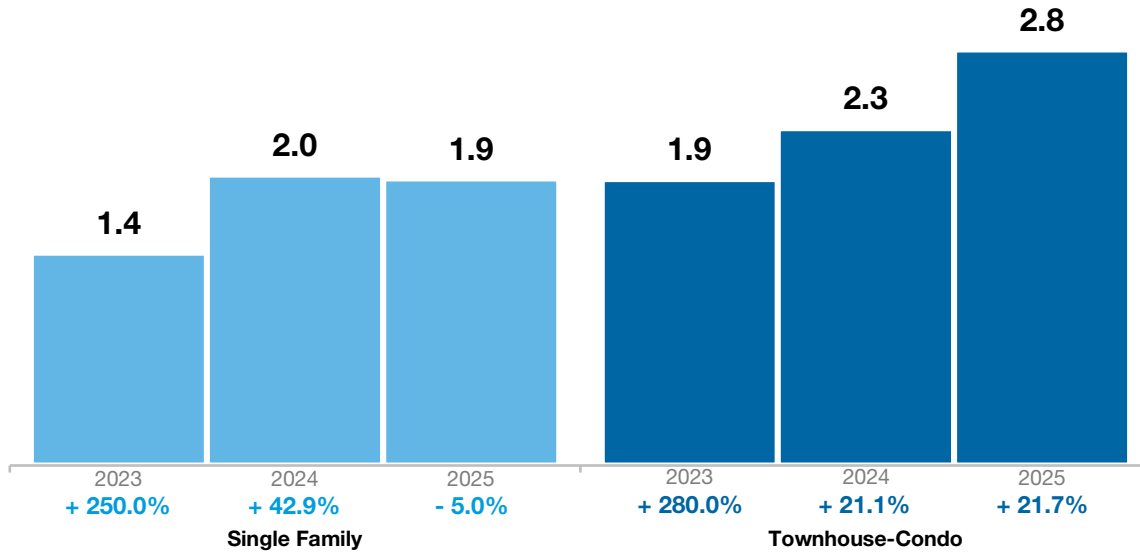


# Months Supply of Inventory

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.



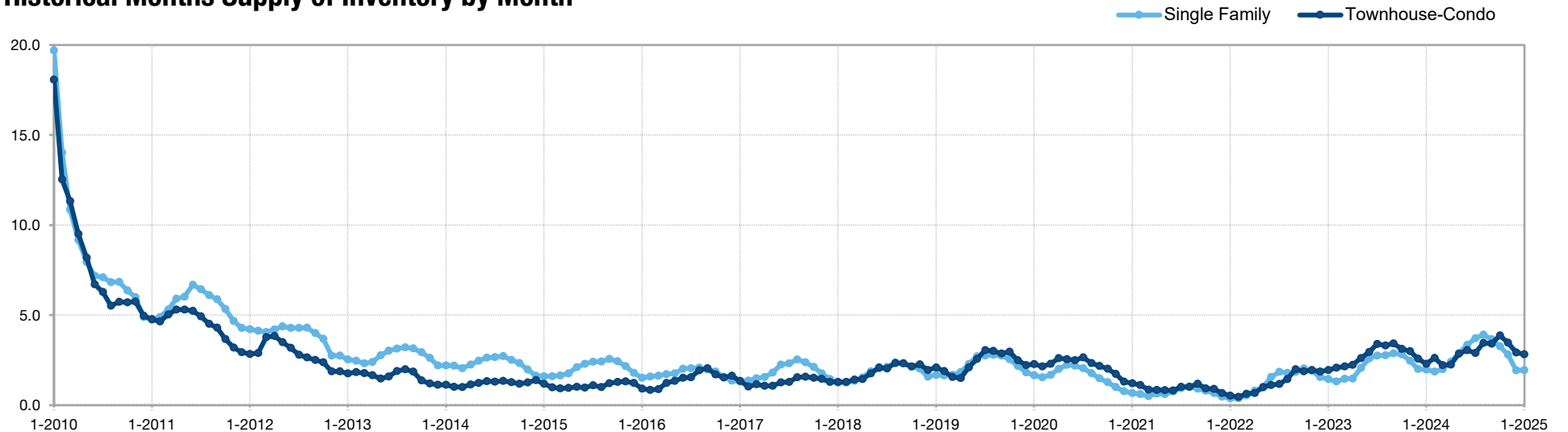
## January



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	3.7	+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%
<b>Jan-2025</b>	<b>1.9</b>	<b>-5.0%</b>	<b>2.8</b>	<b>+21.7%</b>
12-Month Avg*	2.8	+26.7%	3.0	+8.0%

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



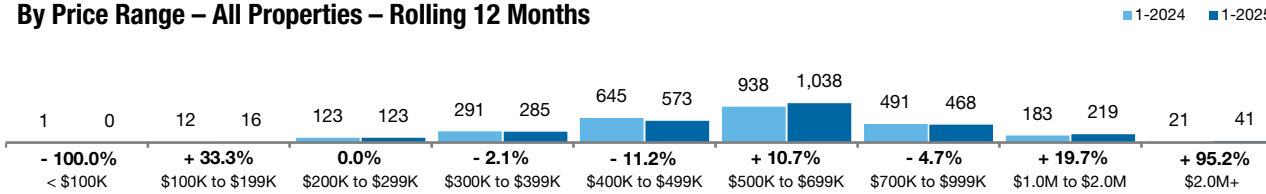
Key Metrics	Historical Sparkbars	1-2024	1-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
<b>New Listings</b>		236	<b>291</b>	+ 23.3%	236	<b>291</b>	+ 23.3%
<b>Pending Sales</b>		198	<b>204</b>	+ 3.0%	54	<b>51</b>	- 5.6%
<b>Under Contract</b>	Not enough historical data for chart	--	--	--	--	--	--
<b>Sold Listings</b>		129	<b>143</b>	+ 10.9%	129	<b>143</b>	+ 10.9%
<b>Median Sales Price</b>		\$550,000	<b>\$550,000</b>	0.0%	\$550,000	<b>\$550,000</b>	0.0%
<b>Avg. Sales Price</b>		\$650,145	<b>\$675,259</b>	+ 3.9%	\$650,145	<b>\$675,259</b>	+ 3.9%
<b>Pct. of List Price Received</b>		98.7%	<b>98.5%</b>	- 0.2%	98.7%	<b>98.5%</b>	- 0.2%
<b>Days on Market</b>		86	<b>88</b>	+ 2.3%	86	<b>88</b>	+ 2.3%
<b>Affordability Index</b>		77	<b>75</b>	- 2.6%	77	<b>75</b>	- 2.6%
<b>Active Listings</b>		463	<b>497</b>	+ 7.3%	--	--	--
<b>Months Supply</b>		2.1	<b>2.2</b>	+ 5.1%	--	--	--

# Sold Listings

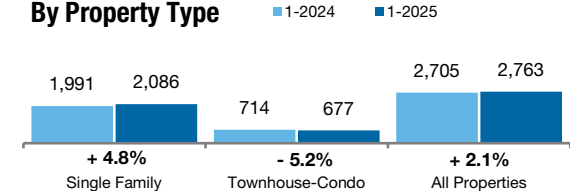
Actual sales that have closed in a given quarter.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	1-2024	1-2025	Change	1-2024	1-2025	Change
\$99,999 and Below	1	0	-100.0%	0	0	--
\$100,000 to \$199,999	12	14	+16.7%	0	2	--
\$200,000 to \$299,999	25	31	+24.0%	98	92	-6.1%
\$300,000 to \$399,999	73	67	-8.2%	218	218	0.0%
\$400,000 to \$499,999	363	342	-5.8%	282	231	-18.1%
\$500,000 to \$699,999	859	932	+8.5%	79	106	+34.2%
\$700,000 to \$999,999	469	447	-4.7%	22	21	-4.5%
\$1,000,000 to \$1,999,999	168	212	+26.2%	15	7	-53.3%
\$2,000,000 and Above	21	41	+95.2%	0	0	--
<b>All Price Ranges</b>	<b>1,991</b>	<b>2,086</b>	<b>+4.8%</b>	<b>714</b>	<b>677</b>	<b>-5.2%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	12-2024	1-2025	Change	12-2024	1-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	2	0	-100.0%	0	0	--
\$200,000 to \$299,999	3	2	-33.3%	4	5	+25.0%
\$300,000 to \$399,999	9	9	0.0%	19	12	-36.8%
\$400,000 to \$499,999	33	18	-45.5%	23	10	-56.5%
\$500,000 to \$699,999	85	47	-44.7%	9	2	-77.8%
\$700,000 to \$999,999	34	21	-38.2%	1	0	-100.0%
\$1,000,000 to \$1,999,999	19	9	-52.6%	0	1	--
\$2,000,000 and Above	1	7	+600.0%	0	0	--
<b>All Price Ranges</b>	<b>186</b>	<b>113</b>	<b>-39.2%</b>	<b>56</b>	<b>30</b>	<b>-46.4%</b>

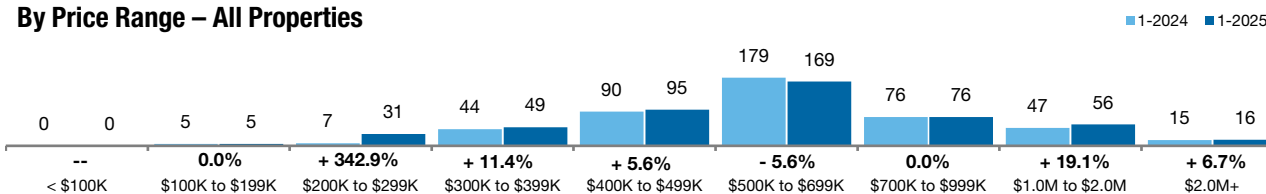
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	1-2024	1-2025	Change	1-2024	1-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	0	-100.0%	0	0	--
\$200,000 to \$299,999	1	2	+100.0%	9	5	-44.4%
\$300,000 to \$399,999	4	9	+125.0%	11	12	+9.1%
\$400,000 to \$499,999	14	18	+28.6%	12	10	-16.7%
\$500,000 to \$699,999	40	47	+17.5%	3	2	-33.3%
\$700,000 to \$999,999	20	21	+5.0%	1	0	-100.0%
\$1,000,000 to \$1,999,999	10	9	-10.0%	0	1	--
\$2,000,000 and Above	3	7	+133.3%	0	0	--
<b>All Price Ranges</b>	<b>93</b>	<b>113</b>	<b>+21.5%</b>	<b>36</b>	<b>30</b>	<b>-16.7%</b>

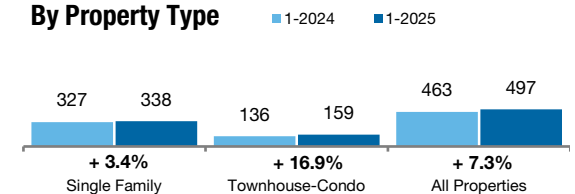
# Inventory of Active Listings

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		
	1-2024	1-2025	Change	1-2024	1-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	4	5	+25.0%	1	0	-100.0%
\$200,000 to \$299,999	2	9	+350.0%	5	22	+340.0%
\$300,000 to \$399,999	10	10	0.0%	34	39	+14.7%
\$400,000 to \$499,999	34	35	+2.9%	56	60	+7.1%
\$500,000 to \$699,999	147	144	-2.0%	32	25	-21.9%
\$700,000 to \$999,999	69	67	-2.9%	7	9	+28.6%
\$1,000,000 to \$1,999,999	46	52	+13.0%	1	4	+300.0%
\$2,000,000 and Above	15	16	+6.7%	0	0	--
<b>All Price Ranges</b>	<b>327</b>	<b>338</b>	<b>+3.4%</b>	<b>136</b>	<b>159</b>	<b>+16.9%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	12-2024	1-2025	Change	12-2024	1-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	3	5	+66.7%	0	0	--
\$200,000 to \$299,999	8	9	+12.5%	22	22	0.0%
\$300,000 to \$399,999	11	10	-9.1%	42	39	-7.1%
\$400,000 to \$499,999	47	35	-25.5%	74	60	-18.9%
\$500,000 to \$699,999	132	144	+9.1%	19	25	+31.6%
\$700,000 to \$999,999	75	67	-10.7%	6	9	+50.0%
\$1,000,000 to \$1,999,999	43	52	+20.9%	3	4	+33.3%
\$2,000,000 and Above	13	16	+23.1%	0	0	--
<b>All Price Ranges</b>	<b>332</b>	<b>338</b>	<b>+1.8%</b>	<b>166</b>	<b>159</b>	<b>-4.2%</b>

### Year to Date

Single Family	Townhouse-Condo
---------------	-----------------

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 January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Greeley

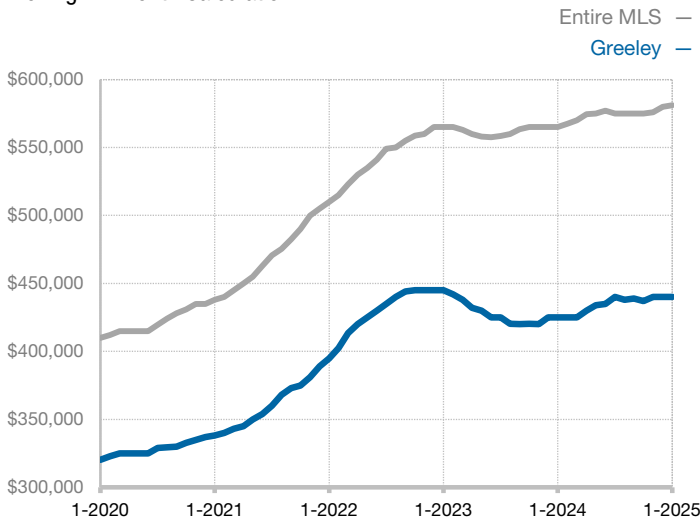
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	122	112	- 8.2%	122	112	- 8.2%
Closed Sales	56	59	+ 5.4%	56	59	+ 5.4%
Median Sales Price*	\$430,000	<b>\$425,000</b>	- 1.2%	\$430,000	<b>\$425,000</b>	- 1.2%
Average Sales Price*	\$434,551	<b>\$429,307</b>	- 1.2%	\$434,551	<b>\$429,307</b>	- 1.2%
Percent of List Price Received*	99.1%	<b>99.5%</b>	+ 0.4%	99.1%	<b>99.5%</b>	+ 0.4%
Days on Market Until Sale	84	<b>73</b>	- 13.1%	84	<b>73</b>	- 13.1%
Inventory of Homes for Sale	189	<b>202</b>	+ 6.9%	--	--	--
Months Supply of Inventory	2.1	<b>2.2</b>	+ 4.8%	--	--	--

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

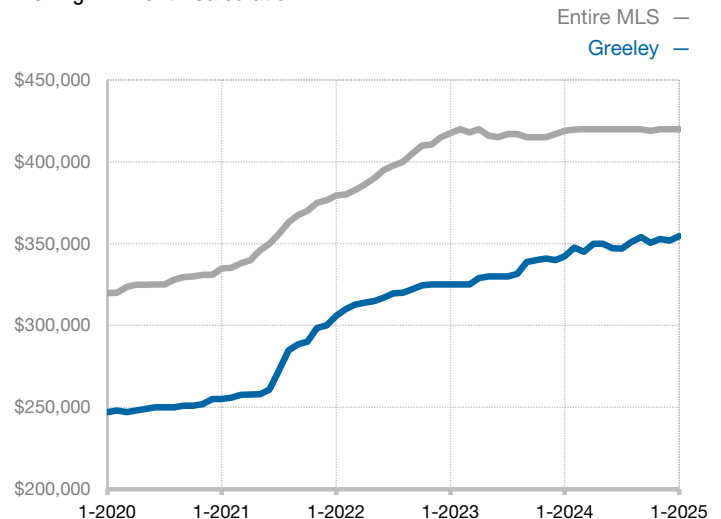
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	23	20	- 13.0%	23	20	- 13.0%
Closed Sales	10	10	0.0%	10	10	0.0%
Median Sales Price*	\$295,000	<b>\$338,450</b>	+ 14.7%	\$295,000	<b>\$338,450</b>	+ 14.7%
Average Sales Price*	\$311,580	<b>\$355,740</b>	+ 14.2%	\$311,580	<b>\$355,740</b>	+ 14.2%
Percent of List Price Received*	100.4%	<b>98.8%</b>	- 1.6%	100.4%	<b>98.8%</b>	- 1.6%
Days on Market Until Sale	61	<b>109</b>	+ 78.7%	61	<b>109</b>	+ 78.7%
Inventory of Homes for Sale	37	<b>54</b>	+ 45.9%	--	--	--
Months Supply of Inventory	2.0	<b>2.9</b>	+ 45.0%	--	--	--

\* 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 January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Loveland

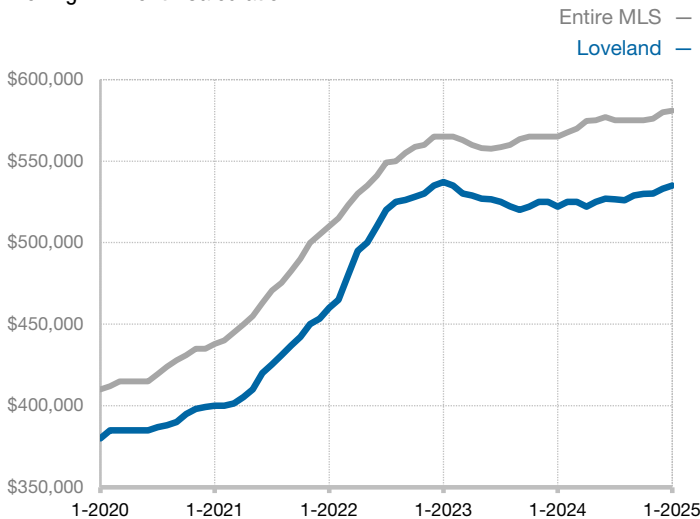
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	99	121	+ 22.2%	99	121	+ 22.2%
Closed Sales	76	61	- 19.7%	76	61	- 19.7%
Median Sales Price*	\$495,000	<b>\$490,000</b>	- 1.0%	\$495,000	<b>\$490,000</b>	- 1.0%
Average Sales Price*	\$527,309	<b>\$557,621</b>	+ 5.7%	\$527,309	<b>\$557,621</b>	+ 5.7%
Percent of List Price Received*	99.6%	<b>98.1%</b>	- 1.5%	99.6%	<b>98.1%</b>	- 1.5%
Days on Market Until Sale	57	<b>79</b>	+ 38.6%	57	<b>79</b>	+ 38.6%
Inventory of Homes for Sale	140	<b>189</b>	+ 35.0%	--	--	--
Months Supply of Inventory	1.4	<b>2.0</b>	+ 42.9%	--	--	--

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

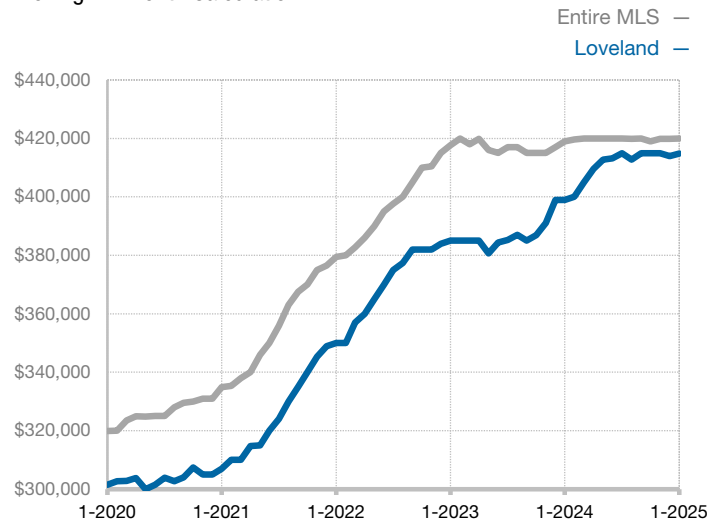
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	20	32	+ 60.0%	20	32	+ 60.0%
Closed Sales	13	13	0.0%	13	13	0.0%
Median Sales Price*	\$383,680	<b>\$419,900</b>	+ 9.4%	\$383,680	<b>\$419,900</b>	+ 9.4%
Average Sales Price*	\$394,946	<b>\$438,743</b>	+ 11.1%	\$394,946	<b>\$438,743</b>	+ 11.1%
Percent of List Price Received*	98.9%	<b>98.9%</b>	0.0%	98.9%	<b>98.9%</b>	0.0%
Days on Market Until Sale	81	<b>110</b>	+ 35.8%	81	<b>110</b>	+ 35.8%
Inventory of Homes for Sale	67	<b>64</b>	- 4.5%	--	--	--
Months Supply of Inventory	2.7	<b>2.8</b>	+ 3.7%	--	--	--

\* 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 January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Wellington

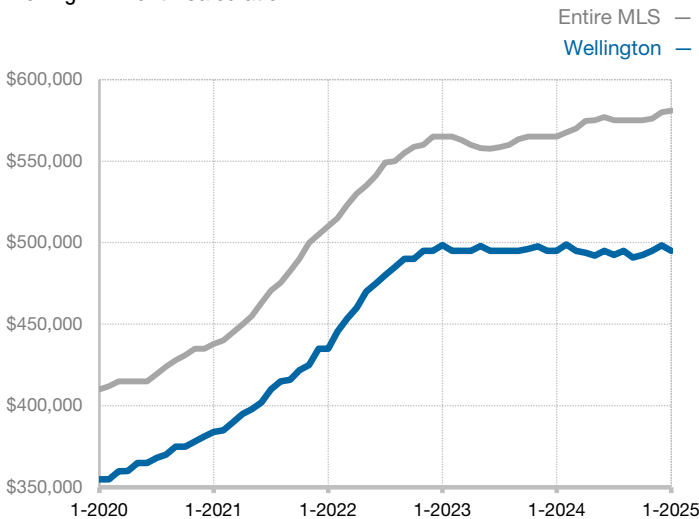
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	36	33	- 8.3%	36	33	- 8.3%
Closed Sales	9	12	+ 33.3%	9	12	+ 33.3%
Median Sales Price*	\$487,500	<b>\$478,700</b>	- 1.8%	\$487,500	<b>\$478,700</b>	- 1.8%
Average Sales Price*	\$469,328	<b>\$493,154</b>	+ 5.1%	\$469,328	<b>\$493,154</b>	+ 5.1%
Percent of List Price Received*	100.0%	<b>99.8%</b>	- 0.2%	100.0%	<b>99.8%</b>	- 0.2%
Days on Market Until Sale	86	100	+ 16.3%	86	100	+ 16.3%
Inventory of Homes for Sale	50	55	+ 10.0%	--	--	--
Months Supply of Inventory	2.3	2.7	+ 17.4%	--	--	--

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

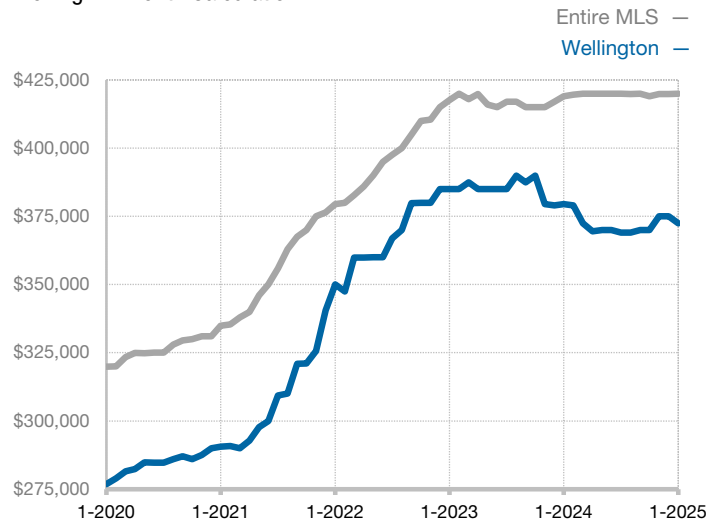
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	4	7	+ 75.0%	4	7	+ 75.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$385,000	<b>\$316,950</b>	- 17.7%	\$385,000	<b>\$316,950</b>	- 17.7%
Average Sales Price*	\$385,000	<b>\$316,950</b>	- 17.7%	\$385,000	<b>\$316,950</b>	- 17.7%
Percent of List Price Received*	100.0%	<b>98.3%</b>	- 1.7%	100.0%	<b>98.3%</b>	- 1.7%
Days on Market Until Sale	71	186	+ 162.0%	71	186	+ 162.0%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	3.6	4.4	+ 22.2%	--	--	--

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

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



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



# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Fort Collins

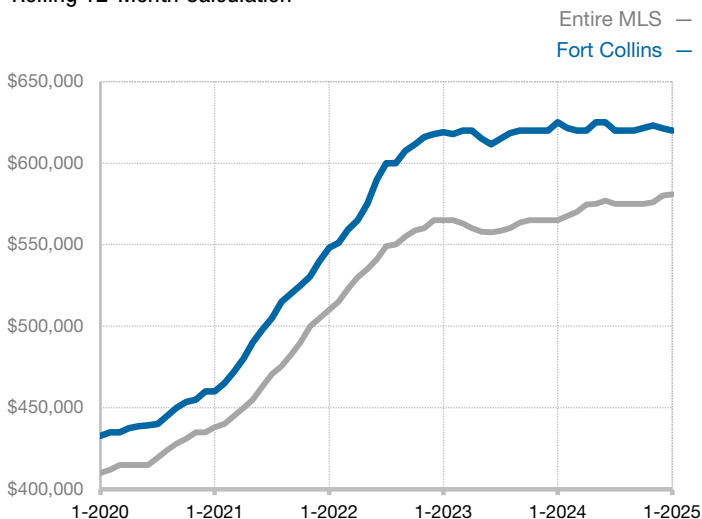
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	144	163	+ 13.2%	144	163	+ 13.2%
Closed Sales	84	94	+ 11.9%	84	94	+ 11.9%
Median Sales Price*	\$625,000	\$598,000	- 4.3%	\$625,000	\$598,000	- 4.3%
Average Sales Price*	\$793,435	\$711,448	- 10.3%	\$793,435	\$711,448	- 10.3%
Percent of List Price Received*	98.4%	98.6%	+ 0.2%	98.4%	98.6%	+ 0.2%
Days on Market Until Sale	71	64	- 9.9%	71	64	- 9.9%
Inventory of Homes for Sale	244	215	- 11.9%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--

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

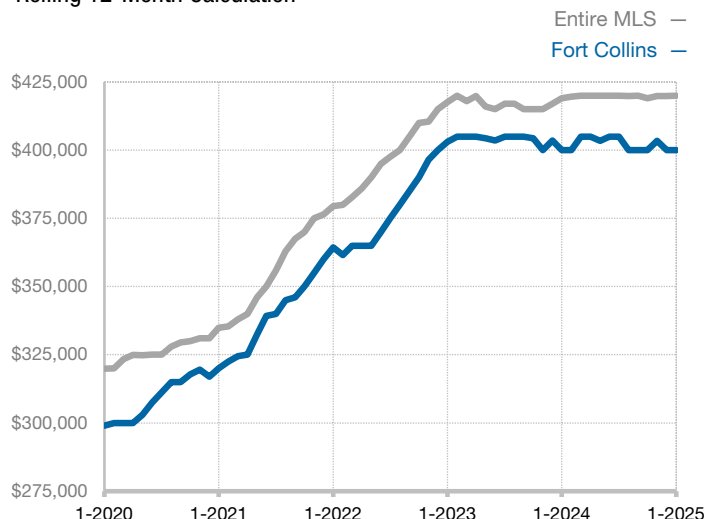
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	42	73	+ 73.8%	42	73	+ 73.8%
Closed Sales	38	32	- 15.8%	38	32	- 15.8%
Median Sales Price*	\$347,500	\$395,108	+ 13.7%	\$347,500	\$395,108	+ 13.7%
Average Sales Price*	\$366,854	\$468,254	+ 27.6%	\$366,854	\$468,254	+ 27.6%
Percent of List Price Received*	98.7%	98.1%	- 0.6%	98.7%	98.1%	- 0.6%
Days on Market Until Sale	88	122	+ 38.6%	88	122	+ 38.6%
Inventory of Homes for Sale	127	144	+ 13.4%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--

\* 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 January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Berthoud

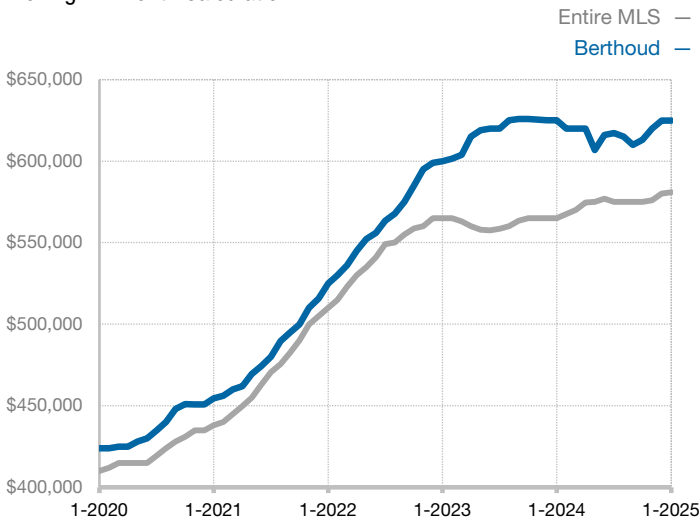
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	39	55	+ 41.0%	39	55	+ 41.0%
Closed Sales	14	27	+ 92.9%	14	27	+ 92.9%
Median Sales Price*	\$492,000	<b>\$620,000</b>	+ 26.0%	\$492,000	<b>\$620,000</b>	+ 26.0%
Average Sales Price*	\$653,962	<b>\$857,689</b>	+ 31.2%	\$653,962	<b>\$857,689</b>	+ 31.2%
Percent of List Price Received*	99.0%	<b>97.9%</b>	- 1.1%	99.0%	<b>97.9%</b>	- 1.1%
Days on Market Until Sale	117	<b>94</b>	- 19.7%	117	<b>94</b>	- 19.7%
Inventory of Homes for Sale	103	<b>116</b>	+ 12.6%	--	--	--
Months Supply of Inventory	3.4	<b>3.2</b>	- 5.9%	--	--	--

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

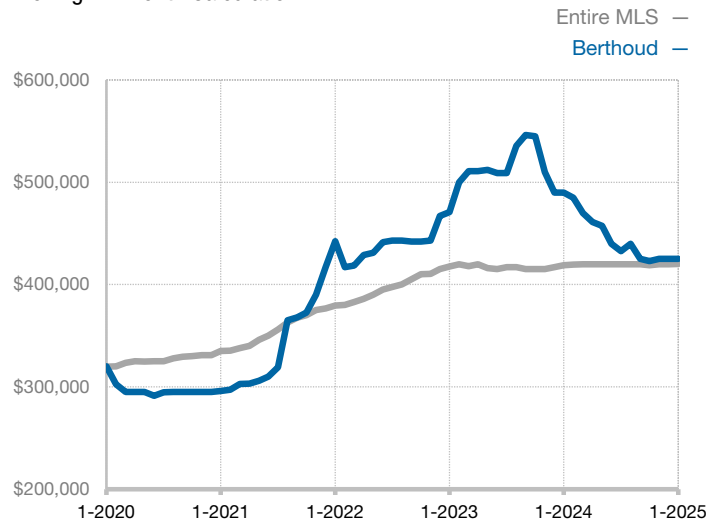
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	3	11	+ 266.7%	3	11	+ 266.7%
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	<b>\$550,000</b>	--	\$0	<b>\$550,000</b>	--
Average Sales Price*	\$0	<b>\$550,000</b>	--	\$0	<b>\$550,000</b>	--
Percent of List Price Received*	0.0%	<b>95.7%</b>	--	0.0%	<b>95.7%</b>	--
Days on Market Until Sale	0	<b>23</b>	--	0	<b>23</b>	--
Inventory of Homes for Sale	18	<b>19</b>	+ 5.6%	--	--	--
Months Supply of Inventory	4.7	<b>8.0</b>	+ 70.2%	--	--	--

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

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



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



# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Boulder

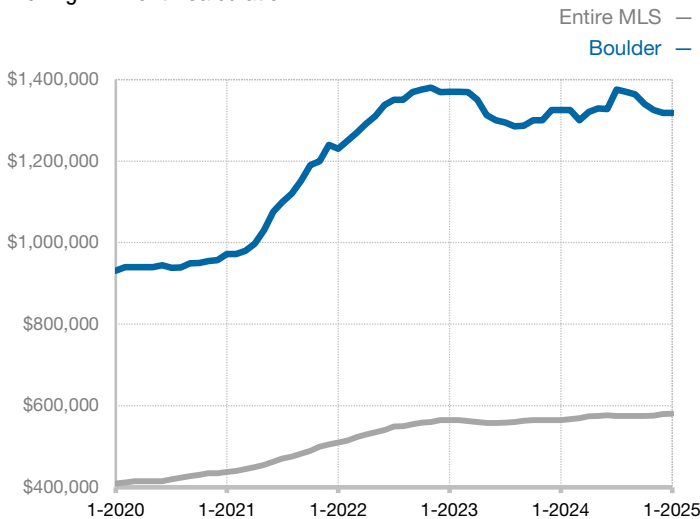
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	99	128	+ 29.3%	99	128	+ 29.3%
Closed Sales	50	42	- 16.0%	50	42	- 16.0%
Median Sales Price*	\$1,336,500	\$1,314,650	- 1.6%	\$1,336,500	\$1,314,650	- 1.6%
Average Sales Price*	\$1,598,396	\$1,418,903	- 11.2%	\$1,598,396	\$1,418,903	- 11.2%
Percent of List Price Received*	96.7%	96.0%	- 0.7%	96.7%	96.0%	- 0.7%
Days on Market Until Sale	110	101	- 8.2%	110	101	- 8.2%
Inventory of Homes for Sale	194	215	+ 10.8%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 16.0%	--	--	--

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

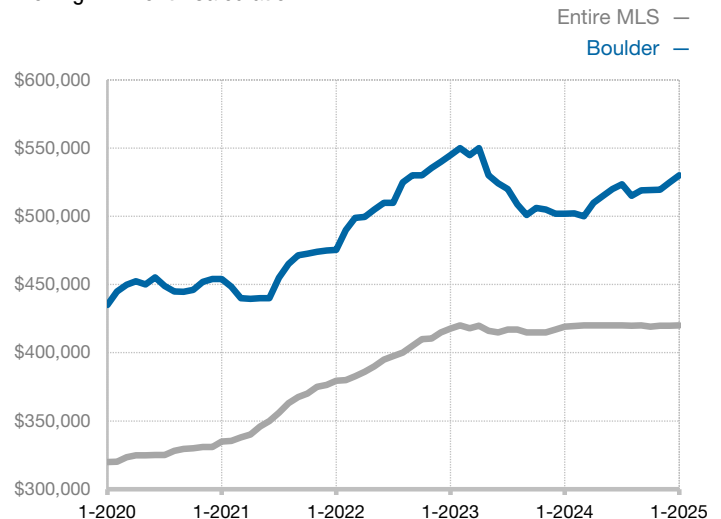
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	51	79	+ 54.9%	51	79	+ 54.9%
Closed Sales	31	32	+ 3.2%	31	32	+ 3.2%
Median Sales Price*	\$430,000	\$473,500	+ 10.1%	\$430,000	\$473,500	+ 10.1%
Average Sales Price*	\$552,043	\$570,770	+ 3.4%	\$552,043	\$570,770	+ 3.4%
Percent of List Price Received*	97.8%	97.3%	- 0.5%	97.8%	97.3%	- 0.5%
Days on Market Until Sale	76	99	+ 30.3%	76	99	+ 30.3%
Inventory of Homes for Sale	122	178	+ 45.9%	--	--	--
Months Supply of Inventory	2.5	3.6	+ 44.0%	--	--	--

\* 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 January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Longmont

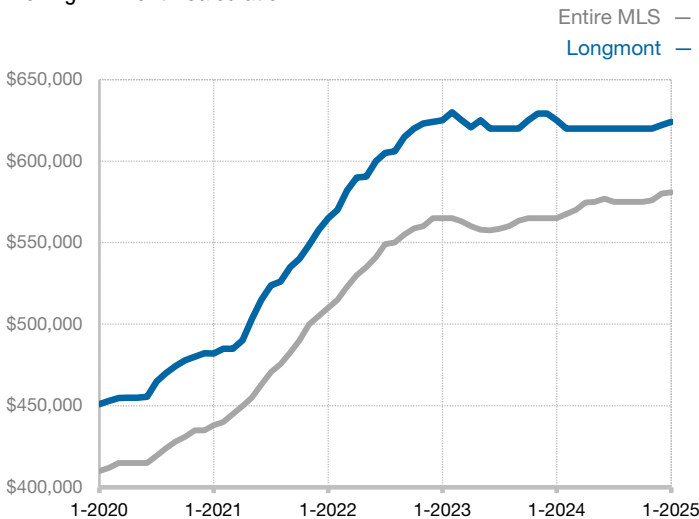
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	92	84	- 8.7%	92	84	- 8.7%
Closed Sales	60	59	- 1.7%	60	59	- 1.7%
Median Sales Price*	\$584,995	<b>\$595,000</b>	+ 1.7%	\$584,995	<b>\$595,000</b>	+ 1.7%
Average Sales Price*	\$664,353	<b>\$714,386</b>	+ 7.5%	\$664,353	<b>\$714,386</b>	+ 7.5%
Percent of List Price Received*	98.3%	<b>98.6%</b>	+ 0.3%	98.3%	<b>98.6%</b>	+ 0.3%
Days on Market Until Sale	72	<b>67</b>	- 6.9%	72	<b>67</b>	- 6.9%
Inventory of Homes for Sale	150	<b>193</b>	+ 28.7%	--	--	--
Months Supply of Inventory	1.7	<b>2.0</b>	+ 17.6%	--	--	--

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

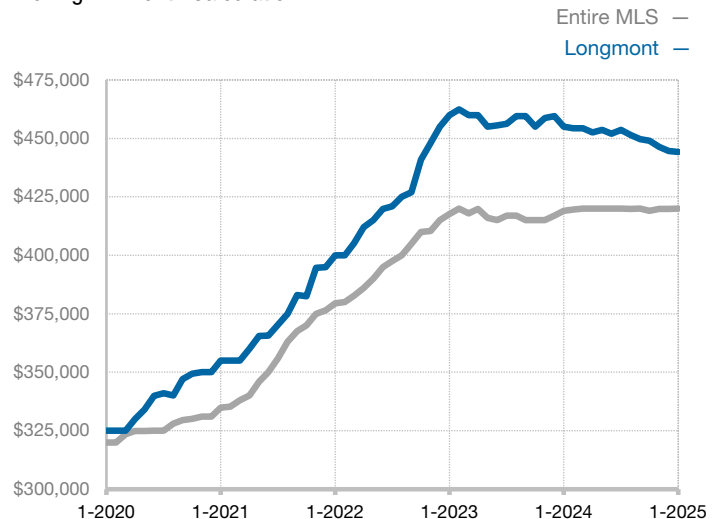
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	19	<b>52</b>	+ 173.7%	19	<b>52</b>	+ 173.7%
Closed Sales	13	<b>18</b>	+ 38.5%	13	<b>18</b>	+ 38.5%
Median Sales Price*	\$430,000	<b>\$422,174</b>	- 1.8%	\$430,000	<b>\$422,174</b>	- 1.8%
Average Sales Price*	\$430,670	<b>\$419,178</b>	- 2.7%	\$430,670	<b>\$419,178</b>	- 2.7%
Percent of List Price Received*	99.3%	<b>98.8%</b>	- 0.5%	99.3%	<b>98.8%</b>	- 0.5%
Days on Market Until Sale	75	<b>114</b>	+ 52.0%	75	<b>114</b>	+ 52.0%
Inventory of Homes for Sale	78	<b>94</b>	+ 20.5%	--	--	--
Months Supply of Inventory	2.9	<b>3.5</b>	+ 20.7%	--	--	--

\* 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 January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Johnstown

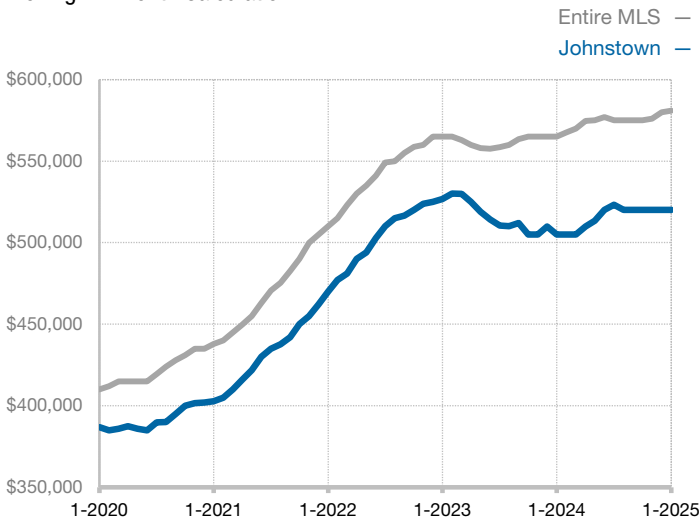
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	72	87	+ 20.8%	72	87	+ 20.8%
Closed Sales	30	42	+ 40.0%	30	42	+ 40.0%
Median Sales Price*	\$509,610	<b>\$501,475</b>	- 1.6%	\$509,610	<b>\$501,475</b>	- 1.6%
Average Sales Price*	\$547,517	<b>\$506,035</b>	- 7.6%	\$547,517	<b>\$506,035</b>	- 7.6%
Percent of List Price Received*	100.1%	<b>98.6%</b>	- 1.5%	100.1%	<b>98.6%</b>	- 1.5%
Days on Market Until Sale	68	<b>65</b>	- 4.4%	68	<b>65</b>	- 4.4%
Inventory of Homes for Sale	102	<b>161</b>	+ 57.8%	--	--	--
Months Supply of Inventory	2.3	<b>3.4</b>	+ 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.

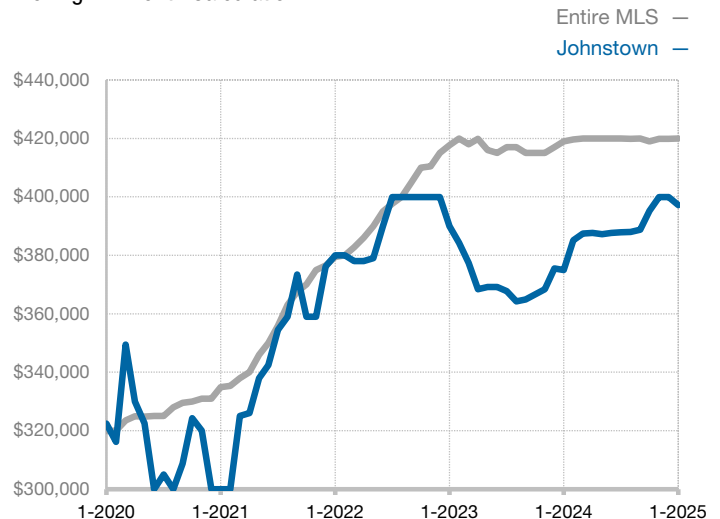
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	35	22	- 37.1%	35	22	- 37.1%
Closed Sales	6	8	+ 33.3%	6	8	+ 33.3%
Median Sales Price*	\$397,495	<b>\$389,900</b>	- 1.9%	\$397,495	<b>\$389,900</b>	- 1.9%
Average Sales Price*	\$387,138	<b>\$387,319</b>	+ 0.0%	\$387,138	<b>\$387,319</b>	+ 0.0%
Percent of List Price Received*	99.0%	<b>99.4%</b>	+ 0.4%	99.0%	<b>99.4%</b>	+ 0.4%
Days on Market Until Sale	62	<b>103</b>	+ 66.1%	62	<b>103</b>	+ 66.1%
Inventory of Homes for Sale	44	<b>58</b>	+ 31.8%	--	--	--
Months Supply of Inventory	11.2	<b>7.3</b>	- 34.8%	--	--	--

\* 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 January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Windsor

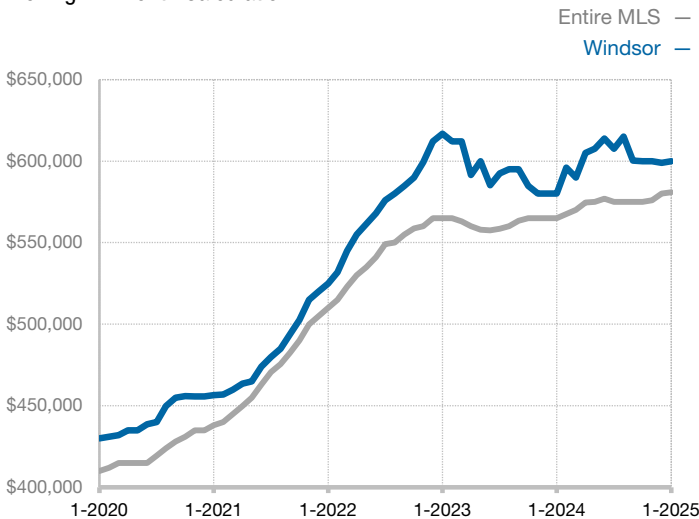
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	90	113	+ 25.6%	90	113	+ 25.6%
Closed Sales	30	61	+ 103.3%	30	61	+ 103.3%
Median Sales Price*	\$561,195	\$590,000	+ 5.1%	\$561,195	\$590,000	+ 5.1%
Average Sales Price*	\$679,078	\$727,548	+ 7.1%	\$679,078	\$727,548	+ 7.1%
Percent of List Price Received*	98.7%	99.1%	+ 0.4%	98.7%	99.1%	+ 0.4%
Days on Market Until Sale	97	92	- 5.2%	97	92	- 5.2%
Inventory of Homes for Sale	194	246	+ 26.8%	--	--	--
Months Supply of Inventory	3.0	3.2	+ 6.7%	--	--	--

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

Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	15	19	+ 26.7%	15	19	+ 26.7%
Closed Sales	5	4	- 20.0%	5	4	- 20.0%
Median Sales Price*	\$410,000	\$520,000	+ 26.8%	\$410,000	\$520,000	+ 26.8%
Average Sales Price*	\$448,391	\$516,875	+ 15.3%	\$448,391	\$516,875	+ 15.3%
Percent of List Price Received*	98.2%	97.9%	- 0.3%	98.2%	97.9%	- 0.3%
Days on Market Until Sale	100	144	+ 44.0%	100	144	+ 44.0%
Inventory of Homes for Sale	42	36	- 14.3%	--	--	--
Months Supply of Inventory	4.0	4.3	+ 7.5%	--	--	--

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

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



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

