



FCBR 2023

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Clara Pilcher
Mortgage Loan Officer
970.494.5254
NMLS 1105212

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Monthly Indicators



July 2023

New Listings were down 15.3 percent for single family homes but increased 32.0 percent for townhouse-condo properties. Pending Sales landed at 214 for single family homes and 55 for townhouse-condo properties.

The Median Sales Price was up 7.9 percent to \$659,300 for single family homes and 5.1 percent to \$425,680 for townhouse-condo properties. Days on Market increased 22.5 percent for single family homes and 17.0 percent for townhouse-condo properties.

Despite a drop in existing-home sales, home prices have remained near record highs, with a national median sales price of \$410,200 as of last measure, 0.9% below the all-time high of \$413,800 recorded in June 2022, according to NAR. With only 3.1 months' supply heading into July, the lack of inventory has boosted competition among buyers and put upward pressure on sales prices, especially in more affordable markets, where competition for homes remains particularly strong.

Activity Snapshot

- 19.5%	+ 22.5%	+ 7.9%
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	7-2022	7-2023	Percent Change	YTD-2022	YTD-2023	Percent Change
New Listings		334	283	- 15.3%	1,964	1,747	- 11.0%
Pending Sales		224	214	- 4.5%	1,491	1,317	- 11.7%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		220	177	- 19.5%	1,409	1,208	- 14.3%
Median Sales Price		\$611,210	\$659,300	+ 7.9%	\$615,000	\$605,000	- 1.6%
Avg. Sales Price		\$686,371	\$750,386	+ 9.3%	\$689,986	\$688,023	- 0.3%
Pct. of List Price Received		101.0%	99.7%	- 1.3%	103.5%	100.0%	- 3.4%
Days on Market		40	49	+ 22.5%	41	60	+ 46.3%
Affordability Index		51	42	- 17.6%	51	46	- 9.8%
Active Listings		412	437	+ 6.1%	--	--	--
Months Supply		1.8	2.5	+ 38.9%	--	--	--

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.



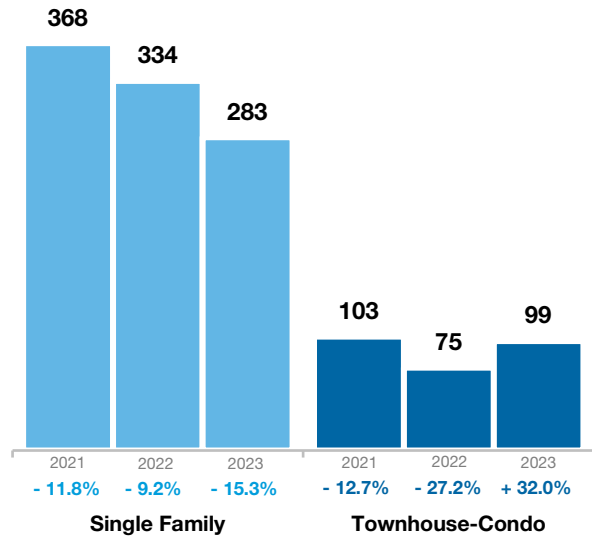
Key Metrics	Historical Sparkbars	7-2022	7-2023	Percent Change	YTD-2022	YTD-2023	Percent Change
New Listings		75	99	+ 32.0%	549	564	+ 2.7%
Pending Sales		63	55	- 12.7%	487	429	- 11.9%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		59	56	- 5.1%	468	394	- 15.8%
Median Sales Price		\$405,000	\$425,680	+ 5.1%	\$400,000	\$412,750	+ 3.2%
Avg. Sales Price		\$420,063	\$484,575	+ 15.4%	\$419,920	\$431,573	+ 2.8%
Pct. of List Price Received		102.2%	99.9%	- 2.3%	103.9%	99.9%	- 3.8%
Days on Market		53	62	+ 17.0%	52	73	+ 40.4%
Affordability Index		78	65	- 16.7%	79	67	- 15.2%
Active Listings		74	150	+ 102.7%	--	--	--
Months Supply		1.0	2.7	+ 170.0%	--	--	--

New Listings

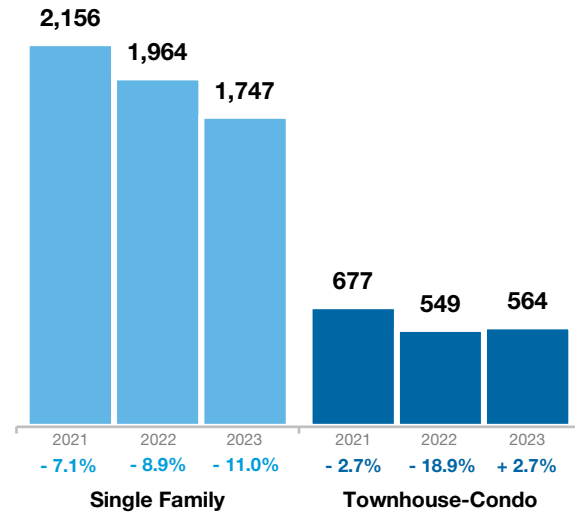
A count of the properties that have been newly listed on the market in a given month.



July

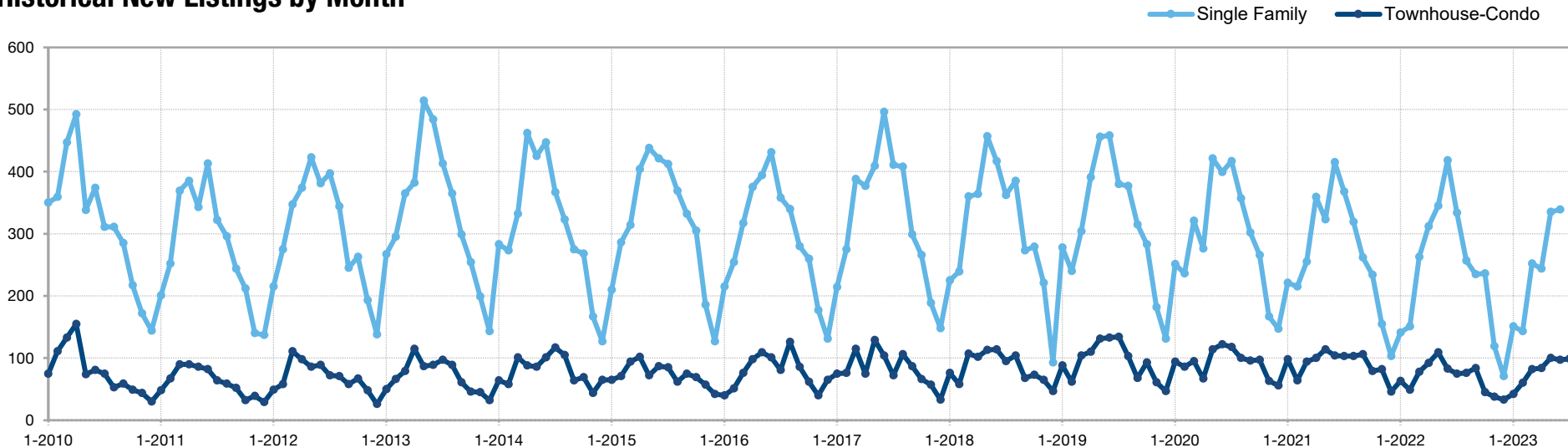


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2022	257	-19.4%	76	-26.2%
Sep-2022	235	-10.3%	84	-20.8%
Oct-2022	236	+0.9%	45	-43.0%
Nov-2022	119	-23.2%	38	-53.7%
Dec-2022	71	-31.1%	33	-28.3%
Jan-2023	151	+7.1%	42	-33.3%
Feb-2023	143	-5.3%	60	+22.4%
Mar-2023	252	-4.2%	82	+5.1%
Apr-2023	244	-21.8%	84	-8.7%
May-2023	335	-2.9%	100	-8.3%
Jun-2023	339	-18.9%	97	+16.9%
Jul-2023	283	#N/A	99	+32.0%
12-Month Avg	222	-12.2%	70	-13.0%

Historical New Listings by Month

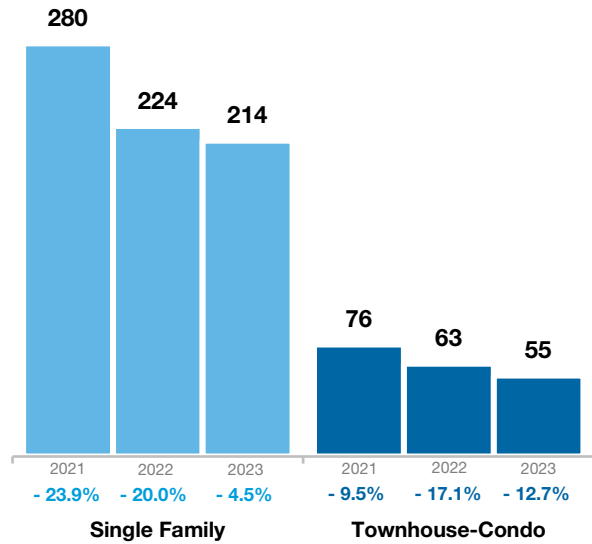


Pending Sales

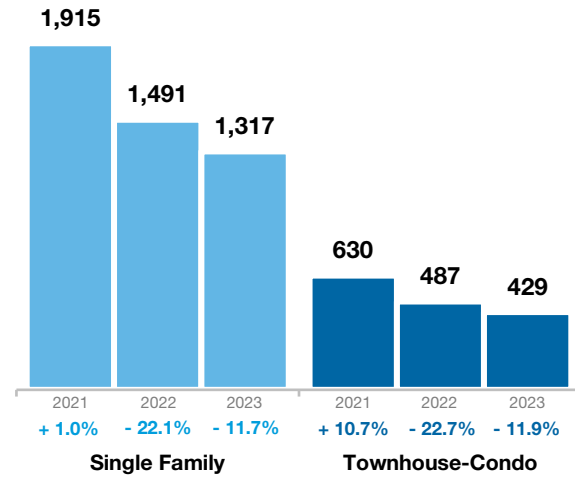
A count of the properties on which offers have been accepted in a given month.



July

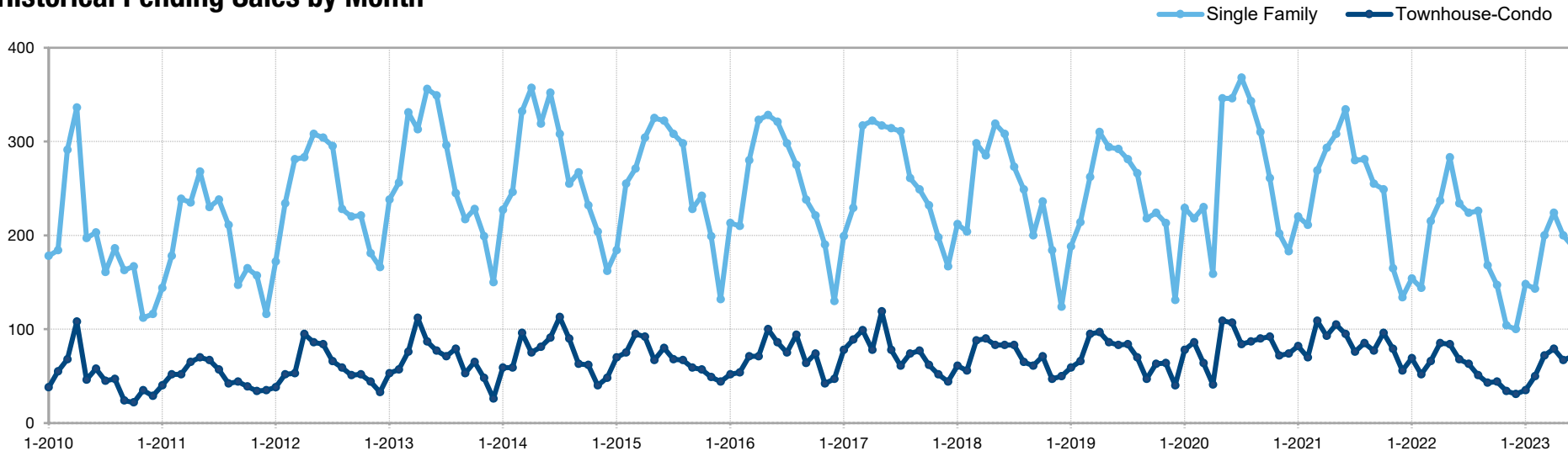


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2022	226	-19.6%	51	-40.0%
Sep-2022	168	-34.1%	43	-44.2%
Oct-2022	147	-41.0%	44	-54.2%
Nov-2022	104	-37.0%	34	-57.0%
Dec-2022	100	-25.4%	31	-44.6%
Jan-2023	148	-3.9%	35	-49.3%
Feb-2023	143	-0.7%	50	-3.8%
Mar-2023	200	-7.0%	72	+9.1%
Apr-2023	224	-5.5%	79	-7.1%
May-2023	200	-29.3%	67	-20.2%
Jun-2023	188	-19.7%	71	+4.4%
Jul-2023	214	-4.5%	55	-12.7%
12-Month Avg	172	-19.9%	53	-28.2%

Historical Pending Sales by Month

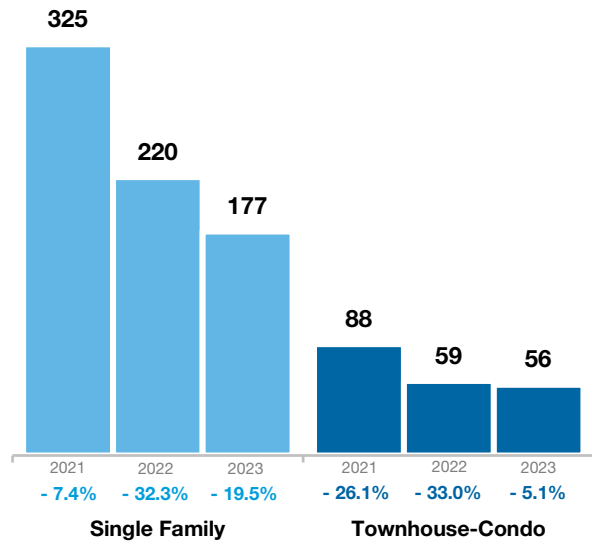


Sold Listings

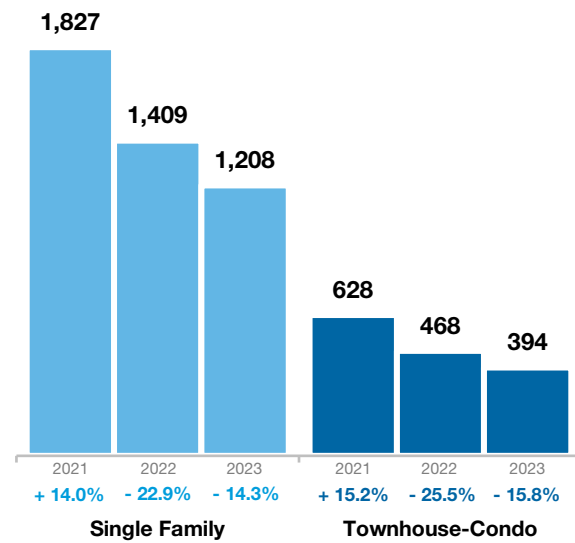
A count of the actual sales that closed in a given month.



July

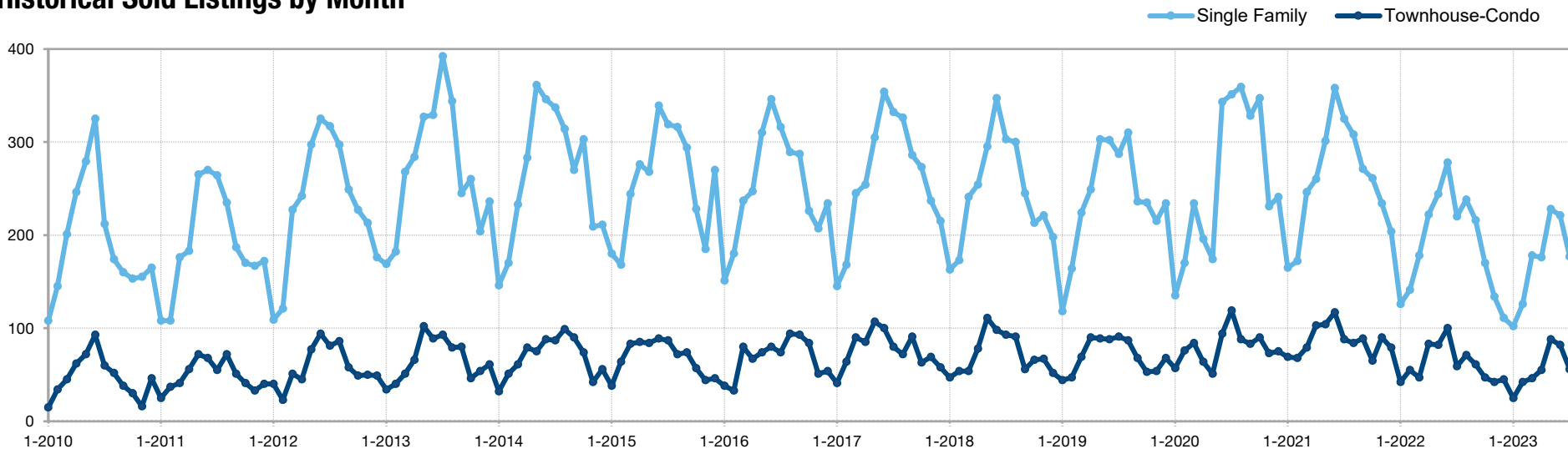


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2022	238	-22.7%	71	-15.5%
Sep-2022	216	-20.3%	61	-31.5%
Oct-2022	170	-34.9%	47	-27.7%
Nov-2022	134	-42.7%	42	-53.3%
Dec-2022	111	-45.6%	45	-43.0%
Jan-2023	102	-19.0%	25	-40.5%
Feb-2023	126	-10.6%	42	-23.6%
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	177	-19.5%	56	-5.1%
12-Month Avg	173	-22.7%	55	-24.6%

Historical Sold Listings by Month

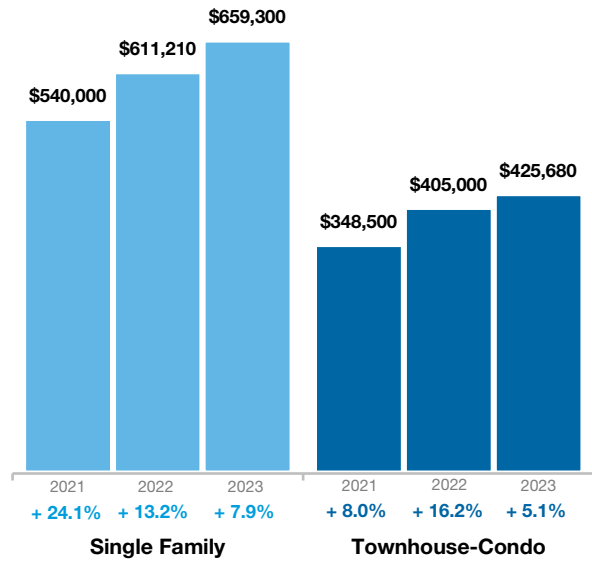


Median Sales Price

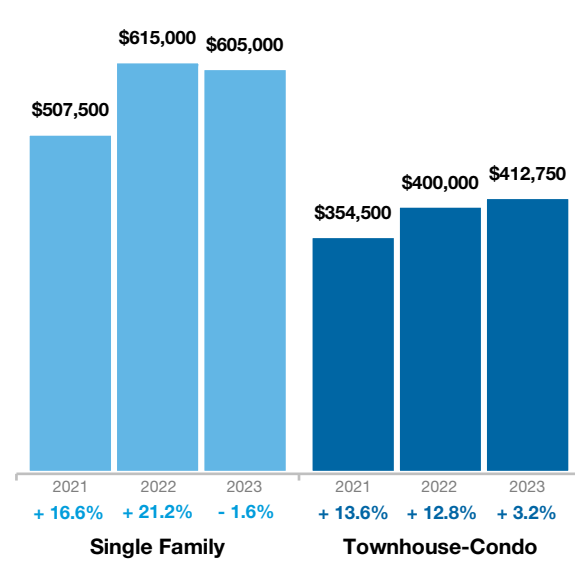
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



July



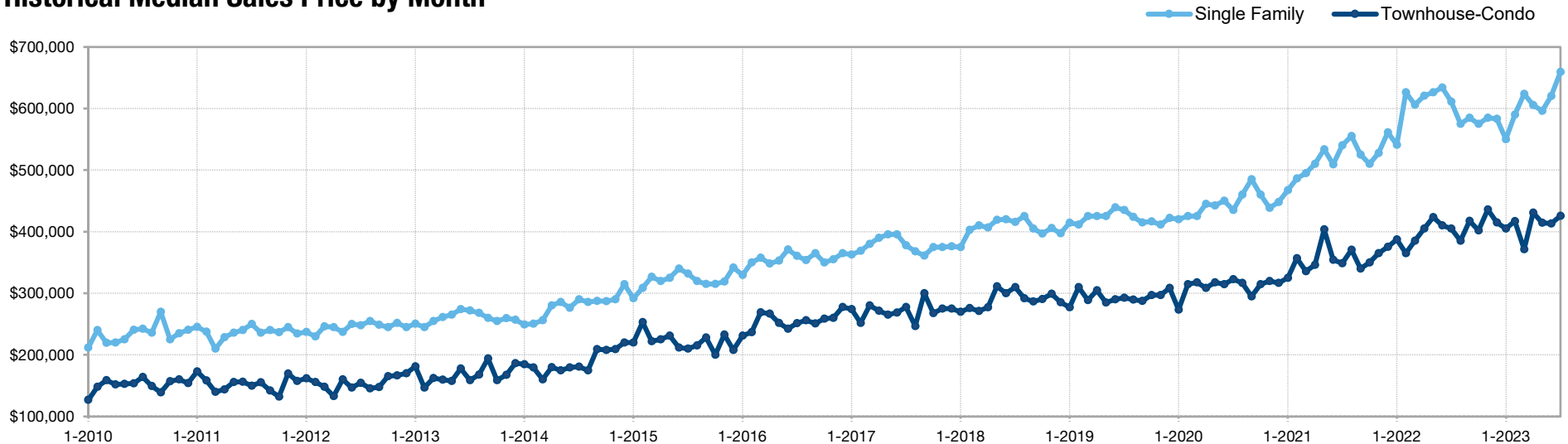
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2022	\$575,000	+3.6%	\$385,000	+3.9%
Sep-2022	\$585,000	+11.4%	\$417,585	+22.8%
Oct-2022	\$575,000	+12.7%	\$402,000	+14.9%
Nov-2022	\$585,000	+10.9%	\$436,000	+19.5%
Dec-2022	\$583,000	+3.9%	\$415,000	+10.6%
Jan-2023	\$550,000	+1.7%	\$405,000	+4.5%
Feb-2023	\$590,000	-5.8%	\$417,153	+14.3%
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	\$659,300	+7.9%	\$425,680	+5.1%
12-Month Avg*	\$597,000	+2.9%	\$411,050	+7.6%

* Median Sales Price for all properties from August 2022 through July 2023. This is not the average of the individual figures above.

Historical Median Sales Price by Month

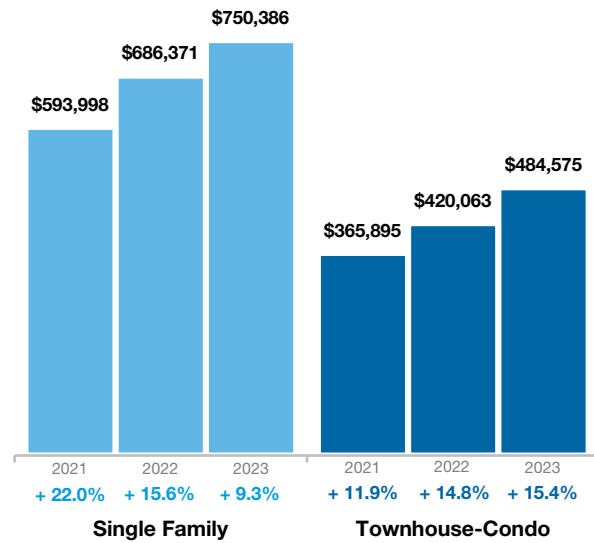


Average Sales Price

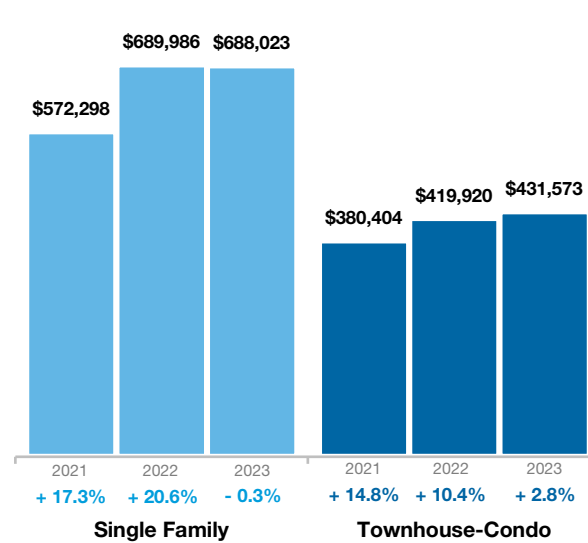
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



July



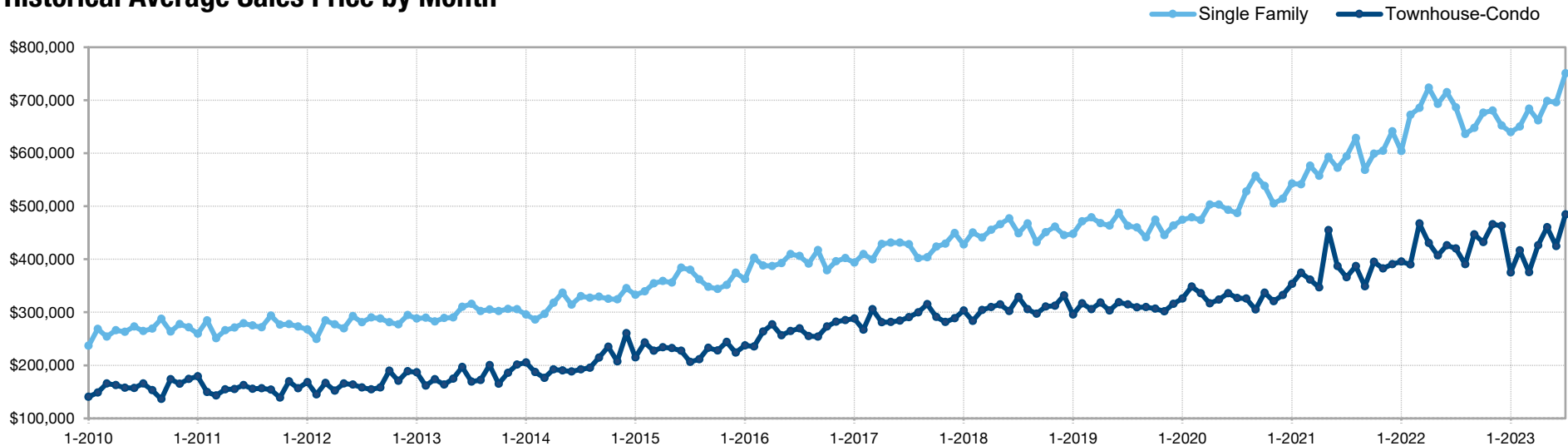
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2022	\$635,873	+1.1%	\$390,774	+1.0%
Sep-2022	\$647,725	+14.0%	\$446,661	+28.0%
Oct-2022	\$676,165	+12.9%	\$432,385	+9.4%
Nov-2022	\$680,114	+12.5%	\$465,734	+21.8%
Dec-2022	\$652,037	+1.7%	\$462,687	+18.5%
Jan-2023	\$639,738	+5.9%	\$374,963	-5.2%
Feb-2023	\$650,327	-3.3%	\$416,494	+6.8%
Mar-2023	\$683,838	-0.2%	\$375,411	-19.6%
Apr-2023	\$661,632	-8.5%	\$426,298	-1.0%
May-2023	\$698,113	+0.8%	\$460,253	+13.1%
Jun-2023	\$695,832	-2.7%	\$424,626	-0.4%
Jul-2023	\$750,386	+9.3%	\$484,575	+15.4%
12-Month Avg*	\$674,452	+3.7%	\$432,932	+7.9%

* Avg. Sales Price for all properties from August 2022 through July 2023. This is not the average of the individual figures above.

Historical Average Sales Price by Month

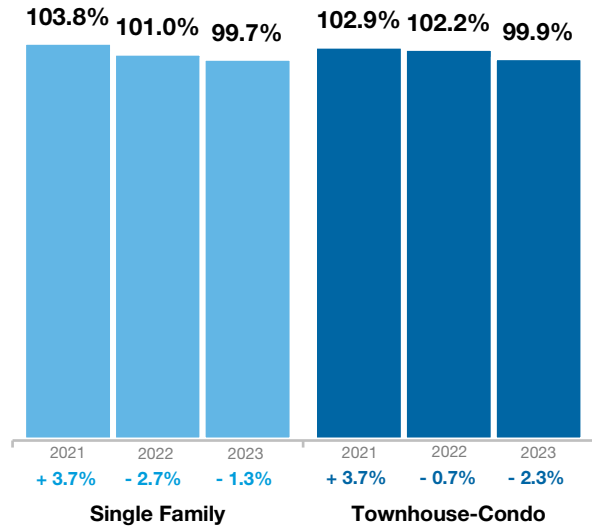


Percent of List Price Received

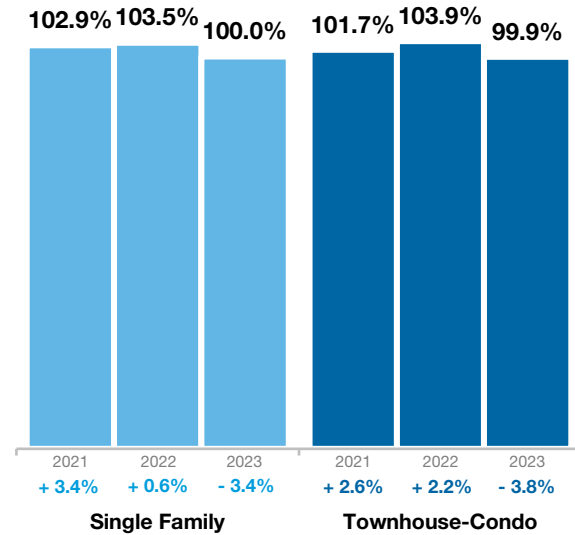
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



July



Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2022	99.6%	-2.6%	99.9%	-1.5%
Sep-2022	99.2%	-2.0%	100.4%	-1.0%
Oct-2022	98.7%	-2.1%	99.9%	-0.8%
Nov-2022	98.8%	-2.4%	99.0%	-1.7%
Dec-2022	98.4%	-2.6%	98.8%	-1.3%
Jan-2023	99.1%	-2.9%	98.5%	-4.6%
Feb-2023	99.2%	-3.6%	99.4%	-3.8%
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%	99.9%	-2.3%
12-Month Avg*	99.6%	-2.8%	99.8%	-2.6%

* Pct. of List Price Received for all properties from August 2022 through July 2023. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

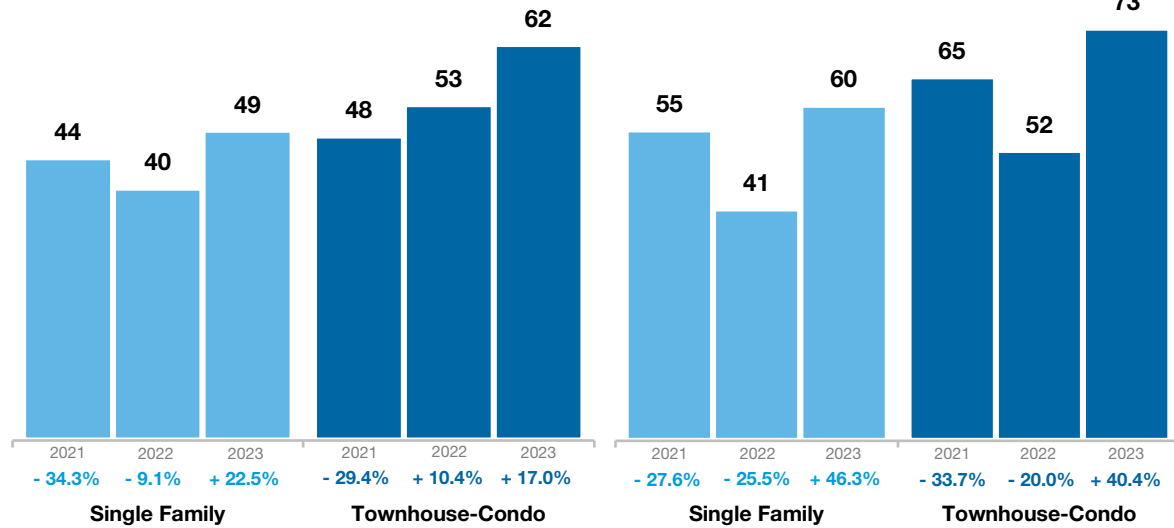


Days on Market Until Sale



July

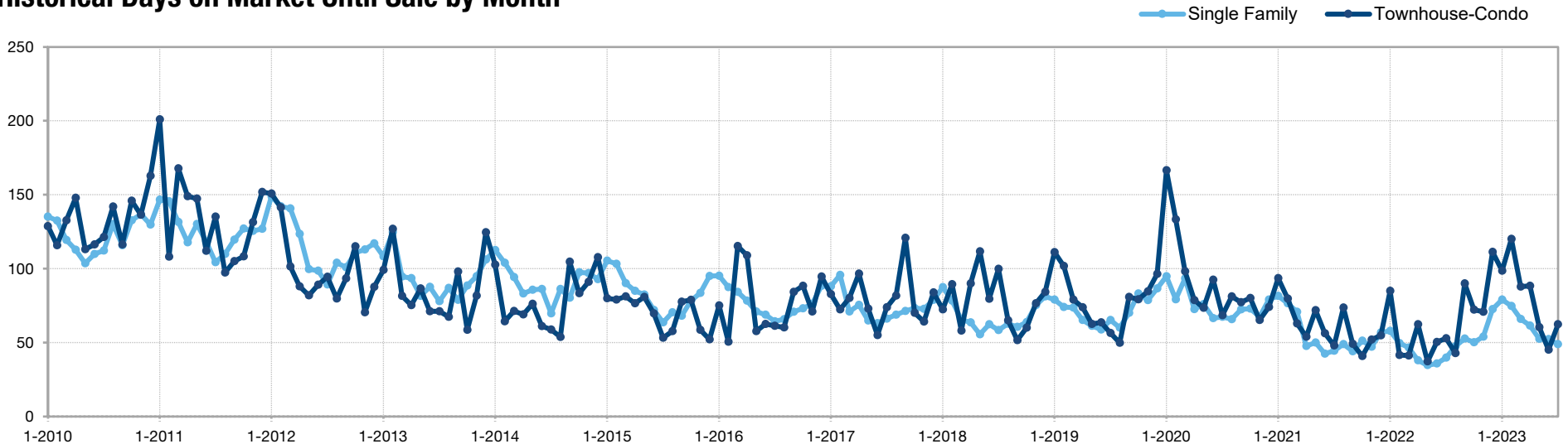
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2022	47	-4.1%	43	-41.9%
Sep-2022	53	+20.5%	90	+83.7%
Oct-2022	50	-2.0%	72	+75.6%
Nov-2022	54	+14.9%	71	+36.5%
Dec-2022	73	+28.1%	111	+101.8%
Jan-2023	79	+36.2%	99	+16.5%
Feb-2023	75	+50.0%	120	+192.7%
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	49	+22.5%	62	+17.0%
12-Month Avg	57	+26.7%	74	+39.5%

* Days on Market for all properties from August 2022 through July 2023. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



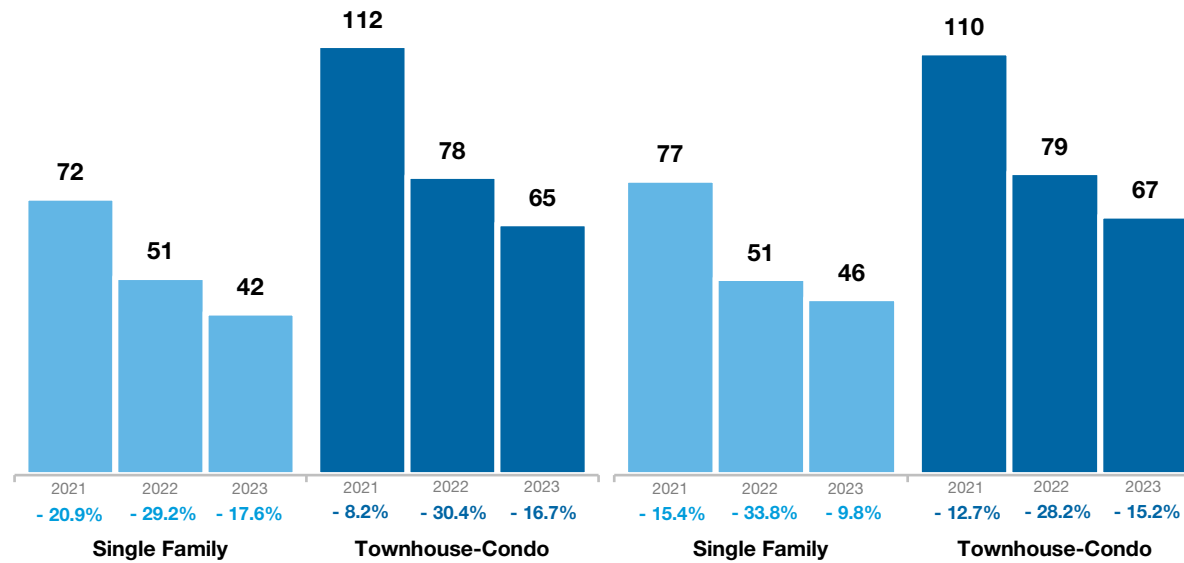
Housing Affordability Index

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.



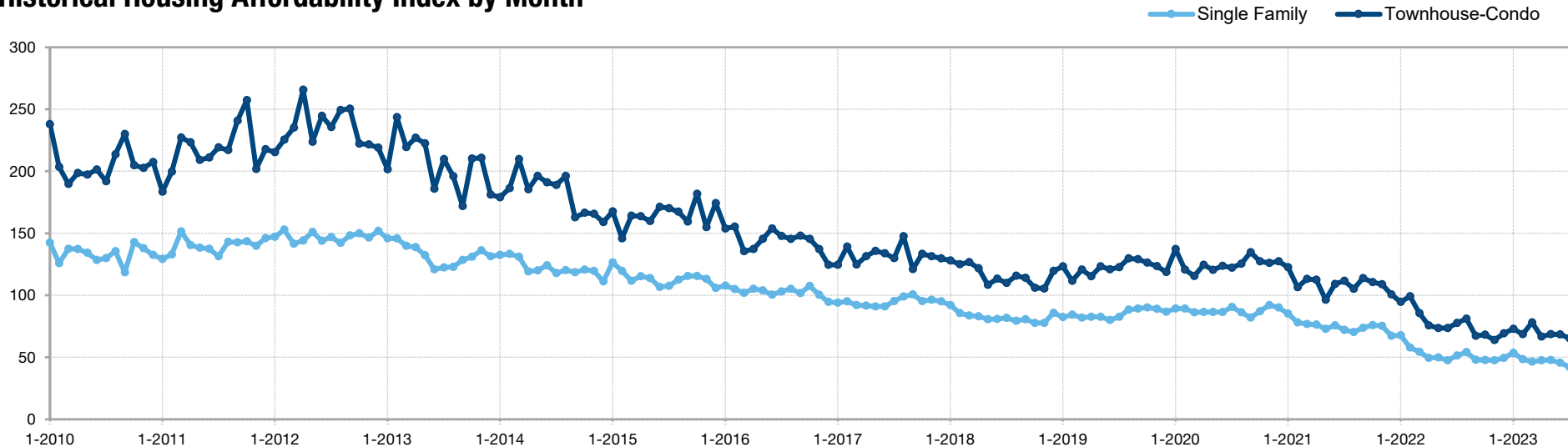
July

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2022	54	-22.9%	81	-22.9%
Sep-2022	48	-35.1%	67	-41.2%
Oct-2022	48	-36.8%	68	-38.7%
Nov-2022	48	-36.0%	64	-41.3%
Dec-2022	49	-26.9%	69	-31.7%
Jan-2023	54	-20.6%	73	-23.2%
Feb-2023	48	-17.2%	68	-31.3%
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	42	-17.6%	65	-16.7%
12-Month Avg	48	-31.9%	62	-30.3%

Historical Housing Affordability Index by Month

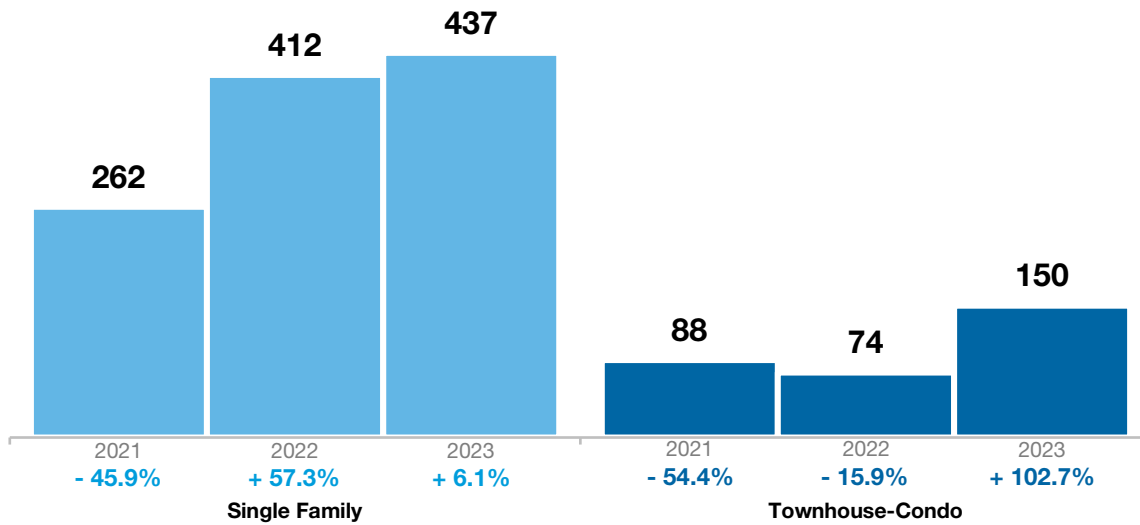


Inventory of Active Listings

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



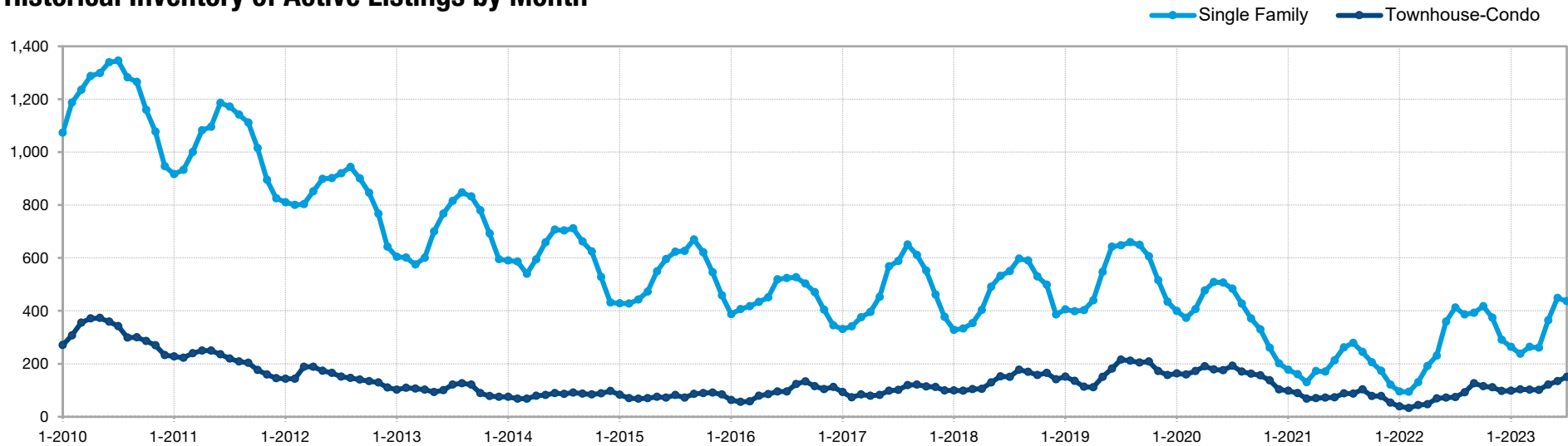
July



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2022	386	+38.4%	92	+5.7%
Sep-2022	392	+60.0%	126	+22.3%
Oct-2022	417	+102.4%	115	+47.4%
Nov-2022	374	+114.9%	111	+42.3%
Dec-2022	291	+140.5%	97	+83.0%
Jan-2023	264	+177.9%	98	+151.3%
Feb-2023	238	+153.2%	103	+212.1%
Mar-2023	264	+103.1%	102	+131.8%
Apr-2023	261	+35.9%	101	+114.9%
May-2023	364	+57.6%	121	+75.4%
Jun-2023	449	+25.1%	134	+86.1%
Jul-2023	437	+6.1%	150	+102.7%
12-Month Avg*	345	+63.0%	113	+73.7%

* Active Listings for all properties from August 2022 through July 2023. This is not the average of the individual figures above.

Historical Inventory of Active Listings by Month

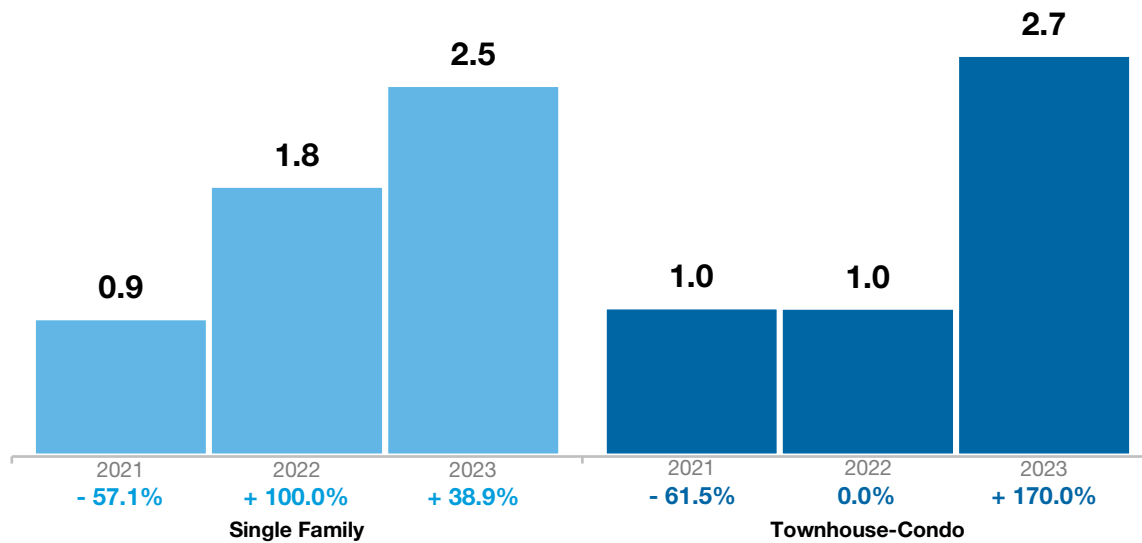


Months Supply of Inventory

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.



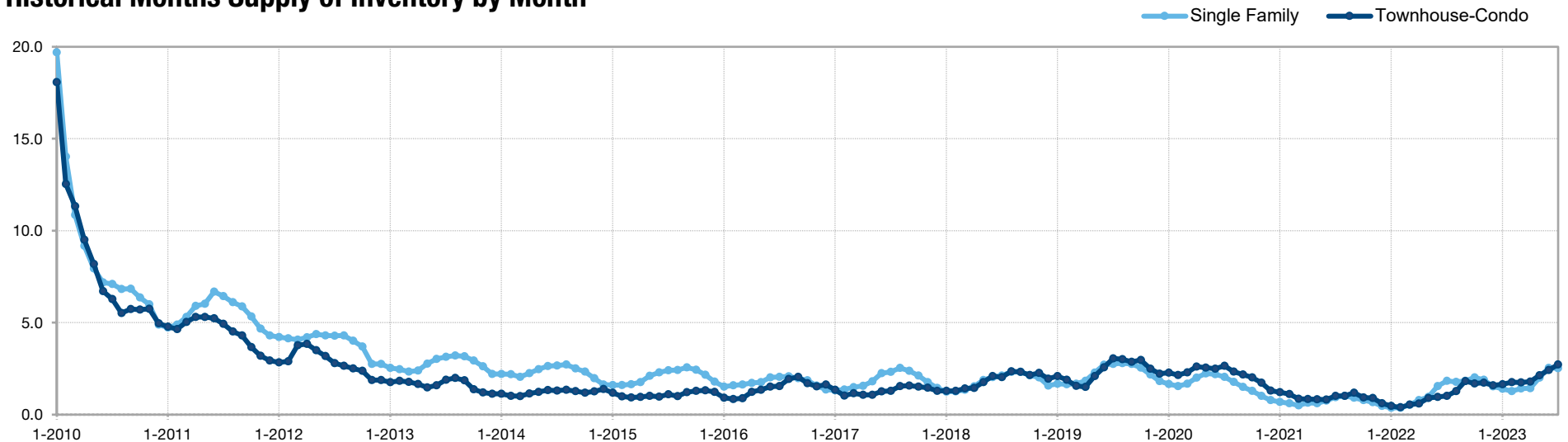
July



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2022	1.8	+80.0%	1.3	+30.0%
Sep-2022	1.8	+100.0%	1.8	+50.0%
Oct-2022	2.0	+150.0%	1.7	+88.9%
Nov-2022	1.9	+171.4%	1.7	+88.9%
Dec-2022	1.5	+200.0%	1.6	+166.7%
Jan-2023	1.4	+250.0%	1.6	+220.0%
Feb-2023	1.3	+225.0%	1.8	+350.0%
Mar-2023	1.4	+180.0%	1.7	+240.0%
Apr-2023	1.4	+75.0%	1.8	+200.0%
May-2023	2.0	+100.0%	2.1	+133.3%
Jun-2023	2.5	+66.7%	2.4	+140.0%
Jul-2023	2.5	+38.9%	2.7	+170.0%
12-Month Avg*	1.8	+111.1%	1.9	+134.4%

* Months Supply for all properties from August 2022 through July 2023. 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.



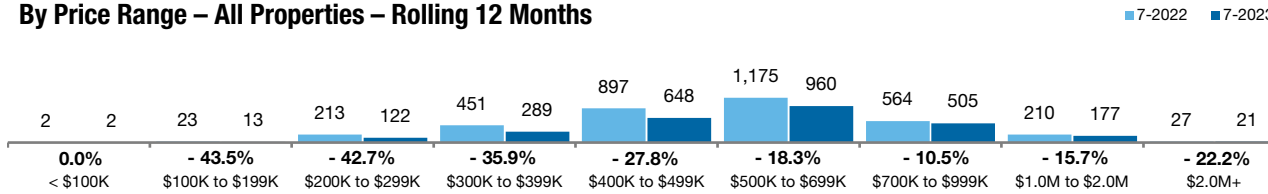
Key Metrics	Historical Sparkbars	7-2022	7-2023	Percent Change	YTD-2022	YTD-2023	Percent Change
New Listings		409	382	- 6.6%	2,513	2,311	- 8.0%
Pending Sales		287	269	- 6.3%	487	429	- 11.9%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		279	233	- 16.5%	1,877	1,602	- 14.7%
Median Sales Price		\$565,000	\$600,000	+ 6.2%	\$558,500	\$552,965	- 1.0%
Avg. Sales Price		\$630,055	\$686,500	+ 0.4%	\$622,649	\$624,951	+ 0.4%
Pct. of List Price Received		101.3%	99.7%	- 3.5%	103.6%	100.0%	- 3.5%
Days on Market		43	52	+ 43.2%	44	63	+ 43.2%
Affordability Index		57	48	- 12.4%	58	51	- 12.4%
Active Listings		486	587	+ 20.8%	--	--	--
Months Supply		1.6	2.6	+ 57.2%	--	--	--

Sold Listings

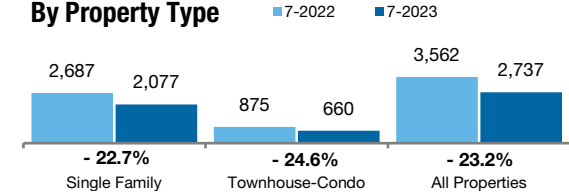
Actual sales that have closed in a given quarter.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	7-2022	7-2023	Change	7-2022	7-2023	Change
\$99,999 and Below	2	2	0.0%	0	0	--
\$100,000 to \$199,999	17	9	-47.1%	6	4	-33.3%
\$200,000 to \$299,999	33	28	-15.2%	180	94	-47.8%
\$300,000 to \$399,999	135	93	-31.1%	316	196	-38.0%
\$400,000 to \$499,999	644	395	-38.7%	253	253	0.0%
\$500,000 to \$699,999	1,102	887	-19.5%	73	73	0.0%
\$700,000 to \$999,999	529	478	-9.6%	35	27	-22.9%
\$1,000,000 to \$1,999,999	201	164	-18.4%	9	13	+44.4%
\$2,000,000 and Above	24	21	-12.5%	3	0	-100.0%
All Price Ranges	2,687	2,077	-22.7%	875	660	-24.6%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	6-2023	7-2023	Change	6-2023	7-2023	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	4	+33.3%	12	5	-58.3%
\$300,000 to \$399,999	9	4	-55.6%	26	16	-38.5%
\$400,000 to \$499,999	31	22	-29.0%	26	21	-19.2%
\$500,000 to \$699,999	91	68	-25.3%	13	8	-38.5%
\$700,000 to \$999,999	57	53	-7.0%	4	3	-25.0%
\$1,000,000 to \$1,999,999	28	24	-14.3%	1	3	+200.0%
\$2,000,000 and Above	0	2	--	0	0	--
All Price Ranges	221	177	-19.9%	82	56	-31.7%

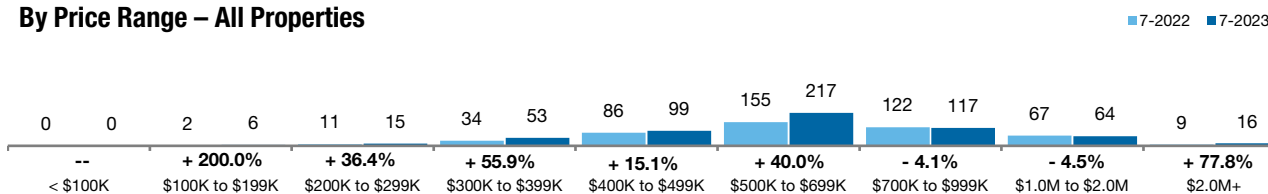
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	7-2022	7-2023	Change	7-2022	7-2023	Change
\$99,999 and Below	0	1	--	0	0	--
\$100,000 to \$199,999	9	5	-44.4%	0	0	--
\$200,000 to \$299,999	12	15	+25.0%	83	56	-32.5%
\$300,000 to \$399,999	38	38	0.0%	150	122	-18.7%
\$400,000 to \$499,999	248	211	-14.9%	149	148	-0.7%
\$500,000 to \$699,999	621	523	-15.8%	56	45	-19.6%
\$700,000 to \$999,999	343	297	-13.4%	24	15	-37.5%
\$1,000,000 to \$1,999,999	121	107	-11.6%	5	8	+60.0%
\$2,000,000 and Above	17	11	-35.3%	1	0	-100.0%
All Price Ranges	1,409	1,208	-14.3%	468	394	-15.8%

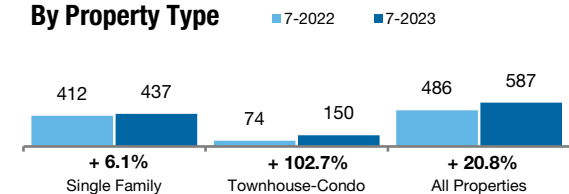
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	7-2022	7-2023	Change	7-2022	7-2023	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	2	6	+200.0%	0	0	--
\$200,000 to \$299,999	5	6	+20.0%	6	9	+50.0%
\$300,000 to \$399,999	21	23	+9.5%	13	30	+130.8%
\$400,000 to \$499,999	53	42	-20.8%	33	57	+72.7%
\$500,000 to \$699,999	143	173	+21.0%	12	44	+266.7%
\$700,000 to \$999,999	116	112	-3.4%	6	5	-16.7%
\$1,000,000 to \$1,999,999	63	59	-6.3%	4	5	+25.0%
\$2,000,000 and Above	9	16	+77.8%	0	0	--
All Price Ranges	412	437	+6.1%	74	150	+102.7%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	6-2023	7-2023	Change	6-2023	7-2023	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	6	+500.0%	0	0	--
\$200,000 to \$299,999	2	6	+200.0%	7	9	+28.6%
\$300,000 to \$399,999	21	23	+9.5%	17	30	+76.5%
\$400,000 to \$499,999	51	42	-17.6%	60	57	-5.0%
\$500,000 to \$699,999	180	173	-3.9%	37	44	+18.9%
\$700,000 to \$999,999	122	112	-8.2%	6	5	-16.7%
\$1,000,000 to \$1,999,999	57	59	+3.5%	7	5	-28.6%
\$2,000,000 and Above	15	16	+6.7%	0	0	--
All Price Ranges	449	437	-2.7%	134	150	+11.9%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	7-2022	7-2023	Change	7-2022	7-2023	Change
\$99,999 and Below	0	1	--	0	0	--
\$100,000 to \$199,999	9	5	-44.4%	0	0	--
\$200,000 to \$299,999	12	15	+25.0%	83	56	-32.5%
\$300,000 to \$399,999	38	38	0.0%	150	122	-18.7%
\$400,000 to \$499,999	248	211	-14.9%	149	148	-0.7%
\$500,000 to \$699,999	621	523	-15.8%	56	45	-19.6%
\$700,000 to \$999,999	343	297	-13.4%	24	15	-37.5%
\$1,000,000 to \$1,999,999	121	107	-11.6%	5	8	+60.0%
\$2,000,000 and Above	17	11	-35.3%	1	0	-100.0%
All Price Ranges	1,409	1,208	-14.3%	468	394	-15.8%

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 July 2023

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Berthoud

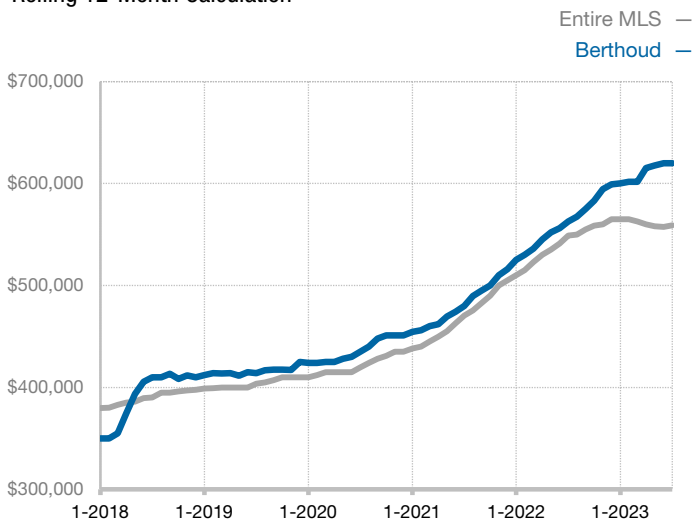
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	47	56	+ 19.1%	370	364	- 1.6%
Closed Sales	55	34	- 38.2%	335	219	- 34.6%
Median Sales Price*	\$600,000	\$642,500	+ 7.1%	\$599,000	\$635,000	+ 6.0%
Average Sales Price*	\$725,212	\$709,582	- 2.2%	\$689,914	\$798,647	+ 15.8%
Percent of List Price Received*	100.9%	98.7%	- 2.2%	102.7%	99.3%	- 3.3%
Days on Market Until Sale	47	67	+ 42.6%	68	78	+ 14.7%
Inventory of Homes for Sale	87	121	+ 39.1%	--	--	--
Months Supply of Inventory	1.7	3.8	+ 123.5%	--	--	--

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

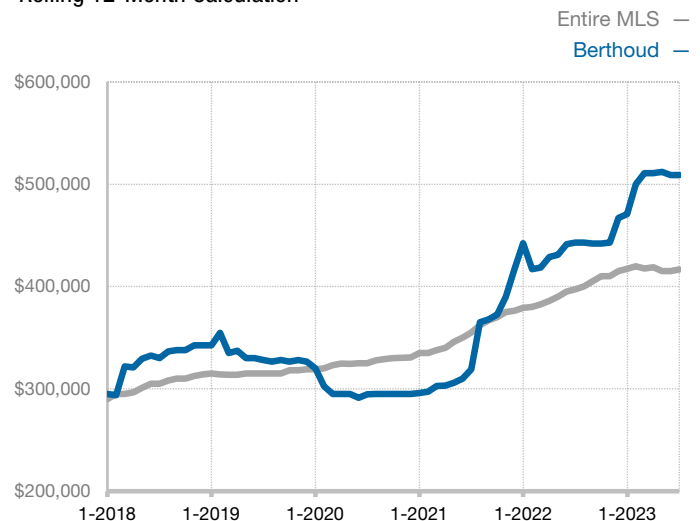
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	8	1	- 87.5%	40	36	- 10.0%
Closed Sales	6	3	- 50.0%	46	34	- 26.1%
Median Sales Price*	\$449,000	\$457,500	+ 1.9%	\$443,100	\$507,000	+ 14.4%
Average Sales Price*	\$451,217	\$426,000	- 5.6%	\$488,748	\$535,792	+ 9.6%
Percent of List Price Received*	99.1%	100.1%	+ 1.0%	103.6%	101.4%	- 2.1%
Days on Market Until Sale	50	60	+ 20.0%	192	136	- 29.2%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	1.0	2.3	+ 130.0%	--	--	--

* 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 July 2023

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Boulder

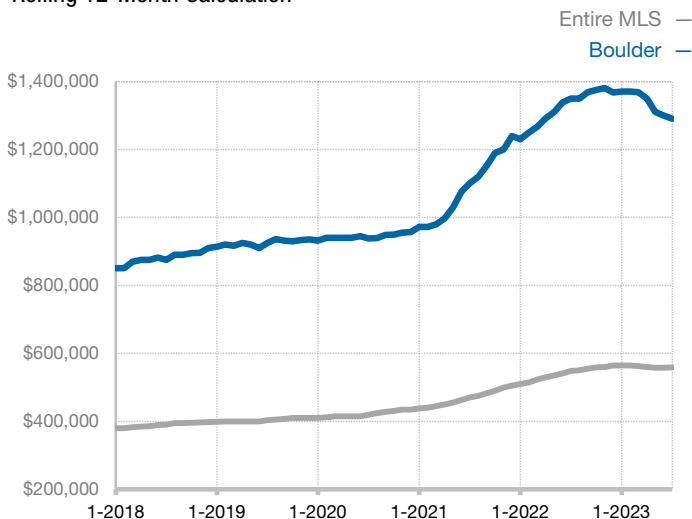
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	141	130	- 7.8%	967	986	+ 2.0%
Closed Sales	89	107	+ 20.2%	614	548	- 10.7%
Median Sales Price*	\$1,365,000	\$1,225,000	- 10.3%	\$1,414,400	\$1,317,500	- 6.9%
Average Sales Price*	\$1,493,681	\$1,455,543	- 2.6%	\$1,681,076	\$1,697,455	+ 1.0%
Percent of List Price Received*	98.9%	97.6%	- 1.3%	105.4%	98.3%	- 6.7%
Days on Market Until Sale	33	47	+ 42.4%	35	53	+ 51.4%
Inventory of Homes for Sale	228	284	+ 24.6%	--	--	--
Months Supply of Inventory	2.3	3.7	+ 60.9%	--	--	--

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

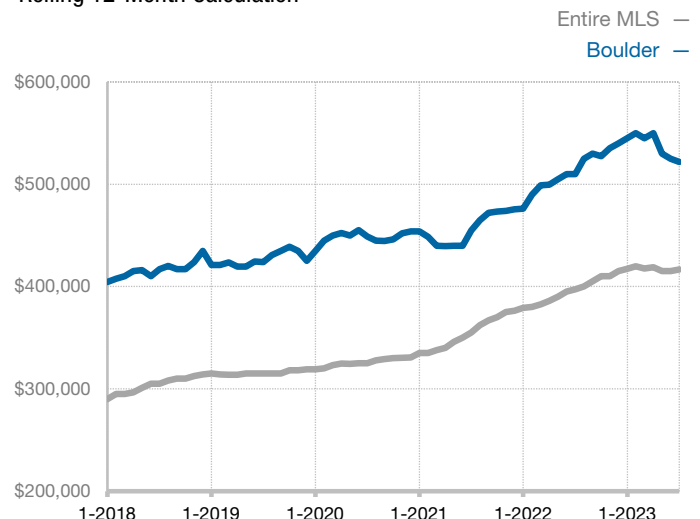
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	90	78	- 13.3%	624	552	- 11.5%
Closed Sales	69	52	- 24.6%	484	347	- 28.3%
Median Sales Price*	\$509,000	\$489,700	- 3.8%	\$533,750	\$500,000	- 6.3%
Average Sales Price*	\$676,320	\$585,422	- 13.4%	\$693,717	\$593,615	- 14.4%
Percent of List Price Received*	100.3%	99.5%	- 0.8%	103.2%	99.7%	- 3.4%
Days on Market Until Sale	52	47	- 9.6%	50	43	- 14.0%
Inventory of Homes for Sale	122	132	+ 8.2%	--	--	--
Months Supply of Inventory	1.6	2.5	+ 56.3%	--	--	--

* 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 July 2023

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Fort Collins

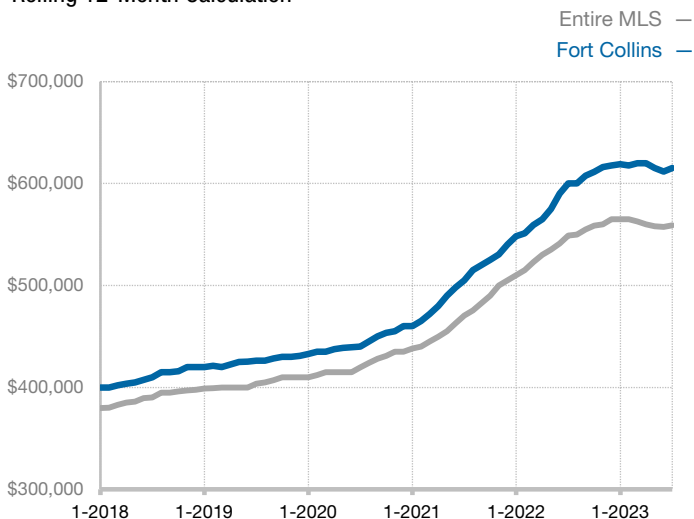
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	311	234	- 24.8%	2,005	1,436	- 28.4%
Closed Sales	233	165	- 29.2%	1,517	1,016	- 33.0%
Median Sales Price*	\$641,100	\$695,000	+ 8.4%	\$630,000	\$637,500	+ 1.2%
Average Sales Price*	\$699,540	\$795,114	+ 13.7%	\$704,824	\$717,861	+ 1.8%
Percent of List Price Received*	101.1%	99.6%	- 1.5%	104.0%	100.1%	- 3.8%
Days on Market Until Sale	29	45	+ 55.2%	30	50	+ 66.7%
Inventory of Homes for Sale	342	314	- 8.2%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

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

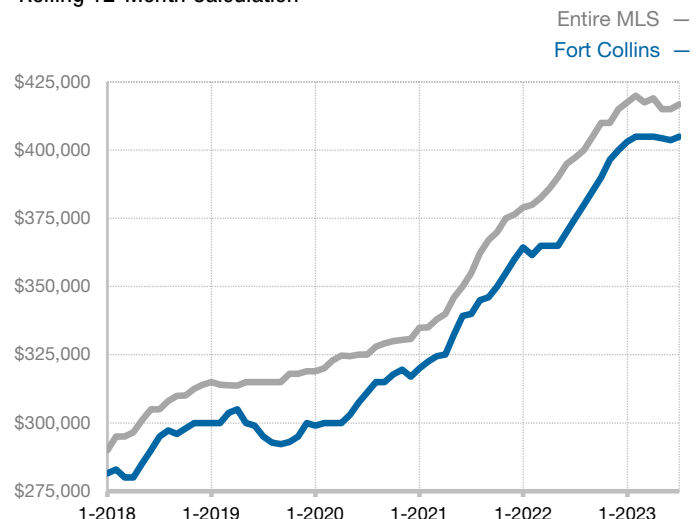
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	92	106	+ 15.2%	653	565	- 13.5%
Closed Sales	71	50	- 29.6%	565	410	- 27.4%
Median Sales Price*	\$399,000	\$420,500	+ 5.4%	\$396,000	\$405,000	+ 2.3%
Average Sales Price*	\$399,034	\$423,544	+ 6.1%	\$414,422	\$411,723	- 0.7%
Percent of List Price Received*	101.9%	100.1%	- 1.8%	103.9%	99.8%	- 3.9%
Days on Market Until Sale	26	44	+ 69.2%	28	63	+ 125.0%
Inventory of Homes for Sale	79	145	+ 83.5%	--	--	--
Months Supply of Inventory	0.9	2.4	+ 166.7%	--	--	--

* 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 July 2023

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Greeley

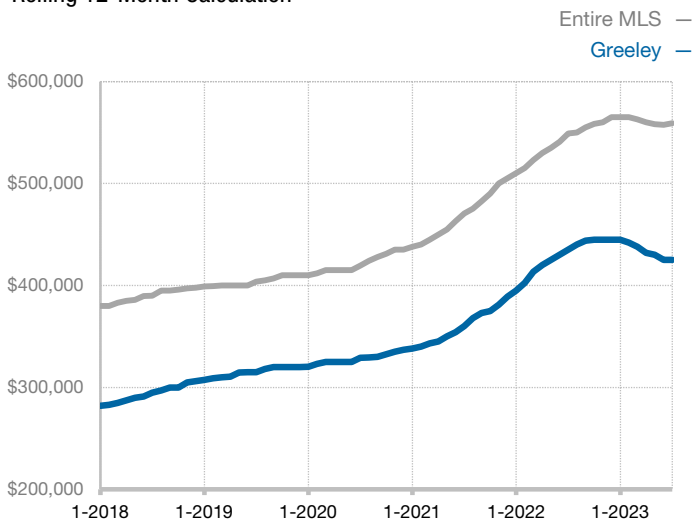
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	209	125	- 40.2%	1,332	810	- 39.2%
Closed Sales	111	88	- 20.7%	1,081	671	- 37.9%
Median Sales Price*	\$442,500	\$430,750	- 2.7%	\$450,000	\$420,000	- 6.7%
Average Sales Price*	\$467,037	\$442,626	- 5.2%	\$458,716	\$444,139	- 3.2%
Percent of List Price Received*	101.6%	99.7%	- 1.9%	102.3%	99.9%	- 2.3%
Days on Market Until Sale	31	46	+ 48.4%	45	58	+ 28.9%
Inventory of Homes for Sale	259	165	- 36.3%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

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

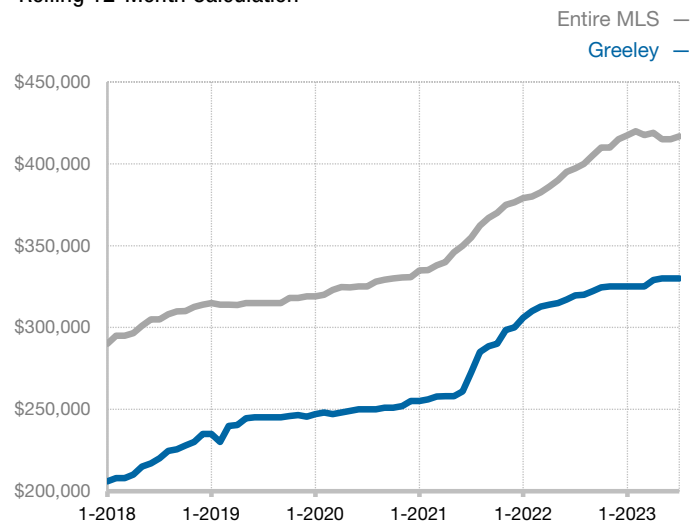
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	25	34	+ 36.0%	197	197	0.0%
Closed Sales	27	23	- 14.8%	219	147	- 32.9%
Median Sales Price*	\$320,000	\$347,618	+ 8.6%	\$322,186	\$333,075	+ 3.4%
Average Sales Price*	\$349,281	\$349,616	+ 0.1%	\$327,439	\$340,213	+ 3.9%
Percent of List Price Received*	100.7%	99.0%	- 1.7%	101.4%	99.3%	- 2.1%
Days on Market Until Sale	37	64	+ 73.0%	76	59	- 22.4%
Inventory of Homes for Sale	34	51	+ 50.0%	--	--	--
Months Supply of Inventory	1.0	2.5	+ 150.0%	--	--	--

* 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 July 2023

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Johnstown

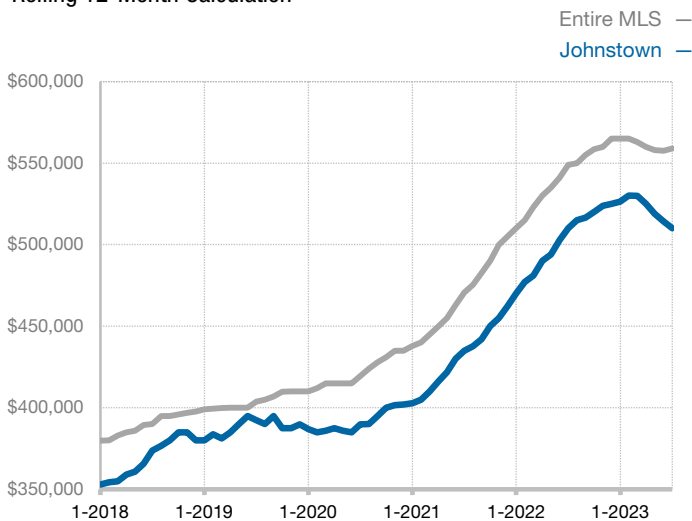
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	73	47	- 35.6%	489	407	- 16.8%
Closed Sales	48	35	- 27.1%	372	345	- 7.3%
Median Sales Price*	\$575,000	\$513,500	- 10.7%	\$525,000	\$504,540	- 3.9%
Average Sales Price*	\$576,672	\$535,467	- 7.1%	\$554,515	\$530,393	- 4.4%
Percent of List Price Received*	101.7%	100.5%	- 1.2%	102.4%	99.7%	- 2.6%
Days on Market Until Sale	64	37	- 42.2%	33	58	+ 75.8%
Inventory of Homes for Sale	112	77	- 31.3%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--

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

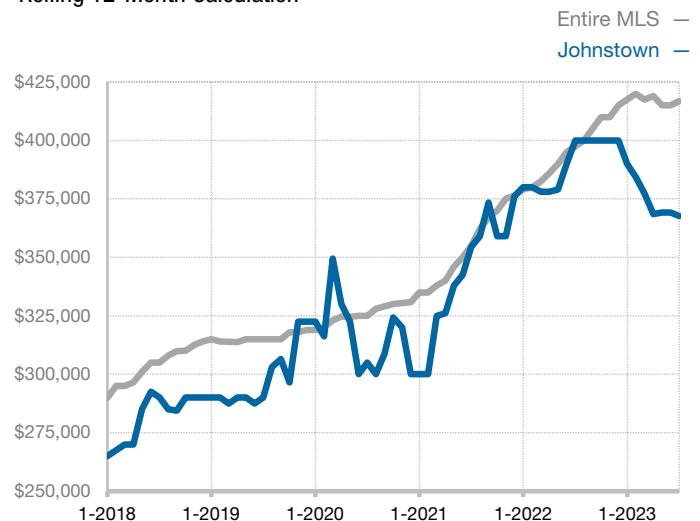
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	4	13	+ 225.0%	12	35	+ 191.7%
Closed Sales	1	3	+ 200.0%	6	20	+ 233.3%
Median Sales Price*	\$430,000	\$351,150	- 18.3%	\$400,000	\$347,700	- 13.1%
Average Sales Price*	\$430,000	\$375,750	- 12.6%	\$401,650	\$366,357	- 8.8%
Percent of List Price Received*	107.5%	100.2%	- 6.8%	104.7%	100.1%	- 4.4%
Days on Market Until Sale	27	69	+ 155.6%	17	79	+ 364.7%
Inventory of Homes for Sale	2	16	+ 700.0%	--	--	--
Months Supply of Inventory	1.1	5.7	+ 418.2%	--	--	--

* 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 July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Longmont

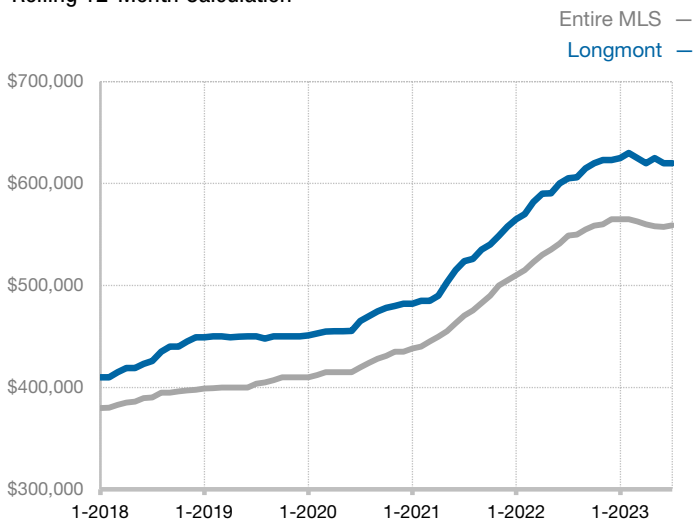
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	193	121	- 37.3%	1,135	895	- 21.1%
Closed Sales	127	94	- 26.0%	820	652	- 20.5%
Median Sales Price*	\$612,950	\$613,500	+ 0.1%	\$635,000	\$635,000	0.0%
Average Sales Price*	\$701,013	\$744,085	+ 6.1%	\$739,377	\$746,293	+ 0.9%
Percent of List Price Received*	100.9%	99.5%	- 1.4%	105.1%	99.7%	- 5.1%
Days on Market Until Sale	28	42	+ 50.0%	25	50	+ 100.0%
Inventory of Homes for Sale	245	188	- 23.3%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--

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

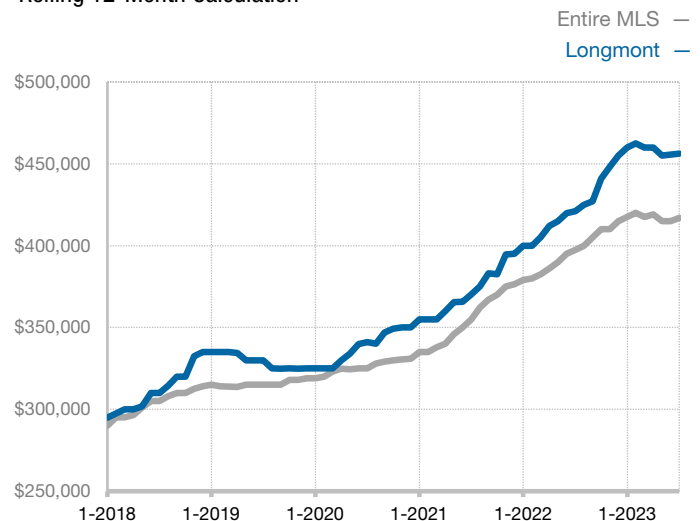
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	61	31	- 49.2%	318	259	- 18.6%
Closed Sales	30	30	0.0%	190	179	- 5.8%
Median Sales Price*	\$450,000	\$450,000	0.0%	\$450,000	\$459,000	+ 2.0%
Average Sales Price*	\$467,655	\$462,267	- 1.2%	\$472,123	\$471,769	- 0.1%
Percent of List Price Received*	100.7%	100.4%	- 0.3%	104.5%	100.0%	- 4.3%
Days on Market Until Sale	23	76	+ 230.4%	20	66	+ 230.0%
Inventory of Homes for Sale	73	86	+ 17.8%	--	--	--
Months Supply of Inventory	2.3	3.2	+ 39.1%	--	--	--

* 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



Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Loveland

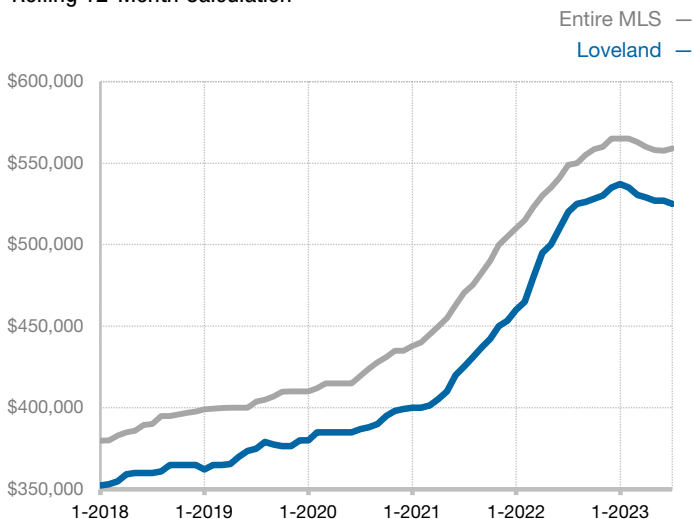
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	203	136	- 33.0%	1,402	957	- 31.7%
Closed Sales	162	103	- 36.4%	1,055	770	- 27.0%
Median Sales Price*	\$577,500	\$520,000	- 10.0%	\$545,000	\$527,500	- 3.2%
Average Sales Price*	\$676,325	\$587,231	- 13.2%	\$608,364	\$619,210	+ 1.8%
Percent of List Price Received*	100.6%	99.3%	- 1.3%	103.1%	99.4%	- 3.6%
Days on Market Until Sale	28	50	+ 78.6%	28	56	+ 100.0%
Inventory of Homes for Sale	263	186	- 29.3%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--

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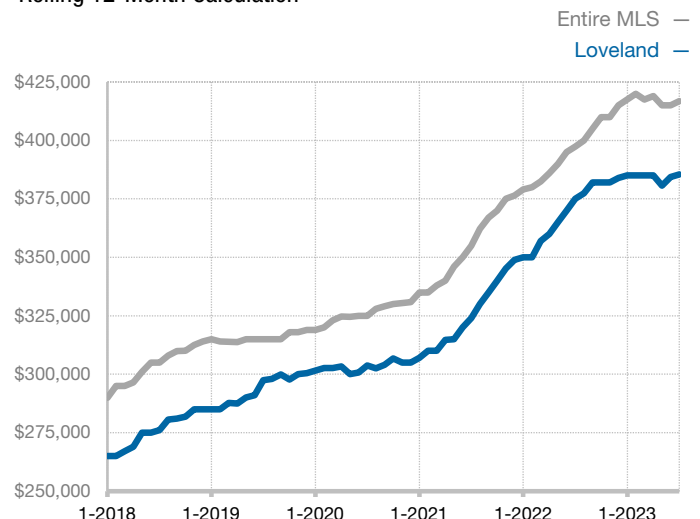
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	35	30	- 14.3%	231	211	- 8.7%
Closed Sales	48	29	- 39.6%	251	190	- 24.3%
Median Sales Price*	\$372,500	\$387,000	+ 3.9%	\$389,002	\$395,380	+ 1.6%
Average Sales Price*	\$401,816	\$409,898	+ 2.0%	\$402,708	\$414,312	+ 2.9%
Percent of List Price Received*	102.3%	100.9%	- 1.4%	104.5%	100.8%	- 3.5%
Days on Market Until Sale	193	82	- 57.5%	134	120	- 10.4%
Inventory of Homes for Sale	34	56	+ 64.7%	--	--	--
Months Supply of Inventory	0.9	2.1	+ 133.3%	--	--	--

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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 July 2023

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Wellington

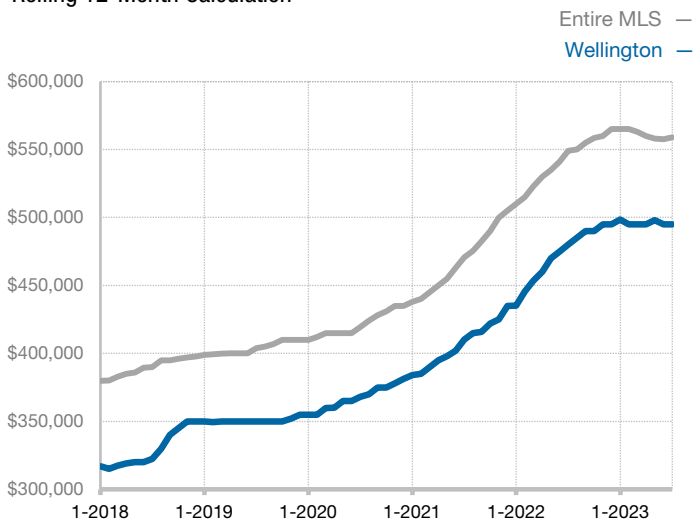
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	46	27	- 41.3%	284	202	- 28.9%
Closed Sales	23	21	- 8.7%	220	195	- 11.4%
Median Sales Price*	\$490,000	\$478,000	- 2.4%	\$495,000	\$498,000	+ 0.6%
Average Sales Price*	\$524,757	\$506,776	- 3.4%	\$533,218	\$513,600	- 3.7%
Percent of List Price Received*	104.7%	99.7%	- 4.8%	103.5%	99.6%	- 3.8%
Days on Market Until Sale	54	42	- 22.2%	45	71	+ 57.8%
Inventory of Homes for Sale	70	40	- 42.9%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--

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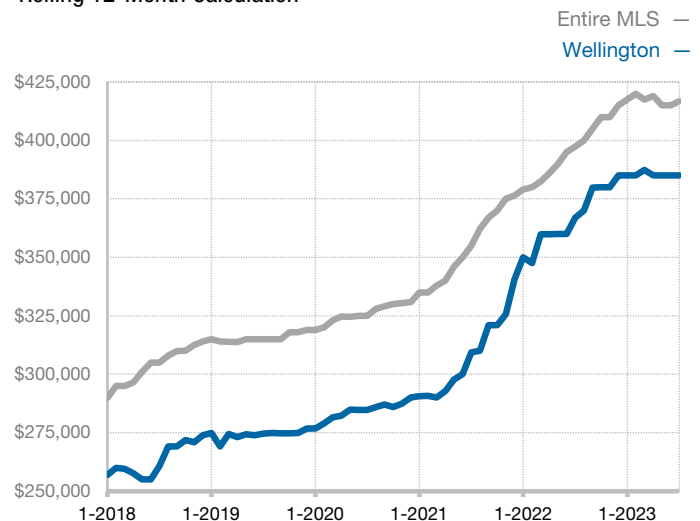
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	1	5	+ 400.0%	33	25	- 24.2%
Closed Sales	7	2	- 71.4%	25	12	- 52.0%
Median Sales Price*	\$395,000	\$395,000	0.0%	\$380,000	\$385,000	+ 1.3%
Average Sales Price*	\$393,714	\$395,000	+ 0.3%	\$374,902	\$379,301	+ 1.2%
Percent of List Price Received*	102.5%	100.0%	- 2.4%	102.6%	98.7%	- 3.8%
Days on Market Until Sale	27	36	+ 33.3%	27	45	+ 66.7%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.5	2.1	+ 320.0%	--	--	--

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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 July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Windsor

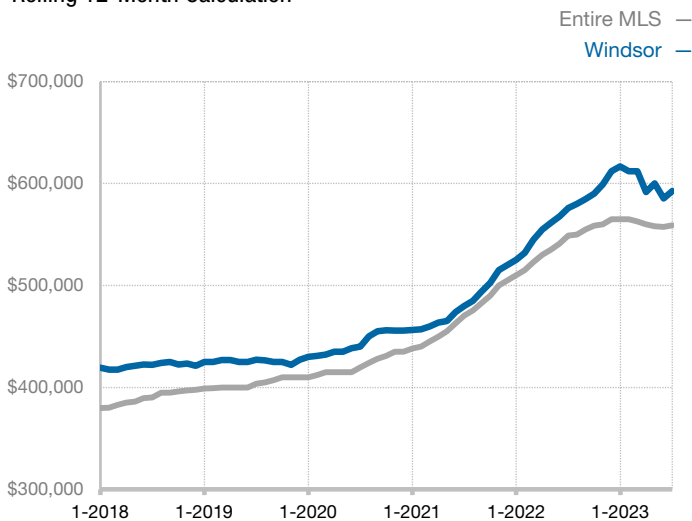
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	130	84	- 35.4%	894	670	- 25.1%
Closed Sales	70	63	- 10.0%	690	554	- 19.7%
Median Sales Price*	\$587,500	\$625,000	+ 6.4%	\$600,000	\$570,000	- 5.0%
Average Sales Price*	\$655,575	\$677,092	+ 3.3%	\$665,324	\$644,971	- 3.1%
Percent of List Price Received*	100.5%	98.8%	- 1.7%	101.9%	99.6%	- 2.3%
Days on Market Until Sale	32	62	+ 93.8%	50	95	+ 90.0%
Inventory of Homes for Sale	271	154	- 43.2%	--	--	--
Months Supply of Inventory	2.6	2.2	- 15.4%	--	--	--

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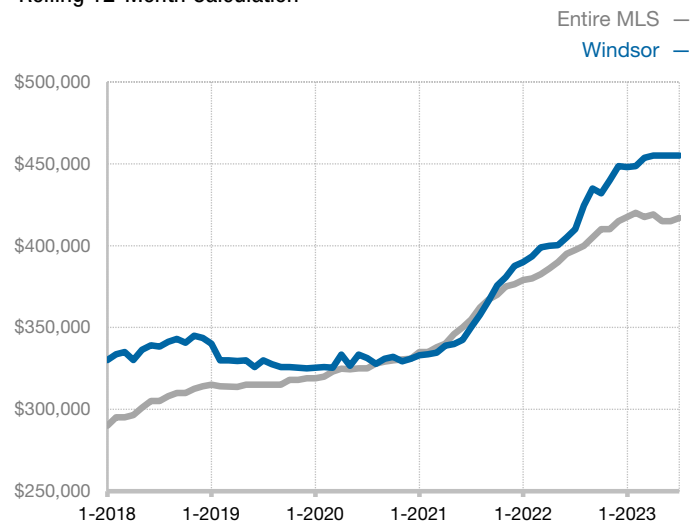
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	15	14	- 6.7%	93	93	0.0%
Closed Sales	11	8	- 27.3%	86	70	- 18.6%
Median Sales Price*	\$470,000	\$533,960	+ 13.6%	\$433,450	\$441,945	+ 2.0%
Average Sales Price*	\$492,661	\$491,114	- 0.3%	\$448,834	\$464,769	+ 3.6%
Percent of List Price Received*	105.5%	99.4%	- 5.8%	103.6%	100.3%	- 3.2%
Days on Market Until Sale	272	102	- 62.5%	153	108	- 29.4%
Inventory of Homes for Sale	17	29	+ 70.6%	--	--	--
Months Supply of Inventory	1.3	2.7	+ 107.7%	--	--	--

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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 July 2023

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Johnstown

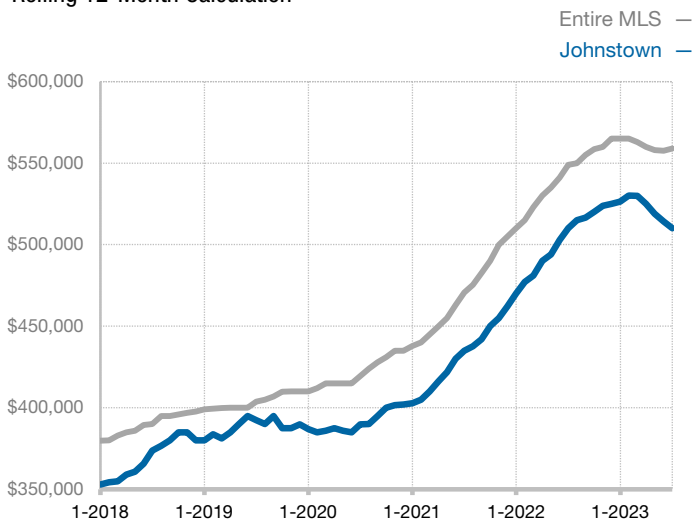
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	73	47	- 35.6%	489	407	- 16.8%
Closed Sales	48	35	- 27.1%	372	345	- 7.3%
Median Sales Price*	\$575,000	\$513,500	- 10.7%	\$525,000	\$504,540	- 3.9%
Average Sales Price*	\$576,672	\$535,467	- 7.1%	\$554,515	\$530,393	- 4.4%
Percent of List Price Received*	101.7%	100.5%	- 1.2%	102.4%	99.7%	- 2.6%
Days on Market Until Sale	64	37	- 42.2%	33	58	+ 75.8%
Inventory of Homes for Sale	112	77	- 31.3%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--

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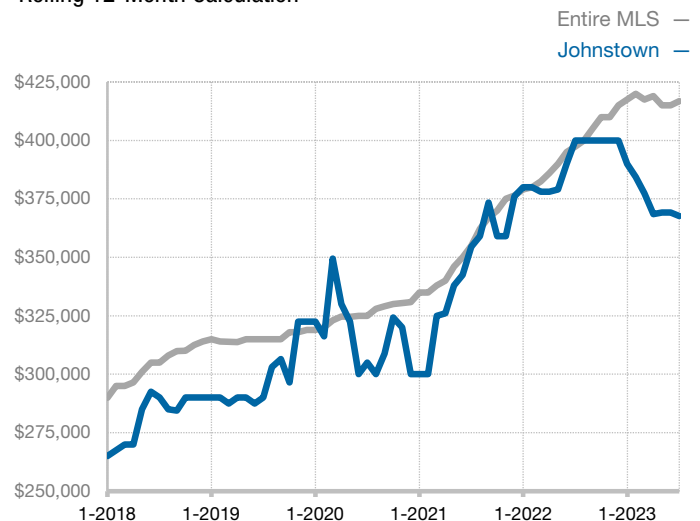
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	4	13	+ 225.0%	12	35	+ 191.7%
Closed Sales	1	3	+ 200.0%	6	20	+ 233.3%
Median Sales Price*	\$430,000	\$351,150	- 18.3%	\$400,000	\$347,700	- 13.1%
Average Sales Price*	\$430,000	\$375,750	- 12.6%	\$401,650	\$366,357	- 8.8%
Percent of List Price Received*	107.5%	100.2%	- 6.8%	104.7%	100.1%	- 4.4%
Days on Market Until Sale	27	69	+ 155.6%	17	79	+ 364.7%
Inventory of Homes for Sale	2	16	+ 700.0%	--	--	--
Months Supply of Inventory	1.1	5.7	+ 418.2%	--	--	--

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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 July 2023

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Longmont

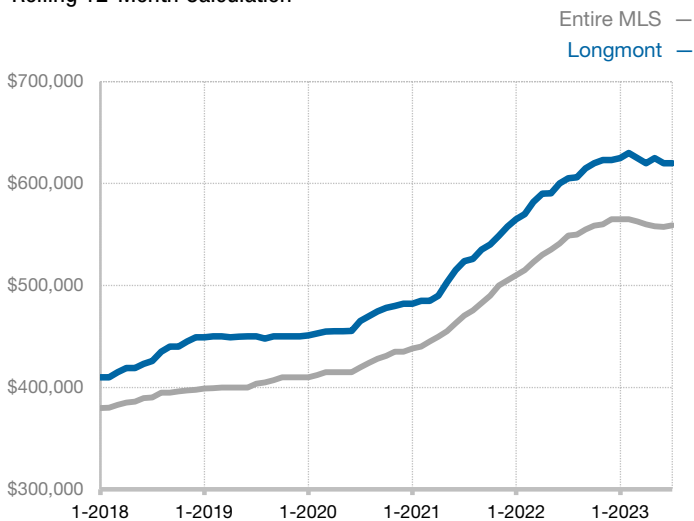
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	193	121	- 37.3%	1,135	895	- 21.1%
Closed Sales	127	94	- 26.0%	820	652	- 20.5%
Median Sales Price*	\$612,950	\$613,500	+ 0.1%	\$635,000	\$635,000	0.0%
Average Sales Price*	\$701,013	\$744,085	+ 6.1%	\$739,377	\$746,293	+ 0.9%
Percent of List Price Received*	100.9%	99.5%	- 1.4%	105.1%	99.7%	- 5.1%
Days on Market Until Sale	28	42	+ 50.0%	25	50	+ 100.0%
Inventory of Homes for Sale	245	188	- 23.3%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--

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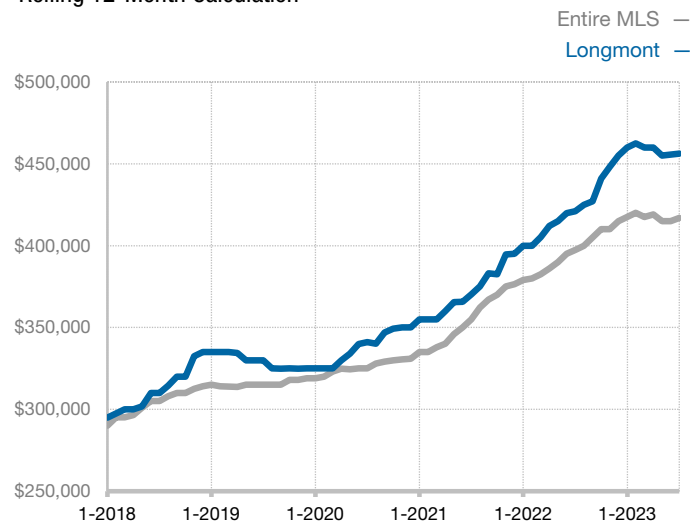
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	61	31	- 49.2%	318	259	- 18.6%
Closed Sales	30	30	0.0%	190	179	- 5.8%
Median Sales Price*	\$450,000	\$450,000	0.0%	\$450,000	\$459,000	+ 2.0%
Average Sales Price*	\$467,655	\$462,267	- 1.2%	\$472,123	\$471,769	- 0.1%
Percent of List Price Received*	100.7%	100.4%	- 0.3%	104.5%	100.0%	- 4.3%
Days on Market Until Sale	23	76	+ 230.4%	20	66	+ 230.0%
Inventory of Homes for Sale	73	86	+ 17.8%	--	--	--
Months Supply of Inventory	2.3	3.2	+ 39.1%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Wellington

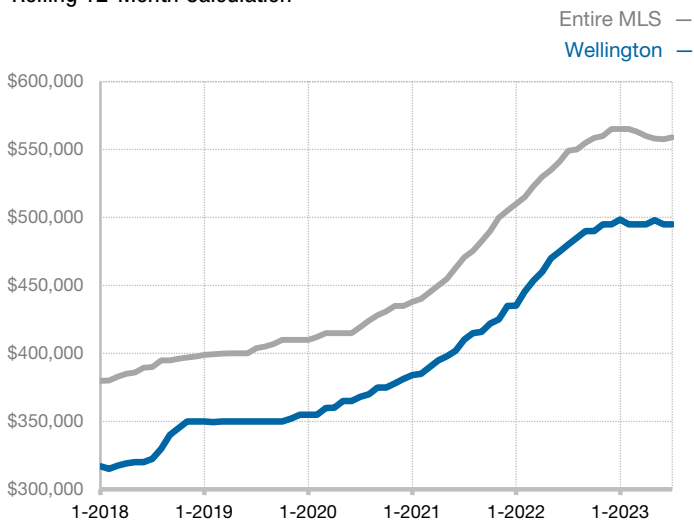
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	46	27	- 41.3%	284	202	- 28.9%
Closed Sales	23	21	- 8.7%	220	195	- 11.4%
Median Sales Price*	\$490,000	\$478,000	- 2.4%	\$495,000	\$498,000	+ 0.6%
Average Sales Price*	\$524,757	\$506,776	- 3.4%	\$533,218	\$513,600	- 3.7%
Percent of List Price Received*	104.7%	99.7%	- 4.8%	103.5%	99.6%	- 3.8%
Days on Market Until Sale	54	42	- 22.2%	45	71	+ 57.8%
Inventory of Homes for Sale	70	40	- 42.9%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--

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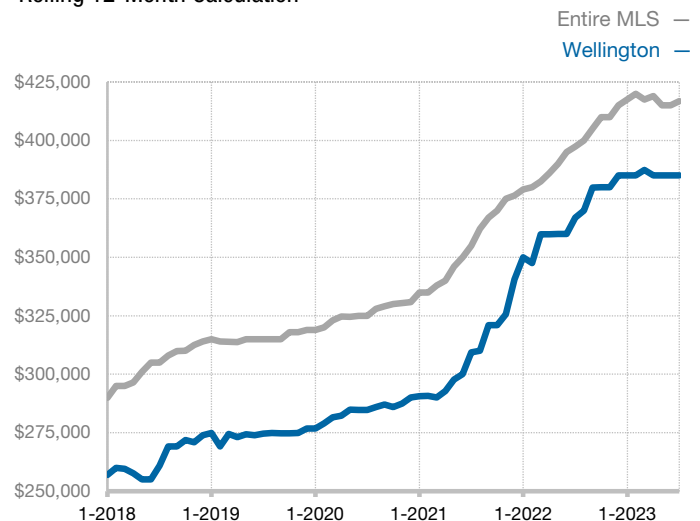
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	1	5	+ 400.0%	33	25	- 24.2%
Closed Sales	7	2	- 71.4%	25	12	- 52.0%
Median Sales Price*	\$395,000	\$395,000	0.0%	\$380,000	\$385,000	+ 1.3%
Average Sales Price*	\$393,714	\$395,000	+ 0.3%	\$374,902	\$379,301	+ 1.2%
Percent of List Price Received*	102.5%	100.0%	- 2.4%	102.6%	98.7%	- 3.8%
Days on Market Until Sale	27	36	+ 33.3%	27	45	+ 66.7%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.5	2.1	+ 320.0%	--	--	--

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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 July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Fort Collins

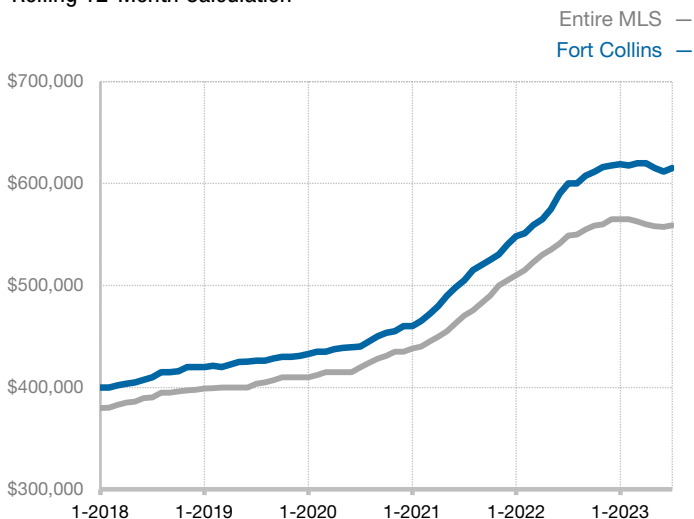
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	311	234	- 24.8%	2,005	1,436	- 28.4%
Closed Sales	233	165	- 29.2%	1,517	1,016	- 33.0%
Median Sales Price*	\$641,100	\$695,000	+ 8.4%	\$630,000	\$637,500	+ 1.2%
Average Sales Price*	\$699,540	\$795,114	+ 13.7%	\$704,824	\$717,861	+ 1.8%
Percent of List Price Received*	101.1%	99.6%	- 1.5%	104.0%	100.1%	- 3.8%
Days on Market Until Sale	29	45	+ 55.2%	30	50	+ 66.7%
Inventory of Homes for Sale	342	314	- 8.2%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

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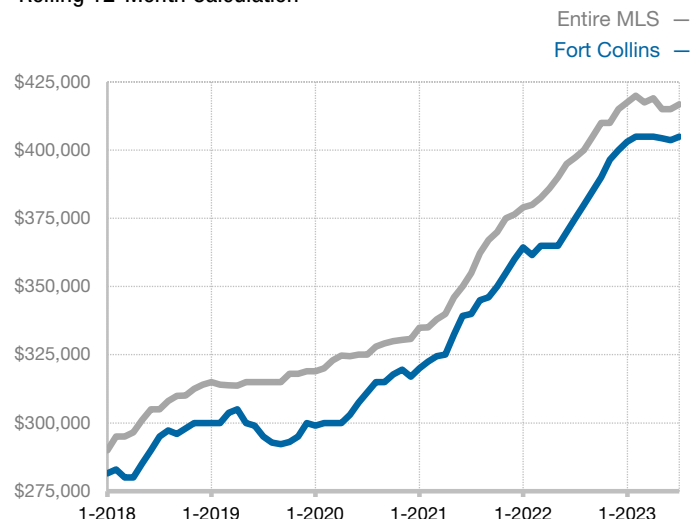
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	92	106	+ 15.2%	653	565	- 13.5%
Closed Sales	71	50	- 29.6%	565	410	- 27.4%
Median Sales Price*	\$399,000	\$420,500	+ 5.4%	\$396,000	\$405,000	+ 2.3%
Average Sales Price*	\$399,034	\$423,544	+ 6.1%	\$414,422	\$411,723	- 0.7%
Percent of List Price Received*	101.9%	100.1%	- 1.8%	103.9%	99.8%	- 3.9%
Days on Market Until Sale	26	44	+ 69.2%	28	63	+ 125.0%
Inventory of Homes for Sale	79	145	+ 83.5%	--	--	--
Months Supply of Inventory	0.9	2.4	+ 166.7%	--	--	--

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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 July 2023

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Greeley

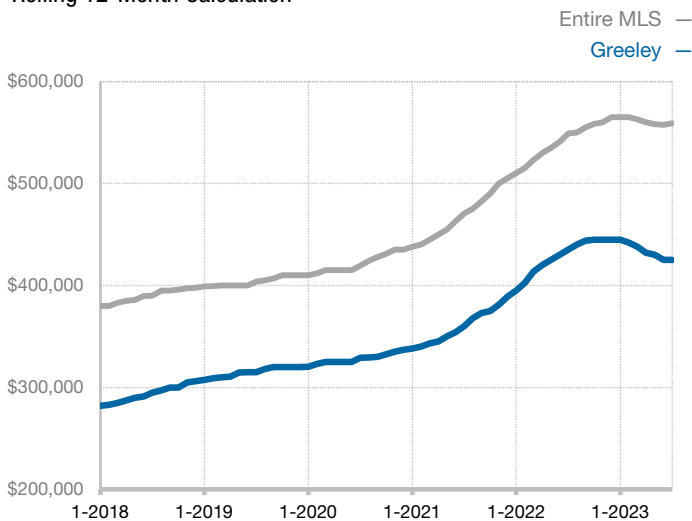
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	209	125	- 40.2%	1,332	810	- 39.2%
Closed Sales	111	88	- 20.7%	1,081	671	- 37.9%
Median Sales Price*	\$442,500	\$430,750	- 2.7%	\$450,000	\$420,000	- 6.7%
Average Sales Price*	\$467,037	\$442,626	- 5.2%	\$458,716	\$444,139	- 3.2%
Percent of List Price Received*	101.6%	99.7%	- 1.9%	102.3%	99.9%	- 2.3%
Days on Market Until Sale	31	46	+ 48.4%	45	58	+ 28.9%
Inventory of Homes for Sale	259	165	- 36.3%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

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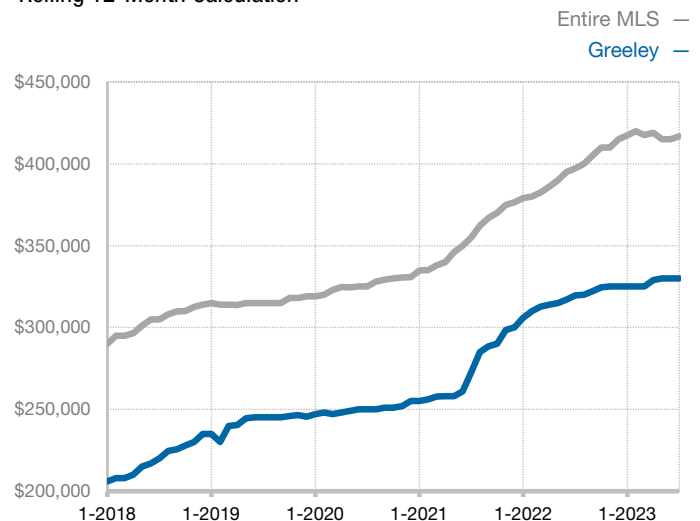
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	25	34	+ 36.0%	197	197	0.0%
Closed Sales	27	23	- 14.8%	219	147	- 32.9%
Median Sales Price*	\$320,000	\$347,618	+ 8.6%	\$322,186	\$333,075	+ 3.4%
Average Sales Price*	\$349,281	\$349,616	+ 0.1%	\$327,439	\$340,213	+ 3.9%
Percent of List Price Received*	100.7%	99.0%	- 1.7%	101.4%	99.3%	- 2.1%
Days on Market Until Sale	37	64	+ 73.0%	76	59	- 22.4%
Inventory of Homes for Sale	34	51	+ 50.0%	--	--	--
Months Supply of Inventory	1.0	2.5	+ 150.0%	--	--	--

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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 July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Loveland

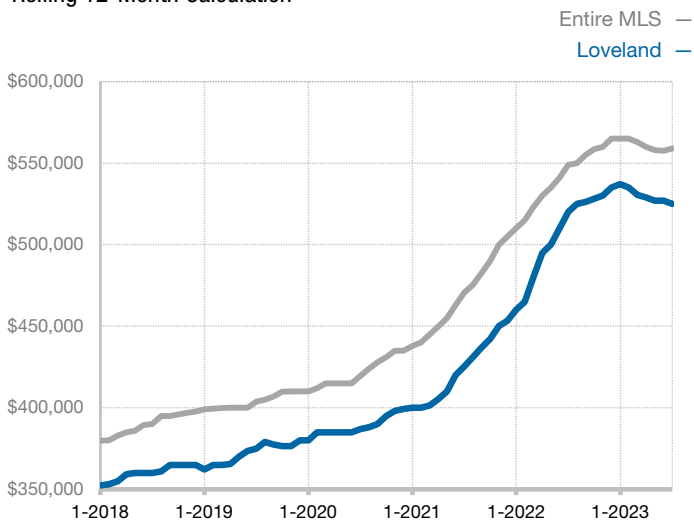
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
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Closed Sales	162	103	- 36.4%	1,055	770	- 27.0%
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Percent of List Price Received*	100.6%	99.3%	- 1.3%	103.1%	99.4%	- 3.6%
Days on Market Until Sale	28	50	+ 78.6%	28	56	+ 100.0%
Inventory of Homes for Sale	263	186	- 29.3%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--

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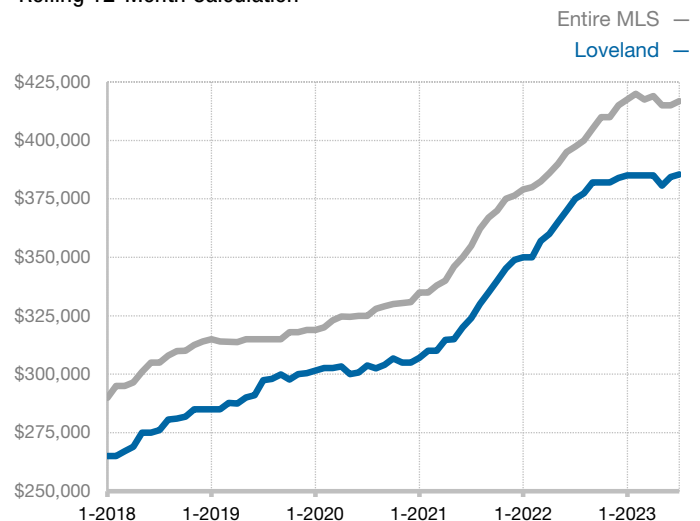
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	35	30	- 14.3%	231	211	- 8.7%
Closed Sales	48	29	- 39.6%	251	190	- 24.3%
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Average Sales Price*	\$401,816	\$409,898	+ 2.0%	\$402,708	\$414,312	+ 2.9%
Percent of List Price Received*	102.3%	100.9%	- 1.4%	104.5%	100.8%	- 3.5%
Days on Market Until Sale	193	82	- 57.5%	134	120	- 10.4%
Inventory of Homes for Sale	34	56	+ 64.7%	--	--	--
Months Supply of Inventory	0.9	2.1	+ 133.3%	--	--	--

* 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 July 2023

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Windsor

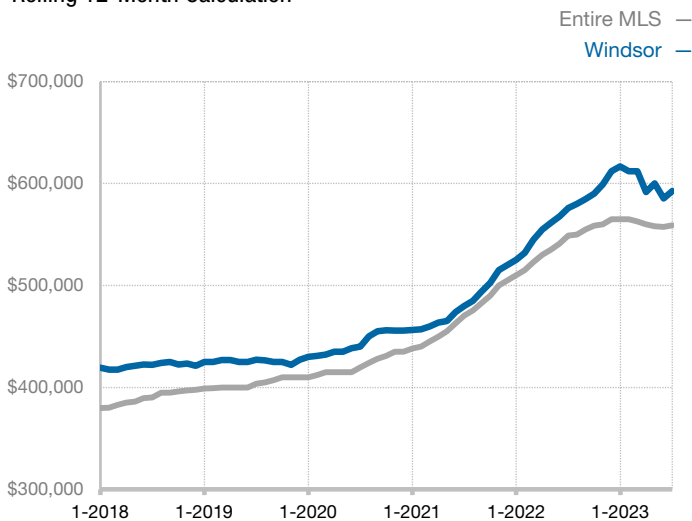
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	130	84	- 35.4%	894	670	- 25.1%
Closed Sales	70	63	- 10.0%	690	554	- 19.7%
Median Sales Price*	\$587,500	\$625,000	+ 6.4%	\$600,000	\$570,000	- 5.0%
Average Sales Price*	\$655,575	\$677,092	+ 3.3%	\$665,324	\$644,971	- 3.1%
Percent of List Price Received*	100.5%	98.8%	- 1.7%	101.9%	99.6%	- 2.3%
Days on Market Until Sale	32	62	+ 93.8%	50	95	+ 90.0%
Inventory of Homes for Sale	271	154	- 43.2%	--	--	--
Months Supply of Inventory	2.6	2.2	- 15.4%	--	--	--

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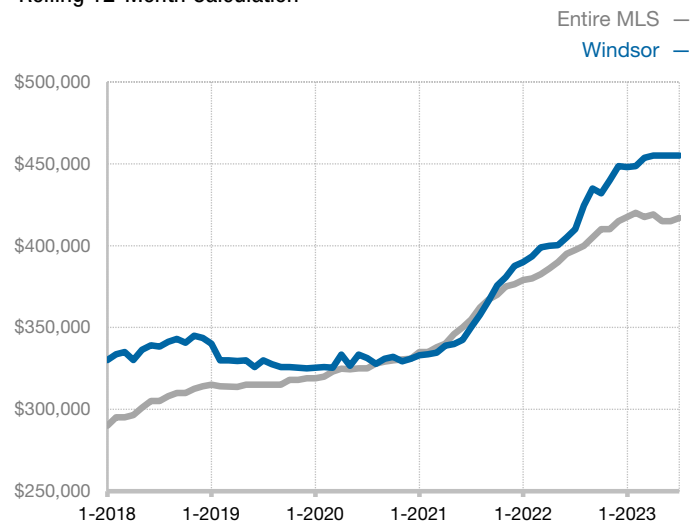
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	15	14	- 6.7%	93	93	0.0%
Closed Sales	11	8	- 27.3%	86	70	- 18.6%
Median Sales Price*	\$470,000	\$533,960	+ 13.6%	\$433,450	\$441,945	+ 2.0%
Average Sales Price*	\$492,661	\$491,114	- 0.3%	\$448,834	\$464,769	+ 3.6%
Percent of List Price Received*	105.5%	99.4%	- 5.8%	103.6%	100.3%	- 3.2%
Days on Market Until Sale	272	102	- 62.5%	153	108	- 29.4%
Inventory of Homes for Sale	17	29	+ 70.6%	--	--	--
Months Supply of Inventory	1.3	2.7	+ 107.7%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
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Local Market Update for July 2023

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Berthoud

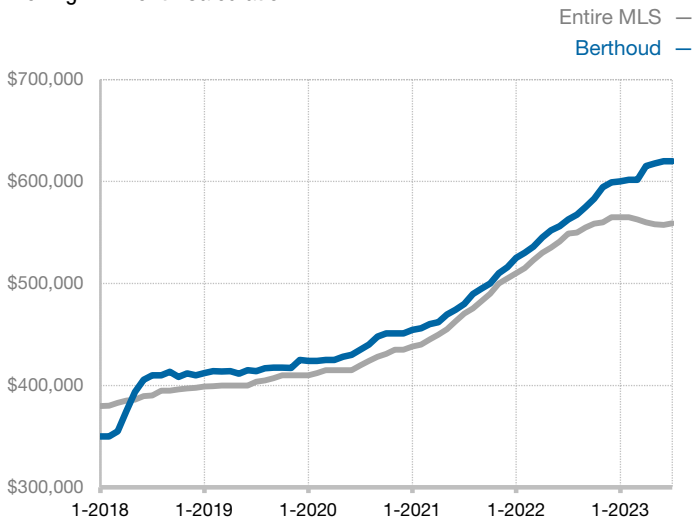
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	47	56	+ 19.1%	370	364	- 1.6%
Closed Sales	55	34	- 38.2%	335	219	- 34.6%
Median Sales Price*	\$600,000	\$642,500	+ 7.1%	\$599,000	\$635,000	+ 6.0%
Average Sales Price*	\$725,212	\$709,582	- 2.2%	\$689,914	\$798,647	+ 15.8%
Percent of List Price Received*	100.9%	98.7%	- 2.2%	102.7%	99.3%	- 3.3%
Days on Market Until Sale	47	67	+ 42.6%	68	78	+ 14.7%
Inventory of Homes for Sale	87	121	+ 39.1%	--	--	--
Months Supply of Inventory	1.7	3.8	+ 123.5%	--	--	--

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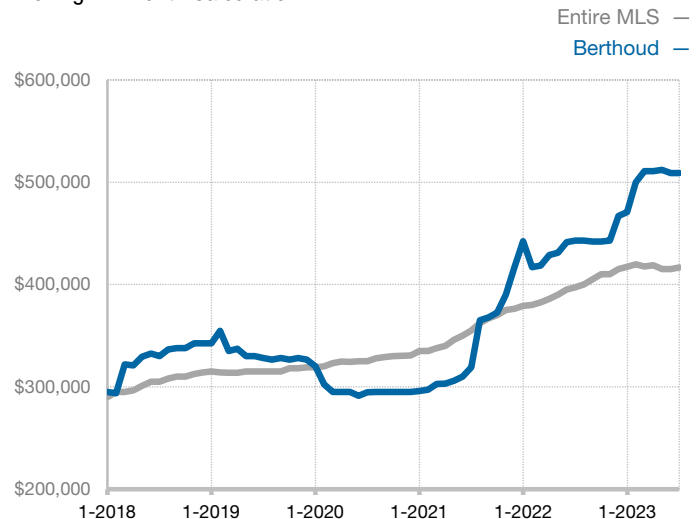
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	8	1	- 87.5%	40	36	- 10.0%
Closed Sales	6	3	- 50.0%	46	34	- 26.1%
Median Sales Price*	\$449,000	\$457,500	+ 1.9%	\$443,100	\$507,000	+ 14.4%
Average Sales Price*	\$451,217	\$426,000	- 5.6%	\$488,748	\$535,792	+ 9.6%
Percent of List Price Received*	99.1%	100.1%	+ 1.0%	103.6%	101.4%	- 2.1%
Days on Market Until Sale	50	60	+ 20.0%	192	136	- 29.2%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	1.0	2.3	+ 130.0%	--	--	--

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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 July 2023

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Boulder

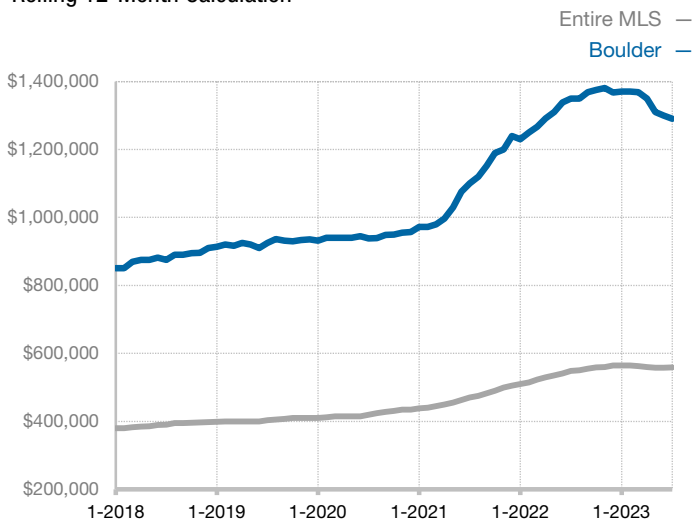
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	141	130	- 7.8%	967	986	+ 2.0%
Closed Sales	89	107	+ 20.2%	614	548	- 10.7%
Median Sales Price*	\$1,365,000	\$1,225,000	- 10.3%	\$1,414,400	\$1,317,500	- 6.9%
Average Sales Price*	\$1,493,681	\$1,455,543	- 2.6%	\$1,681,076	\$1,697,455	+ 1.0%
Percent of List Price Received*	98.9%	97.6%	- 1.3%	105.4%	98.3%	- 6.7%
Days on Market Until Sale	33	47	+ 42.4%	35	53	+ 51.4%
Inventory of Homes for Sale	228	284	+ 24.6%	--	--	--
Months Supply of Inventory	2.3	3.7	+ 60.9%	--	--	--

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Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	90	78	- 13.3%	624	552	- 11.5%
Closed Sales	69	52	- 24.6%	484	347	- 28.3%
Median Sales Price*	\$509,000	\$489,700	- 3.8%	\$533,750	\$500,000	- 6.3%
Average Sales Price*	\$676,320	\$585,422	- 13.4%	\$693,717	\$593,615	- 14.4%
Percent of List Price Received*	100.3%	99.5%	- 0.8%	103.2%	99.7%	- 3.4%
Days on Market Until Sale	52	47	- 9.6%	50	43	- 14.0%
Inventory of Homes for Sale	122	132	+ 8.2%	--	--	--
Months Supply of Inventory	1.6	2.5	+ 56.3%	--	--	--

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Median Sales Price – Townhouse-Condo
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