



FCBR 2023

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Monthly Indicators



June 2023

New Listings were down 20.6 percent for single family homes but increased 15.7 percent for townhouse-condo properties. Pending Sales landed at 197 for single family homes and 72 for townhouse-condo properties.

The Median Sales Price was down 2.0 percent to \$621,000 for single family homes but increased 1.2 percent to \$415,000 for townhouse-condo properties. Days on Market increased 44.4 percent for single family homes but decreased 10.0 percent for townhouse-condo properties.

Nationwide, total housing inventory increased 3.8% from the previous month, for a 3-month's supply at the current sales pace. The shortage of homes for sale has kept prices high for remaining buyers, with a national median sales price of \$396,100 as of last measure, a 3.1% decline from the same time last year and the largest annual decrease since December 2011, according to NAR. As demand continues to outpace supply, properties are selling quickly, with the majority of homes listed for sale on the market for less than a month.

Activity Snapshot

- 21.6% **+ 44.4%** **- 2.0%**

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
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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	6-2022	6-2023	Percent Change	YTD-2022	YTD-2023	Percent Change
New Listings		418	332	- 20.6%	1,630	1,454	- 10.8%
Pending Sales		234	197	- 15.8%	1,266	1,113	- 12.1%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		278	218	- 21.6%	1,189	1,028	- 13.5%
Median Sales Price		\$633,947	\$621,000	- 2.0%	\$616,000	\$600,000	- 2.6%
Avg. Sales Price		\$715,072	\$697,843	- 2.4%	\$690,655	\$677,689	- 1.9%
Pct. of List Price Received		103.2%	100.8%	- 2.3%	104.0%	100.0%	- 3.8%
Days on Market		36	52	+ 44.4%	42	62	+ 47.6%
Affordability Index		48	45	- 6.3%	49	47	- 4.1%
Active Listings		362	424	+ 17.1%	--	--	--
Months Supply		1.6	2.4	+ 50.0%	--	--	--

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.



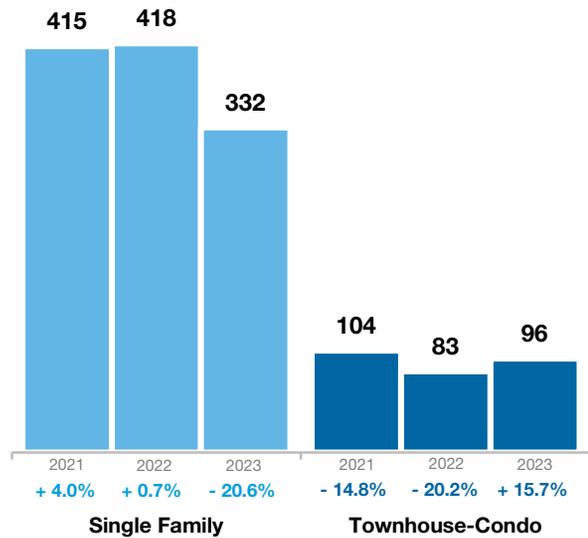
Key Metrics	Historical Sparkbars	6-2022	6-2023	Percent Change	YTD-2022	YTD-2023	Percent Change
New Listings		83	96	+ 15.7%	474	464	- 2.1%
Pending Sales		68	72	+ 5.9%	424	379	- 10.6%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		100	81	- 19.0%	409	337	- 17.6%
Median Sales Price		\$410,000	\$415,000	+ 1.2%	\$399,500	\$408,000	+ 2.1%
Avg. Sales Price		\$426,142	\$425,053	- 0.3%	\$419,899	\$422,889	+ 0.7%
Pct. of List Price Received		104.1%	100.2%	- 3.7%	104.2%	99.9%	- 4.1%
Days on Market		50	45	- 10.0%	51	75	+ 47.1%
Affordability Index		73	68	- 6.8%	75	69	- 8.0%
Active Listings		73	129	+ 76.7%	--	--	--
Months Supply		1.0	2.3	+ 130.0%	--	--	--

New Listings

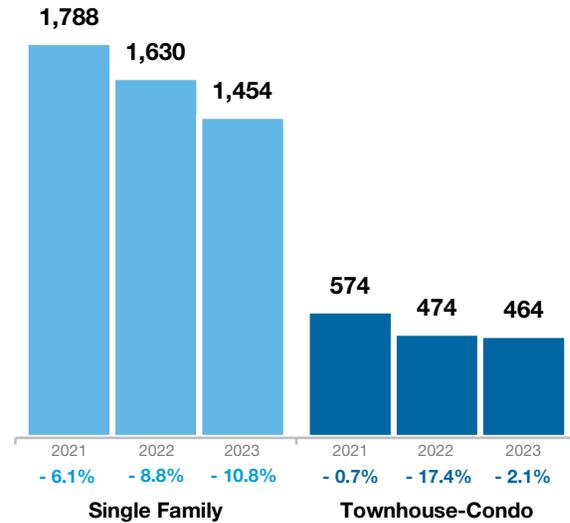
A count of the properties that have been newly listed on the market in a given month.



June

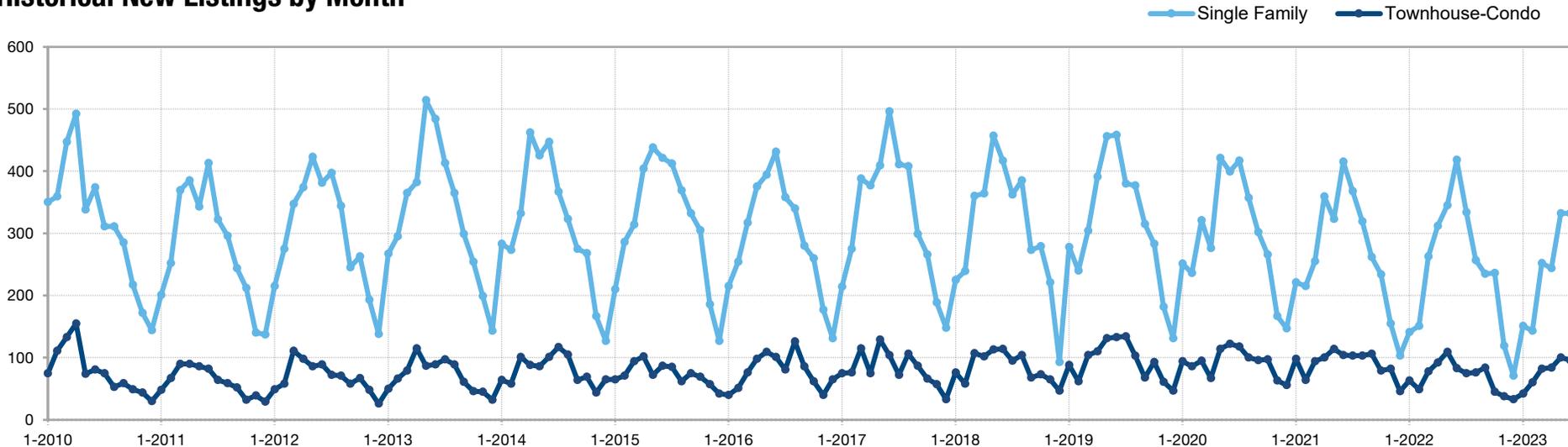


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2022	334	-9.2%	75	-27.2%
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	332	-3.8%	100	-8.3%
Jun-2023	332	-20.6%	96	+15.7%
12-Month Avg	226	-11.9%	68	-17.9%

Historical New Listings by Month

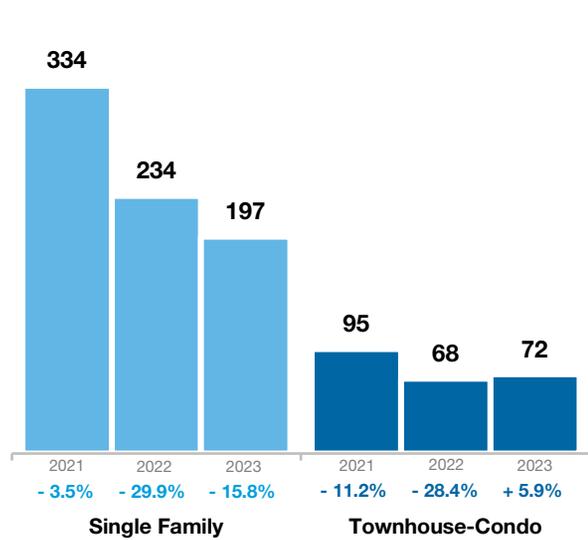


Pending Sales

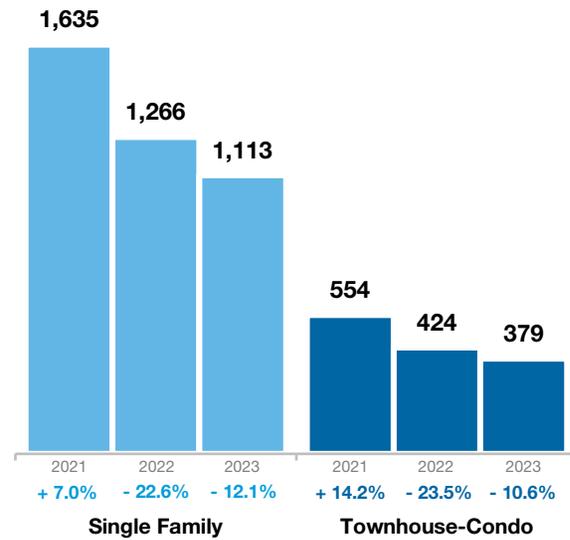
A count of the properties on which offers have been accepted in a given month.



June

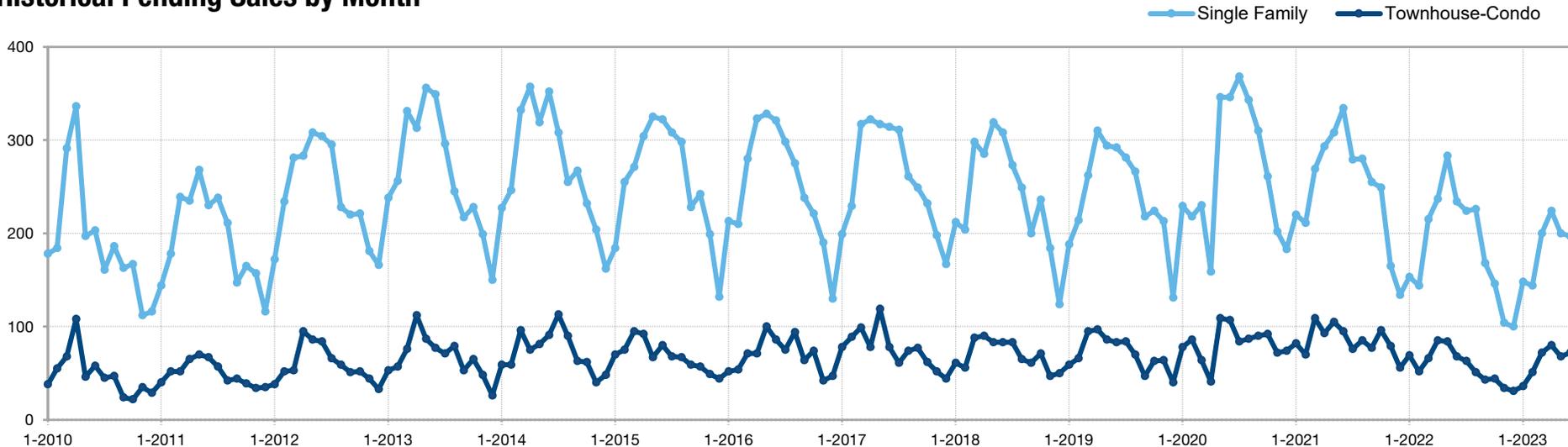


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2022	224	-19.7%	63	-17.1%
Aug-2022	226	-19.3%	51	-40.0%
Sep-2022	168	-34.1%	43	-44.2%
Oct-2022	146	-41.4%	44	-54.2%
Nov-2022	104	-37.0%	34	-57.0%
Dec-2022	100	-25.4%	31	-44.6%
Jan-2023	148	-3.3%	36	-47.8%
Feb-2023	144	0.0%	51	-1.9%
Mar-2023	200	-7.0%	72	+9.1%
Apr-2023	224	-5.5%	80	-5.9%
May-2023	200	-29.3%	68	-19.0%
Jun-2023	197	-15.8%	72	+5.9%
12-Month Avg	173	-20.8%	54	-27.8%

Historical Pending Sales by Month

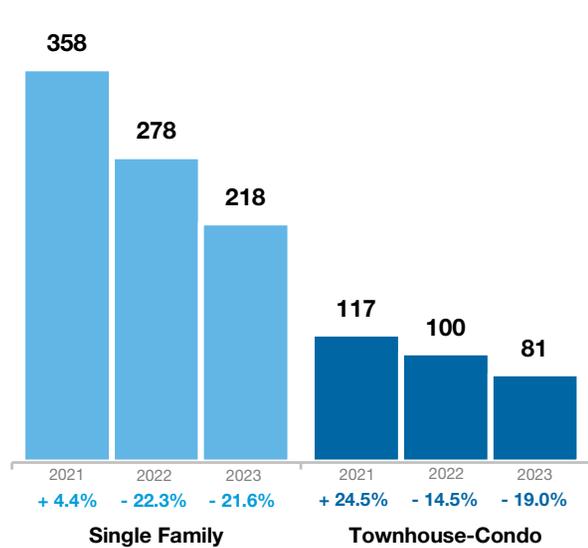


Sold Listings

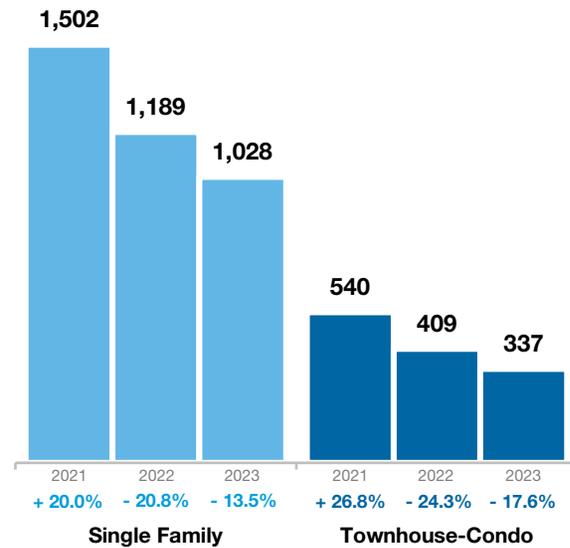
A count of the actual sales that closed in a given month.



June

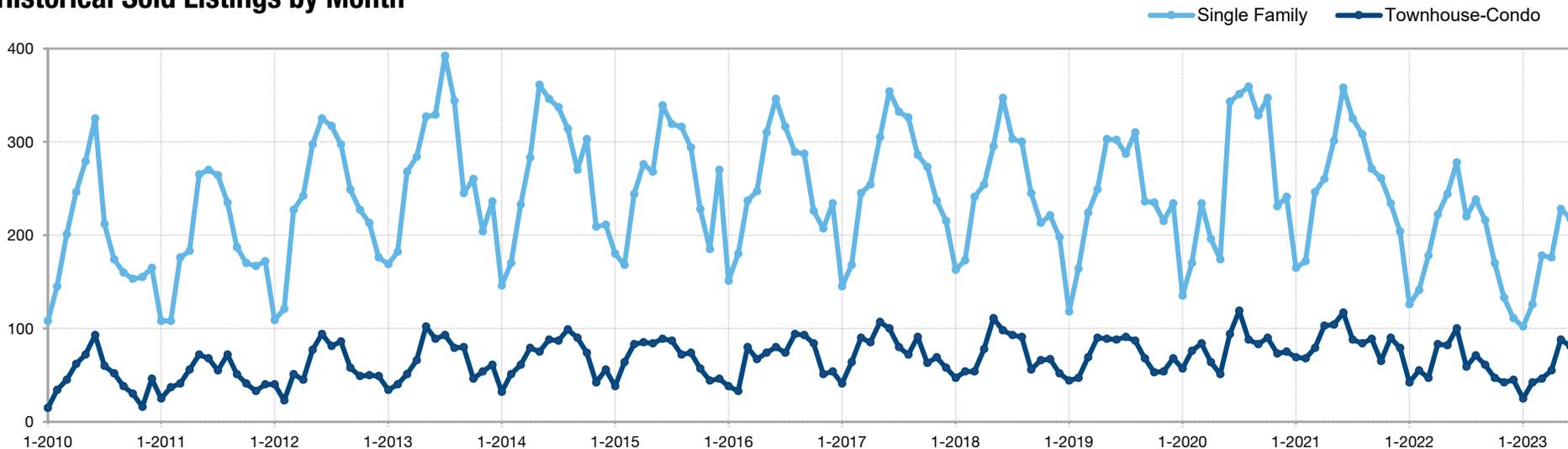


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2022	220	-32.3%	59	-33.0%
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	133	-43.2%	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	218	-21.6%	81	-19.0%
12-Month Avg	176	-24.2%	55	-26.8%

Historical Sold Listings by Month

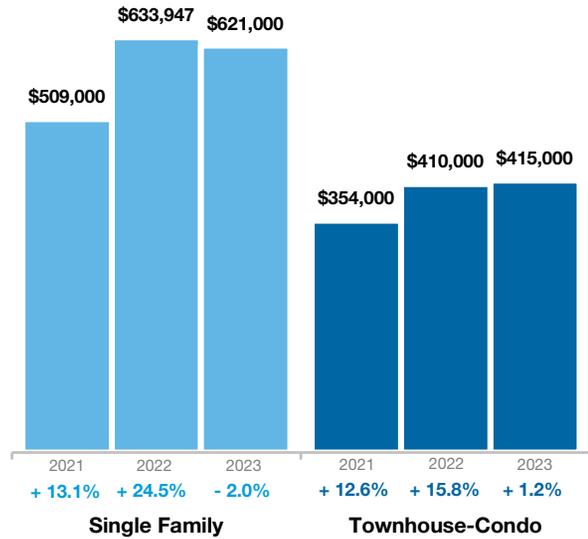


Median Sales Price

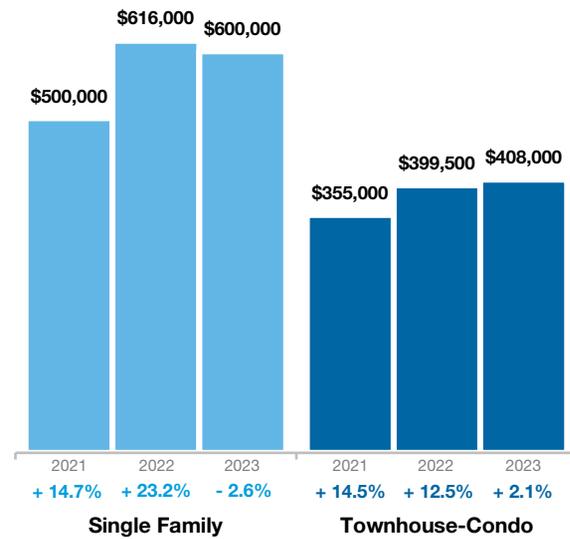
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



June



Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2022	\$611,210	+13.2%	\$405,000	+16.2%
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	\$621,000	-2.0%	\$415,000	+1.2%
12-Month Avg*	\$593,000	+3.7%	\$407,500	+8.6%

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

Historical Median Sales Price by Month

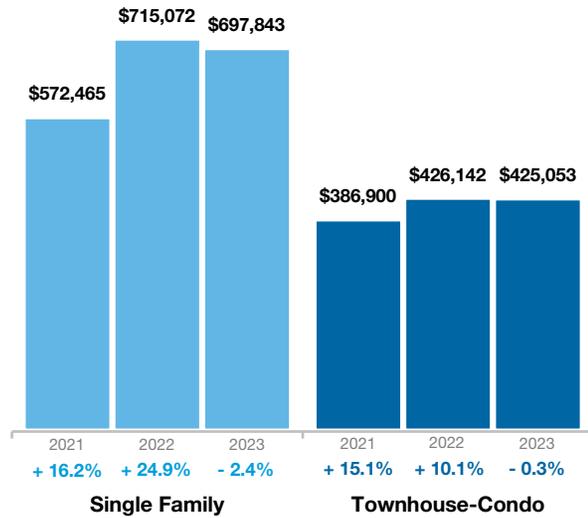


Average Sales Price

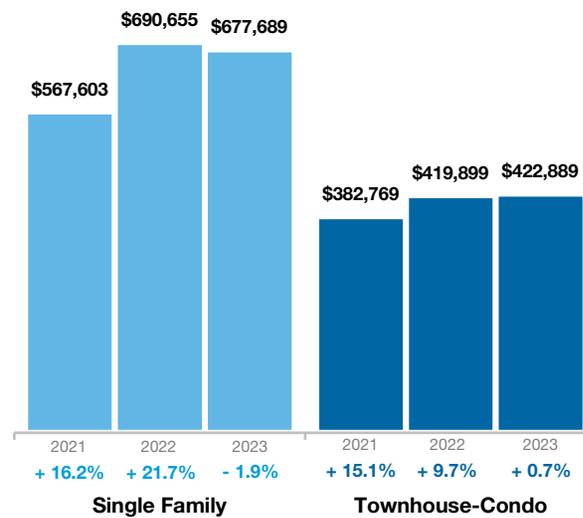
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



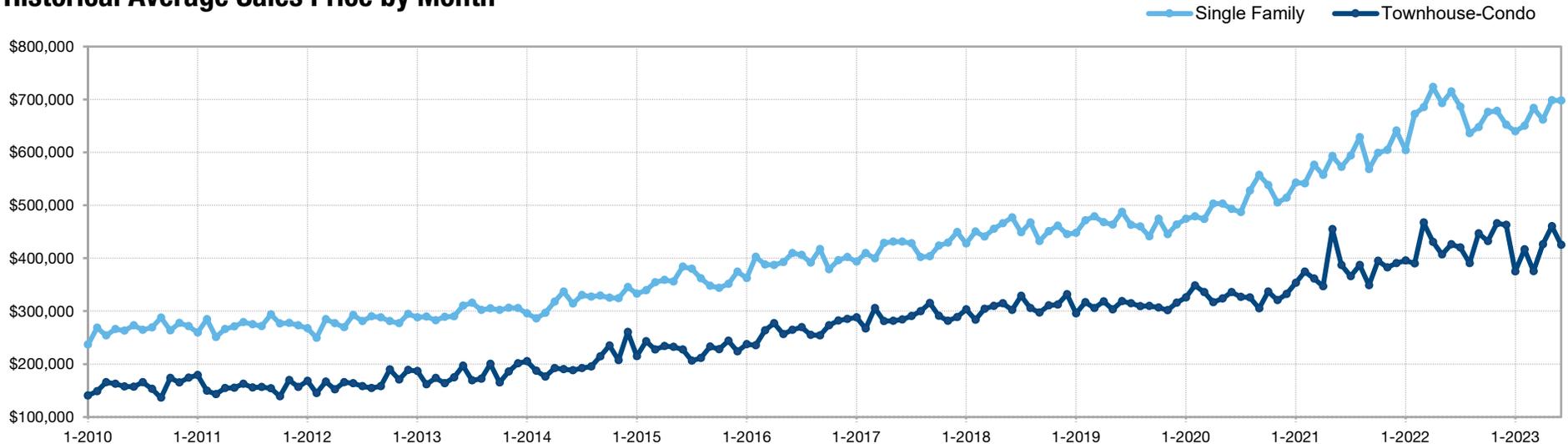
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2022	\$686,371	+15.6%	\$420,063	+14.8%
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	\$678,325	+12.3%	\$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	\$697,843	-2.4%	\$425,053	-0.3%
12-Month Avg*	\$669,402	+4.4%	\$427,481	+7.8%

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

Historical Average Sales Price by Month

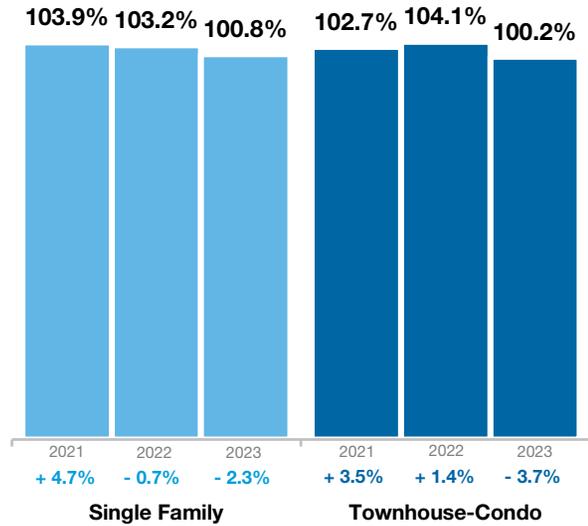


Percent of List Price Received

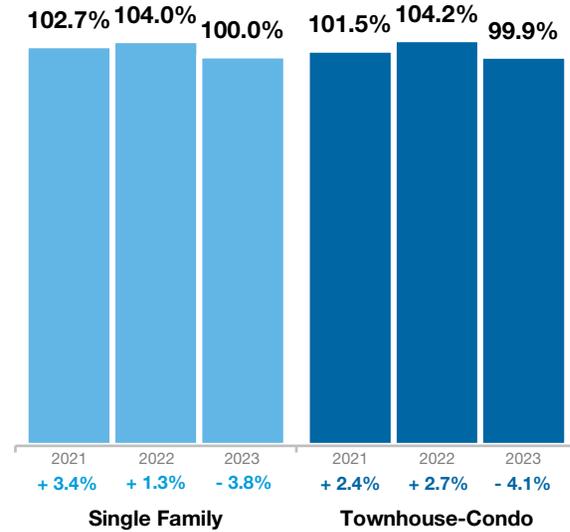
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



June



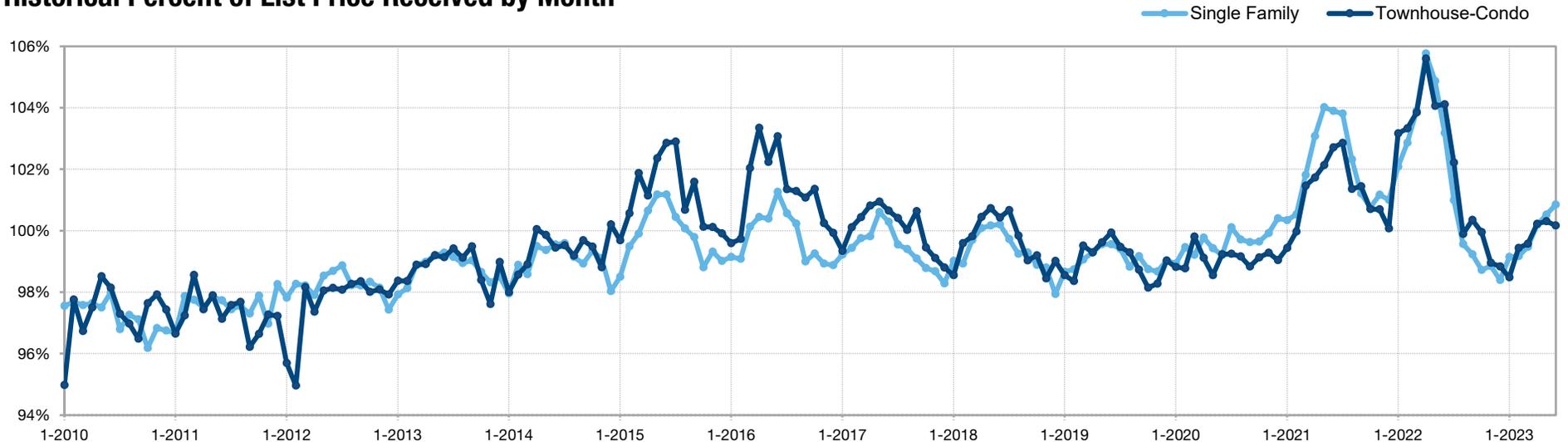
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2022	101.0%	-2.7%	102.2%	-0.7%
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	100.8%	-2.3%	100.2%	-3.7%
12-Month Avg*	99.7%	-2.9%	100.0%	-2.5%

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

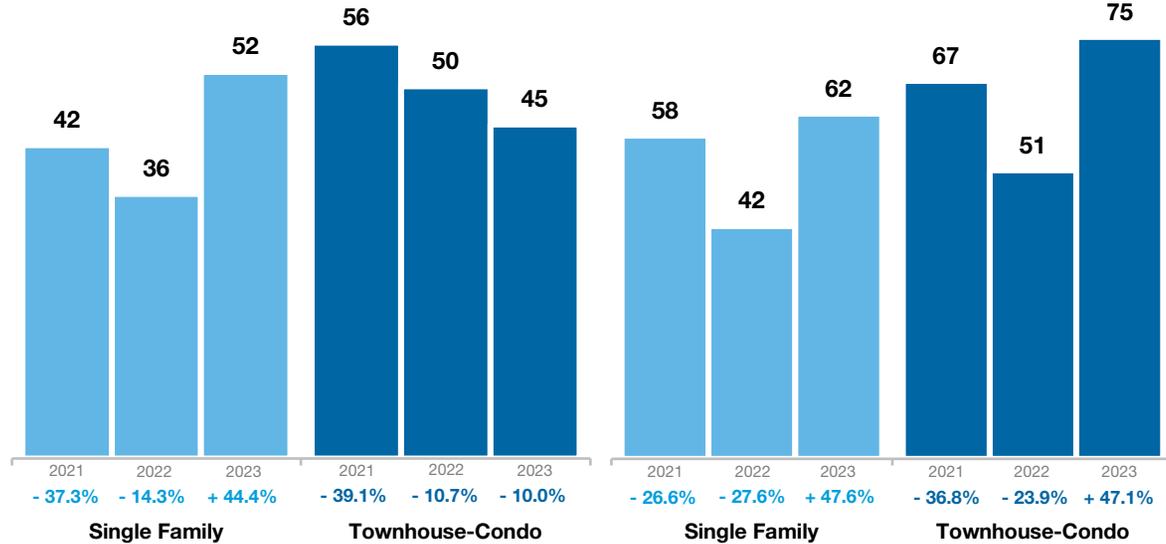
Historical Percent of List Price Received by Month



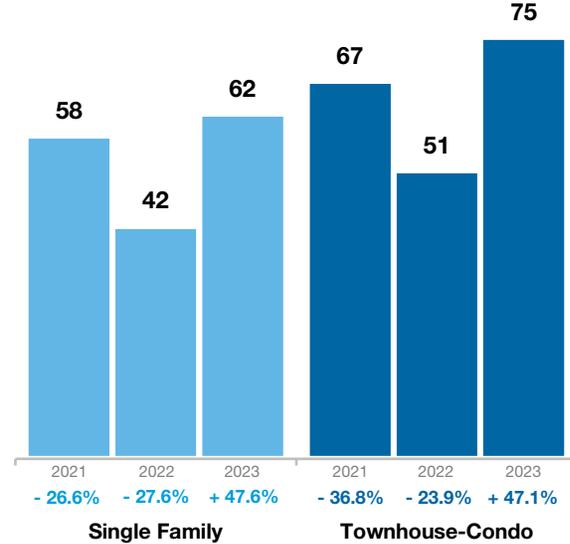
Days on Market Until Sale



June



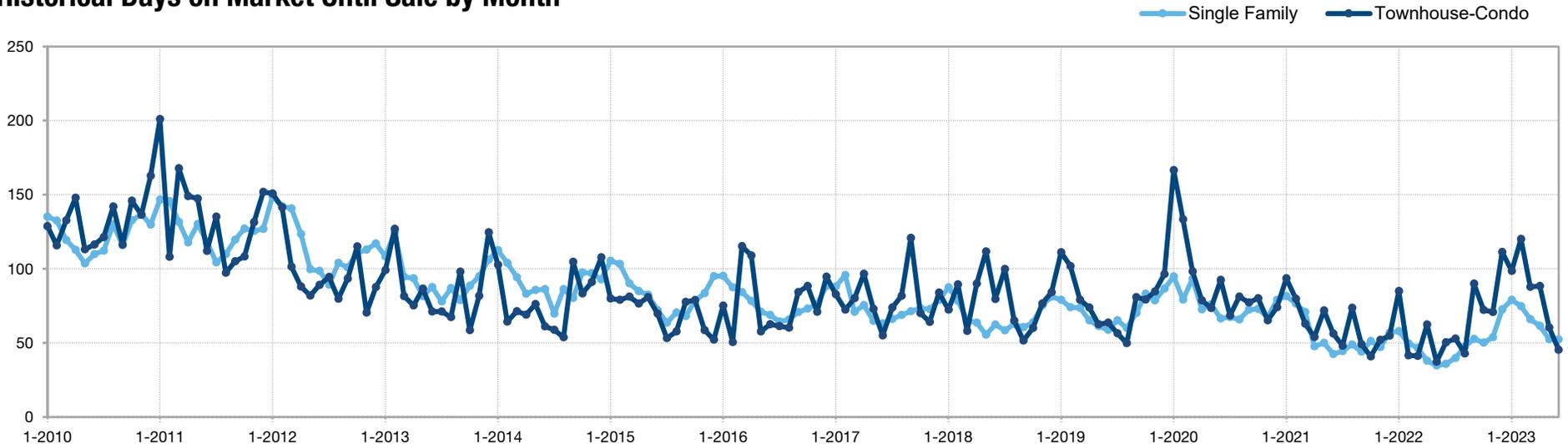
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2022	40	-9.1%	53	+10.4%
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%
12-Month Avg	56	+23.3%	73	+39.2%

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

Historical Days on Market Until Sale by Month



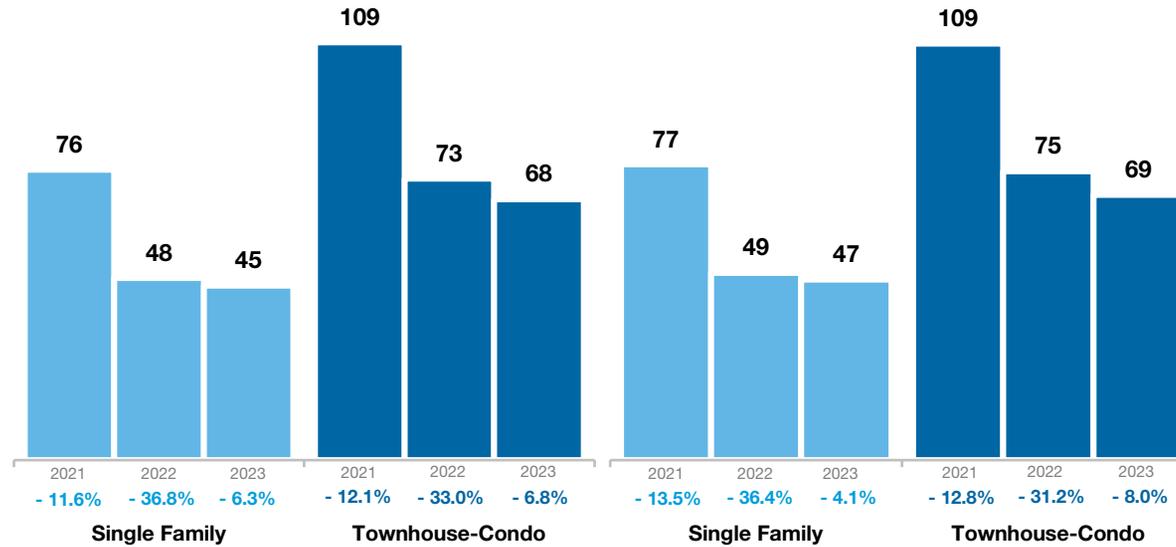
Housing Affordability Index

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.



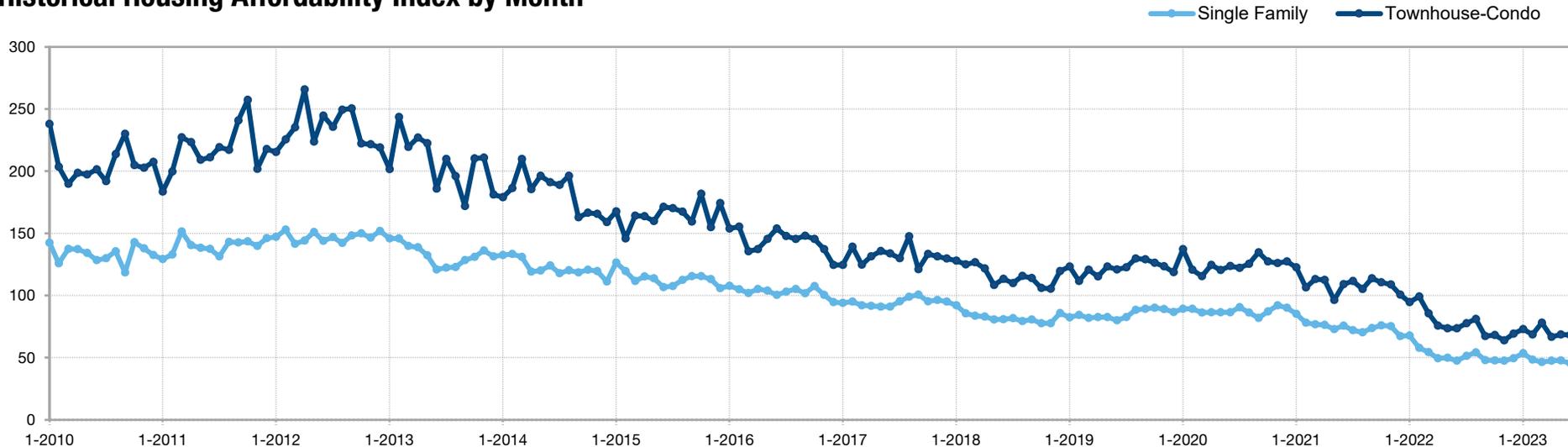
June

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2022	51	-29.2%	78	-30.4%
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	45	-6.3%	68	-6.8%
12-Month Avg	49	-29.0%	63	-29.2%

Historical Housing Affordability Index by Month

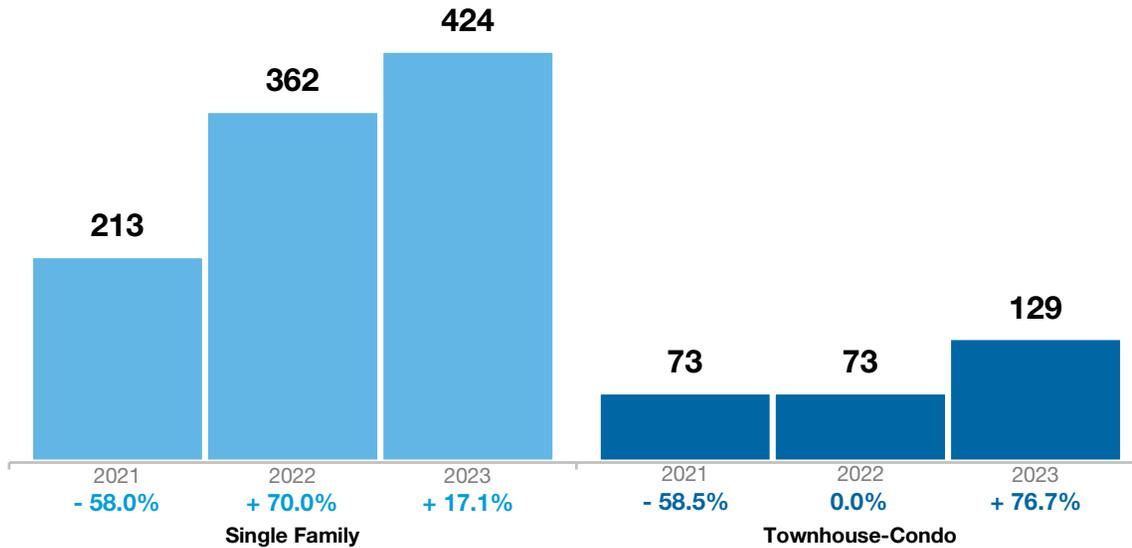


Inventory of Active Listings

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



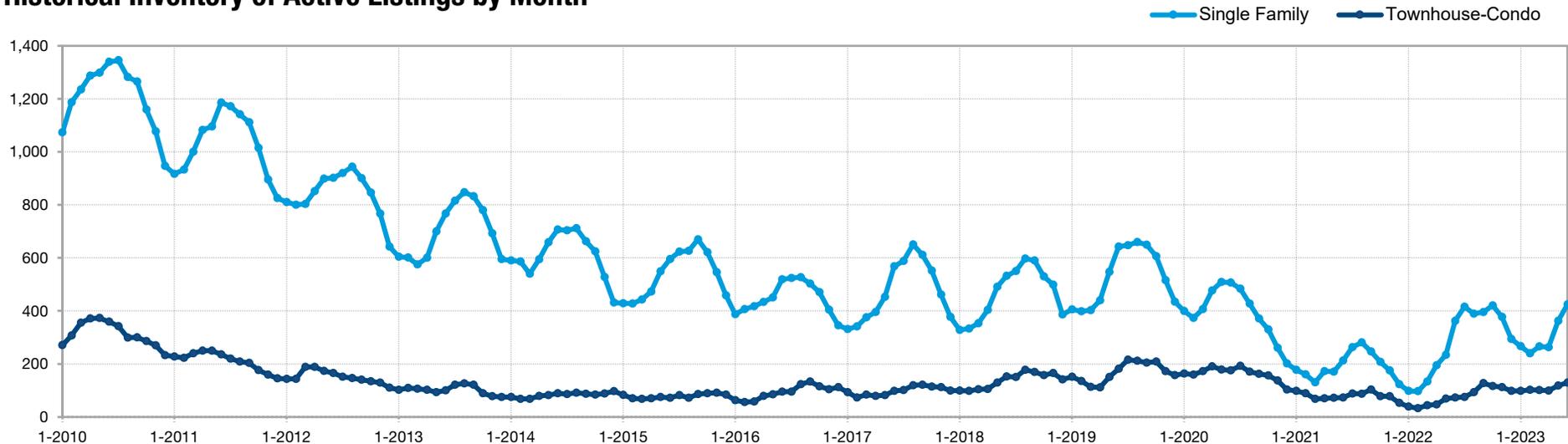
June



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2022	415	+57.8%	75	-14.8%
Aug-2022	389	+38.4%	93	+6.9%
Sep-2022	395	+59.9%	127	+23.3%
Oct-2022	420	+101.9%	116	+48.7%
Nov-2022	377	+114.2%	112	+43.6%
Dec-2022	294	+139.0%	98	+84.9%
Jan-2023	267	+172.4%	98	+151.3%
Feb-2023	240	+147.4%	102	+209.1%
Mar-2023	266	+100.0%	101	+129.5%
Apr-2023	263	+34.9%	99	+110.6%
May-2023	362	+54.7%	118	+71.0%
Jun-2023	424	+17.1%	129	+76.7%
12-Month Avg*	343	+70.1%	106	+60.1%

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

Historical Inventory of Active Listings by Month

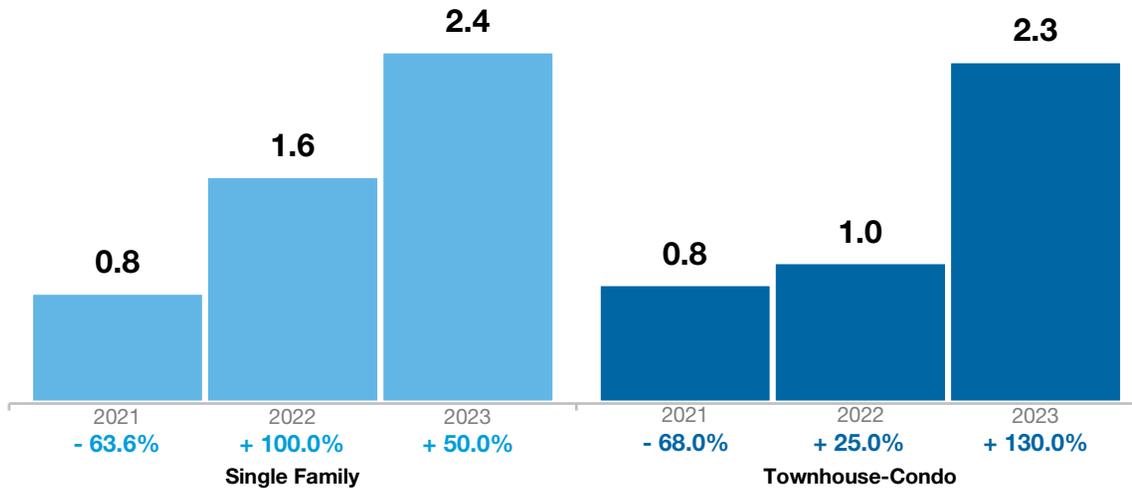


Months Supply of Inventory

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.



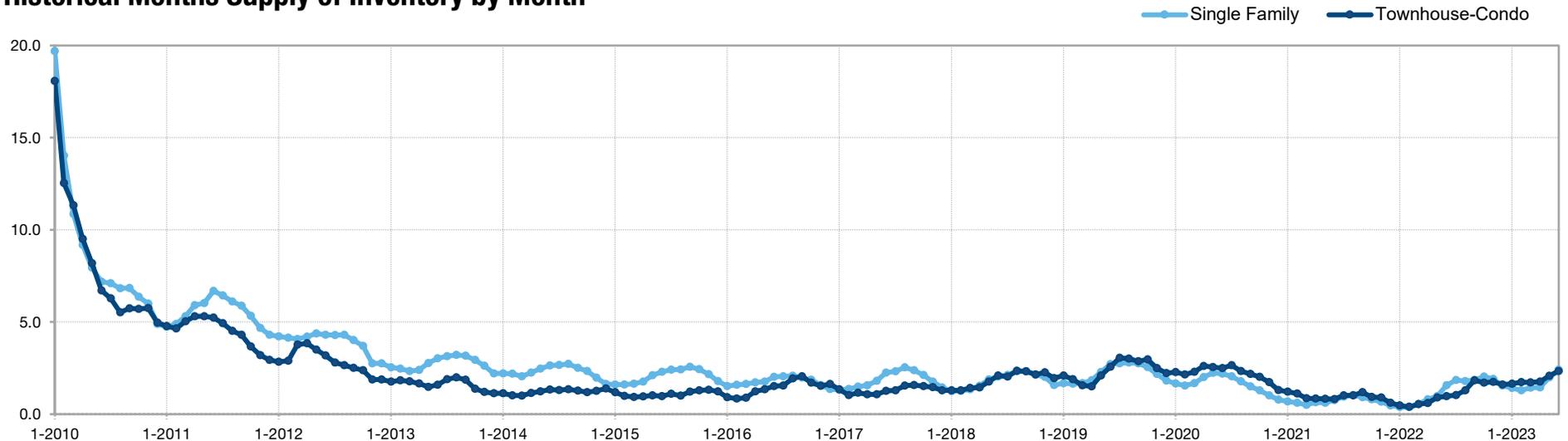
June



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2022	1.9	+111.1%	1.0	0.0%
Aug-2022	1.8	+80.0%	1.3	+30.0%
Sep-2022	1.9	+111.1%	1.8	+50.0%
Oct-2022	2.0	+150.0%	1.7	+88.9%
Nov-2022	1.9	+171.4%	1.8	+100.0%
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%	1.7	+325.0%
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	2.4	+50.0%	2.3	+130.0%
12-Month Avg*	1.7	+121.3%	1.7	+114.8%

* Months Supply for all properties from July 2022 through June 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.



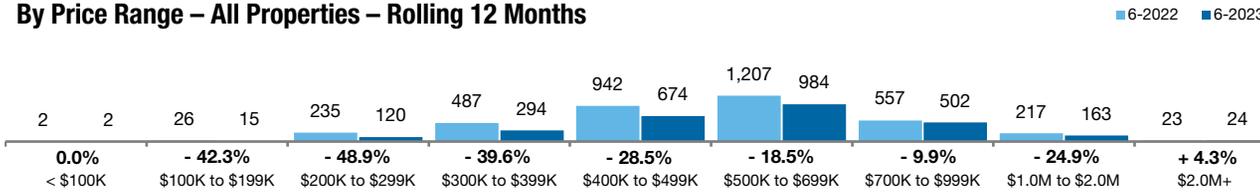
Key Metrics	Historical Sparkbars	6-2022	6-2023	Percent Change	YTD-2022	YTD-2023	Percent Change
New Listings		501	428	- 14.6%	2,104	1,918	- 8.8%
Pending Sales		302	269	- 10.9%	424	379	- 10.6%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		378	299	- 20.9%	1,598	1,365	- 14.6%
Median Sales Price		\$573,750	\$555,000	- 3.3%	\$555,500	\$550,000	- 1.0%
Avg. Sales Price		\$638,636	\$623,944	- 1.1%	\$621,356	\$614,782	- 1.1%
Pct. of List Price Received		103.4%	100.7%	- 3.8%	104.0%	100.0%	- 3.8%
Days on Market		40	50	+ 47.7%	44	65	+ 47.7%
Affordability Index		54	52	- 6.3%	56	52	- 6.3%
Active Listings		435	553	+ 27.1%	--	--	--
Months Supply		1.4	2.4	+ 69.1%	--	--	--

Sold Listings

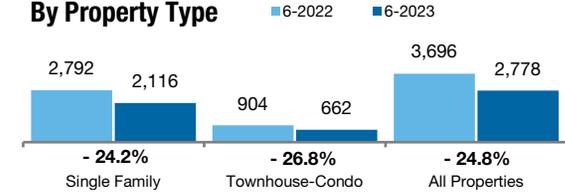
Actual sales that have closed in a given quarter.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	6-2022	6-2023	Change	6-2022	6-2023	Change
\$99,999 and Below	2	2	0.0%	0	0	--
\$100,000 to \$199,999	18	11	-38.9%	8	4	-50.0%
\$200,000 to \$299,999	35	25	-28.6%	200	95	-52.5%
\$300,000 to \$399,999	158	94	-40.5%	329	200	-39.2%
\$400,000 to \$499,999	695	420	-39.6%	247	254	+2.8%
\$500,000 to \$699,999	1,134	912	-19.6%	73	72	-1.4%
\$700,000 to \$999,999	522	475	-9.0%	35	27	-22.9%
\$1,000,000 to \$1,999,999	208	153	-26.4%	9	10	+11.1%
\$2,000,000 and Above	20	24	+20.0%	3	0	-100.0%
All Price Ranges	2,792	2,116	-24.2%	904	662	-26.8%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	5-2023	6-2023	Change	5-2023	6-2023	Change
\$99,999 and Below	1	0	-100.0%	0	0	--
\$100,000 to \$199,999	1	2	+100.0%	0	0	--
\$200,000 to \$299,999	1	3	+200.0%	12	12	0.0%
\$300,000 to \$399,999	5	9	+80.0%	28	25	-10.7%
\$400,000 to \$499,999	33	30	-9.1%	30	26	-13.3%
\$500,000 to \$699,999	121	89	-26.4%	9	13	+44.4%
\$700,000 to \$999,999	42	57	+35.7%	6	4	-33.3%
\$1,000,000 to \$1,999,999	21	28	+33.3%	3	1	-66.7%
\$2,000,000 and Above	3	0	-100.0%	0	0	--
All Price Ranges	228	218	-4.4%	88	81	-8.0%

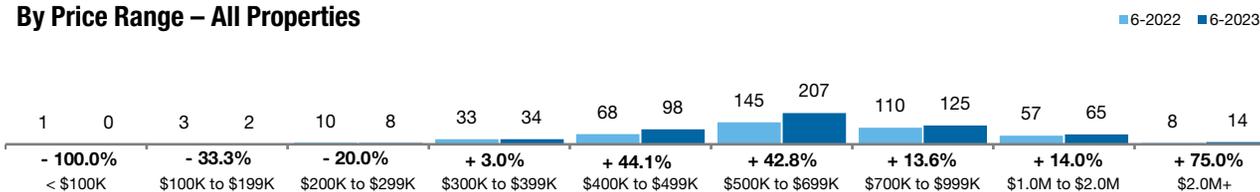
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	6-2022	6-2023	Change	6-2022	6-2023	Change
\$99,999 and Below	0	1	--	0	0	--
\$100,000 to \$199,999	7	5	-28.6%	0	0	--
\$200,000 to \$299,999	11	11	0.0%	77	51	-33.8%
\$300,000 to \$399,999	33	34	+3.0%	129	105	-18.6%
\$400,000 to \$499,999	200	188	-6.0%	127	127	0.0%
\$500,000 to \$699,999	526	453	-13.9%	49	37	-24.5%
\$700,000 to \$999,999	292	244	-16.4%	21	12	-42.9%
\$1,000,000 to \$1,999,999	108	83	-23.1%	5	5	0.0%
\$2,000,000 and Above	12	9	-25.0%	1	0	-100.0%
All Price Ranges	1,189	1,028	-13.5%	409	337	-17.6%

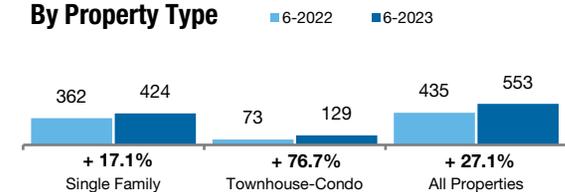
Inventory of Active Listings

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		
	6-2022	6-2023	Change	6-2022	6-2023	Change
\$99,999 and Below	1	0	-100.0%	0	0	--
\$100,000 to \$199,999	3	2	-33.3%	0	0	--
\$200,000 to \$299,999	3	1	-66.7%	7	7	0.0%
\$300,000 to \$399,999	21	18	-14.3%	12	16	+33.3%
\$400,000 to \$499,999	38	44	+15.8%	30	54	+80.0%
\$500,000 to \$699,999	133	169	+27.1%	12	38	+216.7%
\$700,000 to \$999,999	101	118	+16.8%	9	7	-22.2%
\$1,000,000 to \$1,999,999	54	58	+7.4%	3	7	+133.3%
\$2,000,000 and Above	8	14	+75.0%	0	0	--
All Price Ranges	362	424	+17.1%	73	129	+76.7%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	5-2023	6-2023	Change	5-2023	6-2023	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	4	2	-50.0%	1	0	-100.0%
\$200,000 to \$299,999	2	1	-50.0%	4	7	+75.0%
\$300,000 to \$399,999	14	18	+28.6%	12	16	+33.3%
\$400,000 to \$499,999	31	44	+41.9%	46	54	+17.4%
\$500,000 to \$699,999	152	169	+11.2%	35	38	+8.6%
\$700,000 to \$999,999	95	118	+24.2%	12	7	-41.7%
\$1,000,000 to \$1,999,999	55	58	+5.5%	8	7	-12.5%
\$2,000,000 and Above	9	14	+55.6%	0	0	--
All Price Ranges	362	424	+17.1%	118	129	+9.3%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	6-2022	6-2023	Change	6-2022	6-2023	Change
\$99,999 and Below	0	1	--	0	0	--
\$100,000 to \$199,999	7	5	-28.6%	0	0	--
\$200,000 to \$299,999	11	11	0.0%	77	51	-33.8%
\$300,000 to \$399,999	33	34	+3.0%	129	105	-18.6%
\$400,000 to \$499,999	200	188	-6.0%	127	127	0.0%
\$500,000 to \$699,999	526	453	-13.9%	49	37	-24.5%
\$700,000 to \$999,999	292	244	-16.4%	21	12	-42.9%
\$1,000,000 to \$1,999,999	108	83	-23.1%	5	5	0.0%
\$2,000,000 and Above	12	9	-25.0%	1	0	-100.0%
All Price Ranges	1,189	1,028	-13.5%	409	337	-17.6%

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 June 2023

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Boulder

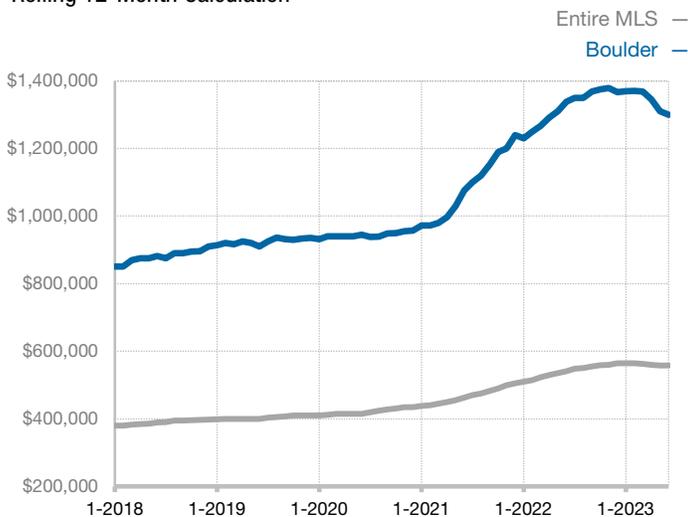
Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	196	175	- 10.7%	826	844	+ 2.2%
Closed Sales	124	96	- 22.6%	525	440	- 16.2%
Median Sales Price*	\$1,420,000	\$1,335,000	- 6.0%	\$1,437,500	\$1,337,000	- 7.0%
Average Sales Price*	\$1,726,393	\$1,897,722	+ 9.9%	\$1,712,905	\$1,757,437	+ 2.6%
Percent of List Price Received*	102.3%	98.1%	- 4.1%	106.5%	98.5%	- 7.5%
Days on Market Until Sale	30	59	+ 96.7%	35	54	+ 54.3%
Inventory of Homes for Sale	211	282	+ 33.6%	--	--	--
Months Supply of Inventory	2.0	3.7	+ 85.0%	--	--	--

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

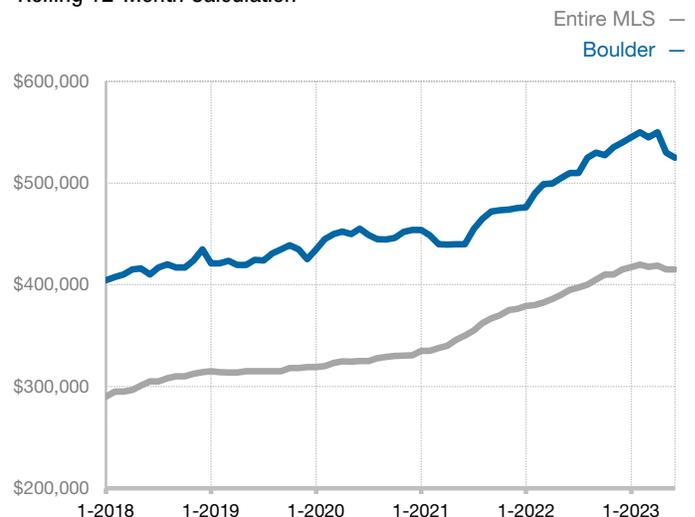
Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	121	118	- 2.5%	534	474	- 11.2%
Closed Sales	93	50	- 46.2%	415	295	- 28.9%
Median Sales Price*	\$575,000	\$483,750	- 15.9%	\$540,000	\$502,000	- 7.0%
Average Sales Price*	\$863,705	\$613,095	- 29.0%	\$696,610	\$595,059	- 14.6%
Percent of List Price Received*	102.0%	99.8%	- 2.2%	103.7%	99.7%	- 3.9%
Days on Market Until Sale	83	50	- 39.8%	50	43	- 14.0%
Inventory of Homes for Sale	112	138	+ 23.2%	--	--	--
Months Supply of Inventory	1.4	2.5	+ 78.6%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for June 2023

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Johnstown

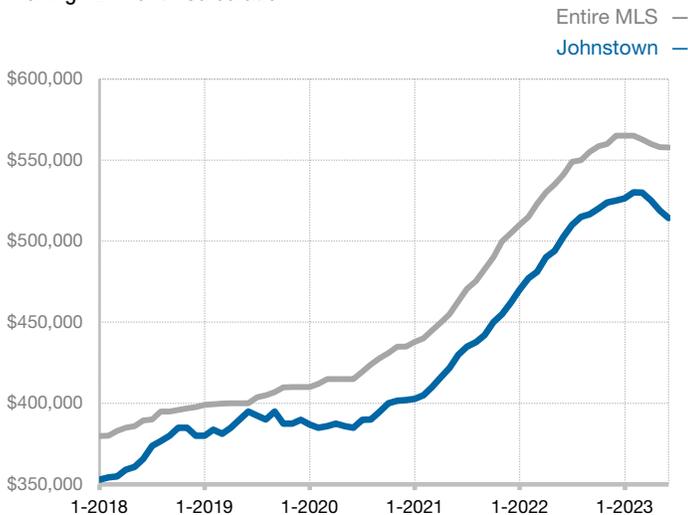
Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	87	65	- 25.3%	416	360	- 13.5%
Closed Sales	71	57	- 19.7%	324	310	- 4.3%
Median Sales Price*	\$544,910	\$491,000	- 9.9%	\$520,000	\$502,500	- 3.4%
Average Sales Price*	\$563,017	\$506,402	- 10.1%	\$551,233	\$529,820	- 3.9%
Percent of List Price Received*	101.6%	99.2%	- 2.4%	102.5%	99.7%	- 2.7%
Days on Market Until Sale	25	51	+ 104.0%	28	60	+ 114.3%
Inventory of Homes for Sale	101	71	- 29.7%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--

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

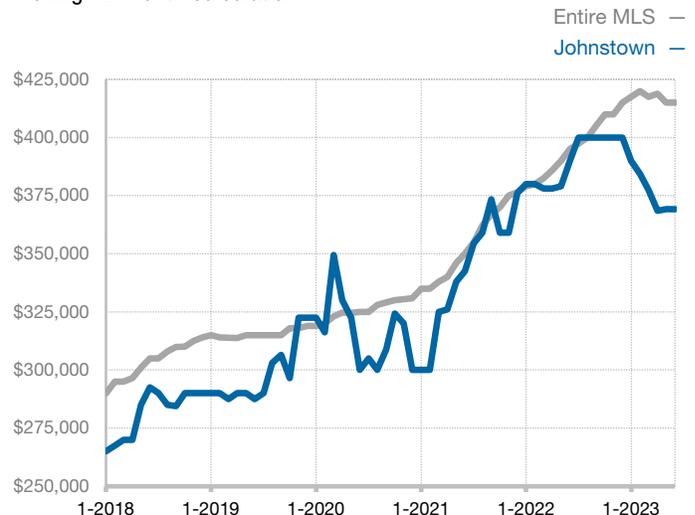
Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	4	8	+ 100.0%	8	22	+ 175.0%
Closed Sales	0	2	--	5	17	+ 240.0%
Median Sales Price*	\$0	\$355,450	--	\$400,000	\$344,250	- 13.9%
Average Sales Price*	\$0	\$355,450	--	\$395,980	\$364,699	- 7.9%
Percent of List Price Received*	0.0%	100.4%	--	104.1%	100.1%	- 3.8%
Days on Market Until Sale	0	86	--	15	81	+ 440.0%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	1.5	3.4	+ 126.7%	--	--	--

* 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 June 2023

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Windsor

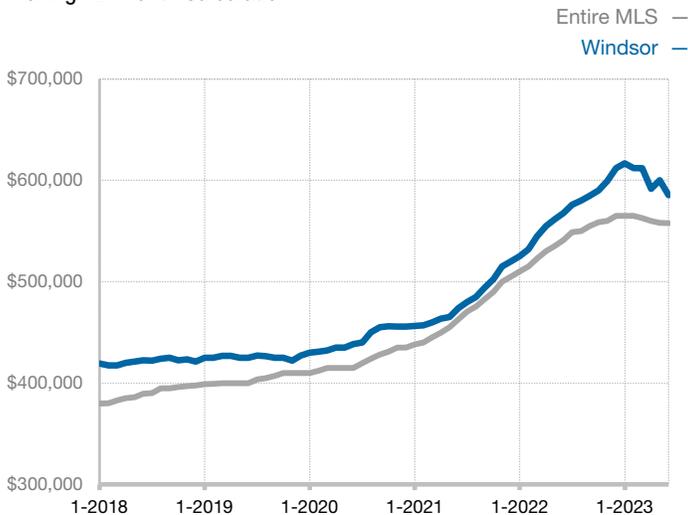
Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	151	101	- 33.1%	764	585	- 23.4%
Closed Sales	111	96	- 13.5%	620	491	- 20.8%
Median Sales Price*	\$630,000	\$587,400	- 6.8%	\$600,000	\$565,000	- 5.8%
Average Sales Price*	\$737,778	\$712,924	- 3.4%	\$666,427	\$640,850	- 3.8%
Percent of List Price Received*	102.2%	99.1%	- 3.0%	102.1%	99.7%	- 2.4%
Days on Market Until Sale	61	54	- 11.5%	52	99	+ 90.4%
Inventory of Homes for Sale	235	165	- 29.8%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--

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

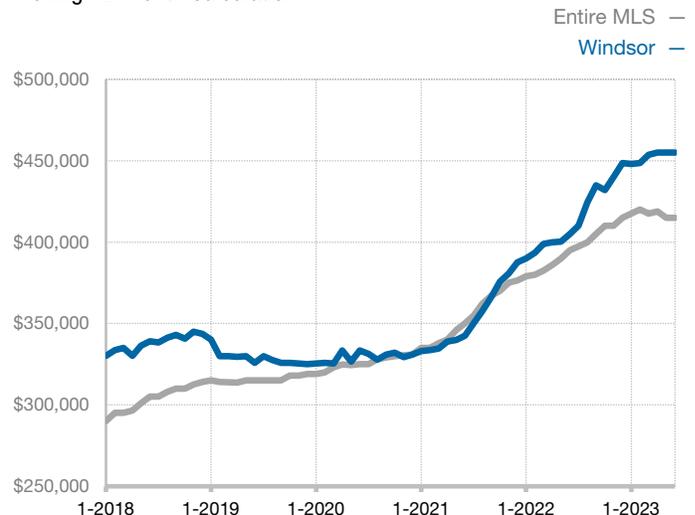
Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	16	21	+ 31.3%	78	78	0.0%
Closed Sales	20	16	- 20.0%	75	62	- 17.3%
Median Sales Price*	\$434,500	\$415,000	- 4.5%	\$430,000	\$437,029	+ 1.6%
Average Sales Price*	\$441,010	\$457,584	+ 3.8%	\$442,406	\$461,370	+ 4.3%
Percent of List Price Received*	104.8%	99.5%	- 5.1%	103.3%	100.4%	- 2.8%
Days on Market Until Sale	249	61	- 75.5%	136	109	- 19.9%
Inventory of Homes for Sale	17	26	+ 52.9%	--	--	--
Months Supply of Inventory	1.2	2.3	+ 91.7%	--	--	--

* 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 June 2023

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Fort Collins

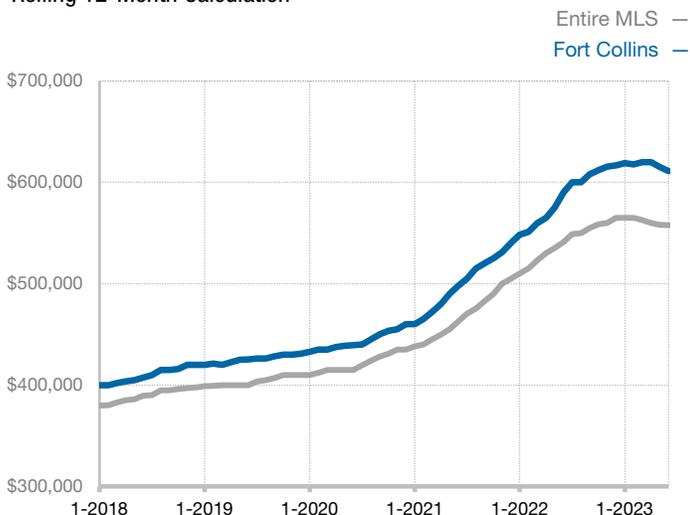
Single Family	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Key Metrics						
New Listings	406	268	- 34.0%	1,694	1,195	- 29.5%
Closed Sales	314	177	- 43.6%	1,284	847	- 34.0%
Median Sales Price*	\$656,500	\$655,000	- 0.2%	\$630,000	\$625,000	- 0.8%
Average Sales Price*	\$734,204	\$730,711	- 0.5%	\$705,783	\$702,130	- 0.5%
Percent of List Price Received*	103.6%	101.0%	- 2.5%	104.6%	100.2%	- 4.2%
Days on Market Until Sale	27	41	+ 51.9%	30	50	+ 66.7%
Inventory of Homes for Sale	314	292	- 7.0%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--

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

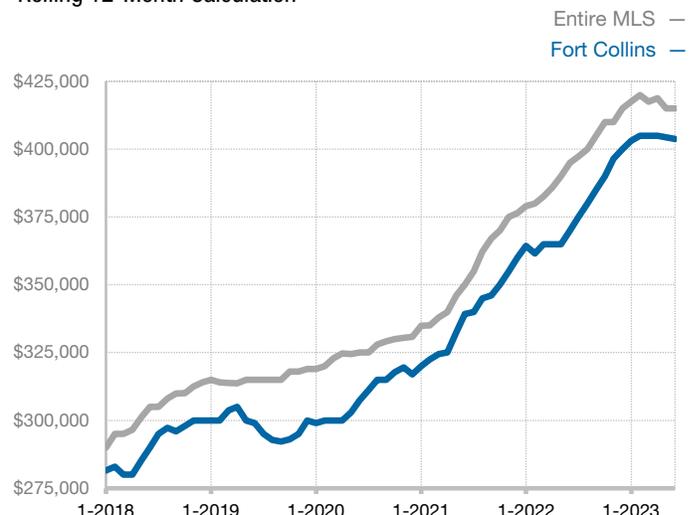
Townhouse/Condo	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Key Metrics						
New Listings	100	101	+ 1.0%	561	458	- 18.4%
Closed Sales	113	81	- 28.3%	494	359	- 27.3%
Median Sales Price*	\$410,000	\$411,500	+ 0.4%	\$396,000	\$405,000	+ 2.3%
Average Sales Price*	\$414,946	\$410,947	- 1.0%	\$416,638	\$410,137	- 1.6%
Percent of List Price Received*	104.5%	100.1%	- 4.2%	104.2%	99.8%	- 4.2%
Days on Market Until Sale	25	37	+ 48.0%	28	66	+ 135.7%
Inventory of Homes for Sale	67	114	+ 70.1%	--	--	--
Months Supply of Inventory	0.7	1.9	+ 171.4%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for June 2023

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Longmont

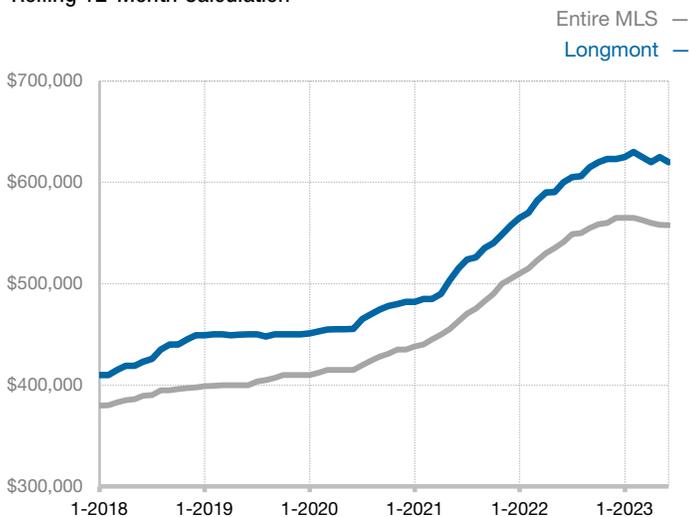
Single Family	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Key Metrics						
New Listings	202	159	- 21.3%	942	769	- 18.4%
Closed Sales	144	120	- 16.7%	693	553	- 20.2%
Median Sales Price*	\$660,000	\$625,000	- 5.3%	\$637,000	\$638,000	+ 0.2%
Average Sales Price*	\$756,433	\$708,826	- 6.3%	\$746,372	\$748,938	+ 0.3%
Percent of List Price Received*	103.3%	100.6%	- 2.6%	105.8%	99.8%	- 5.7%
Days on Market Until Sale	23	42	+ 82.6%	24	51	+ 112.5%
Inventory of Homes for Sale	197	190	- 3.6%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 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.

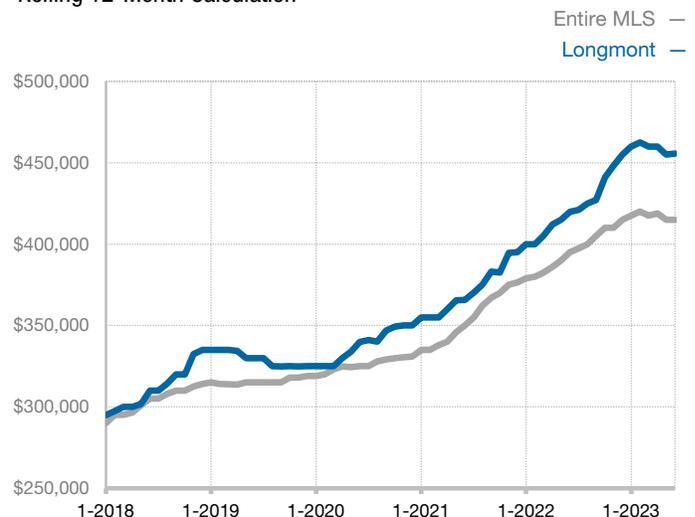
Townhouse/Condo	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Key Metrics						
New Listings	81	51	- 37.0%	257	228	- 11.3%
Closed Sales	32	22	- 31.3%	160	149	- 6.9%
Median Sales Price*	\$425,000	\$415,000	- 2.4%	\$454,500	\$460,000	+ 1.2%
Average Sales Price*	\$453,013	\$457,272	+ 0.9%	\$472,943	\$473,682	+ 0.2%
Percent of List Price Received*	101.4%	100.1%	- 1.3%	105.2%	99.9%	- 5.0%
Days on Market Until Sale	21	60	+ 185.7%	20	64	+ 220.0%
Inventory of Homes for Sale	61	90	+ 47.5%	--	--	--
Months Supply of Inventory	1.9	3.4	+ 78.9%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Wellington

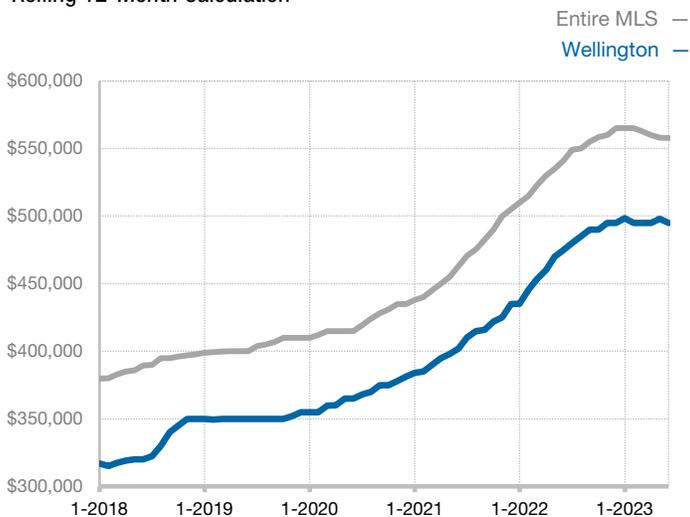
Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	52	28	- 46.2%	238	174	- 26.9%
Closed Sales	32	25	- 21.9%	197	174	- 11.7%
Median Sales Price*	\$550,000	\$491,150	- 10.7%	\$498,500	\$498,500	0.0%
Average Sales Price*	\$553,426	\$492,012	- 11.1%	\$534,211	\$514,423	- 3.7%
Percent of List Price Received*	103.1%	99.5%	- 3.5%	103.4%	99.6%	- 3.7%
Days on Market Until Sale	39	79	+ 102.6%	44	75	+ 70.5%
Inventory of Homes for Sale	57	46	- 19.3%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--

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

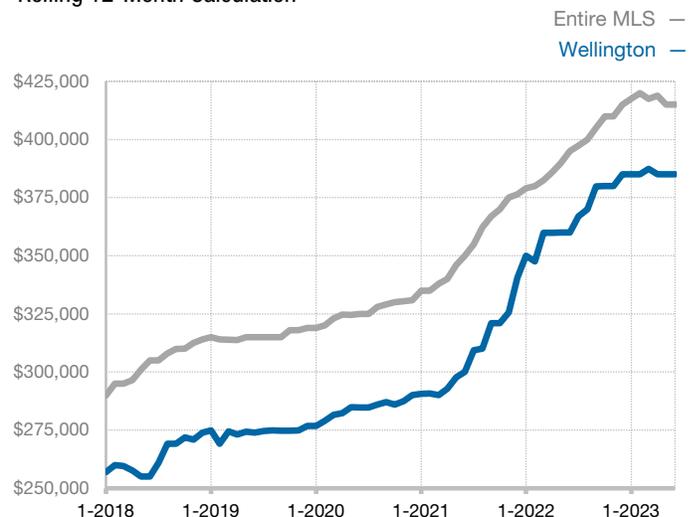
Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	8	3	- 62.5%	32	20	- 37.5%
Closed Sales	9	4	- 55.6%	18	10	- 44.4%
Median Sales Price*	\$385,000	\$368,750	- 4.2%	\$380,000	\$379,500	- 0.1%
Average Sales Price*	\$370,349	\$370,125	- 0.1%	\$367,586	\$376,161	+ 2.3%
Percent of List Price Received*	102.1%	100.3%	- 1.8%	102.6%	98.4%	- 4.1%
Days on Market Until Sale	28	48	+ 71.4%	27	47	+ 74.1%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.1	2.4	+ 118.2%	--	--	--

* 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 June 2023

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Berthoud

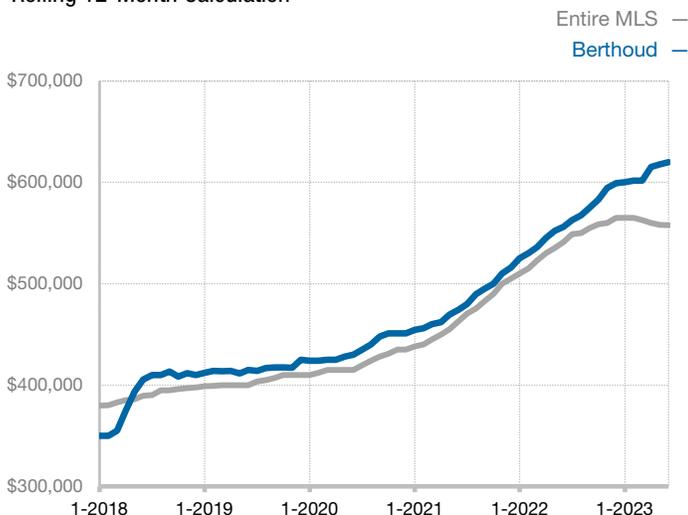
Single Family	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Key Metrics						
New Listings	82	65	- 20.7%	323	308	- 4.6%
Closed Sales	62	21	- 66.1%	280	185	- 33.9%
Median Sales Price*	\$590,145	\$619,900	+ 5.0%	\$589,000	\$635,000	+ 7.8%
Average Sales Price*	\$685,214	\$961,126	+ 40.3%	\$683,233	\$815,015	+ 19.3%
Percent of List Price Received*	102.6%	99.8%	- 2.7%	103.1%	99.4%	- 3.6%
Days on Market Until Sale	56	66	+ 17.9%	72	80	+ 11.1%
Inventory of Homes for Sale	93	122	+ 31.2%	--	--	--
Months Supply of Inventory	1.8	3.6	+ 100.0%	--	--	--

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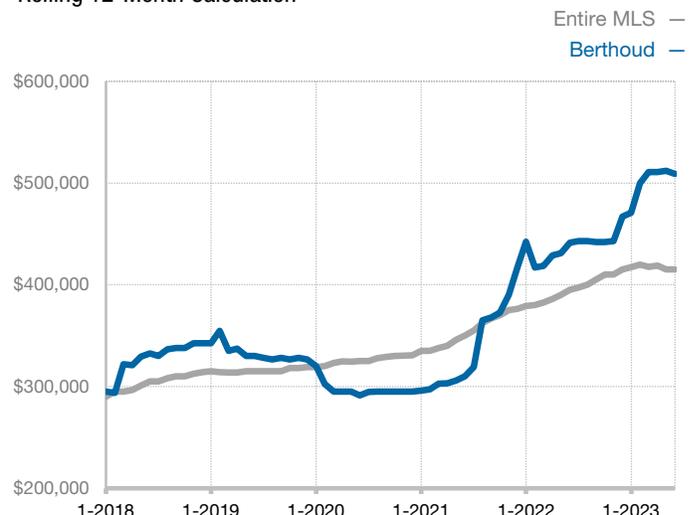
Townhouse/Condo	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Key Metrics						
New Listings	7	4	- 42.9%	32	35	+ 9.4%
Closed Sales	8	5	- 37.5%	40	30	- 25.0%
Median Sales Price*	\$668,413	\$490,000	- 26.7%	\$442,300	\$510,000	+ 15.3%
Average Sales Price*	\$618,837	\$571,500	- 7.6%	\$494,377	\$548,298	+ 10.9%
Percent of List Price Received*	109.9%	98.1%	- 10.7%	104.3%	101.6%	- 2.6%
Days on Market Until Sale	214	48	- 77.6%	214	146	- 31.8%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	2.4	+ 140.0%	--	--	--

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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 June 2023

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Greeley

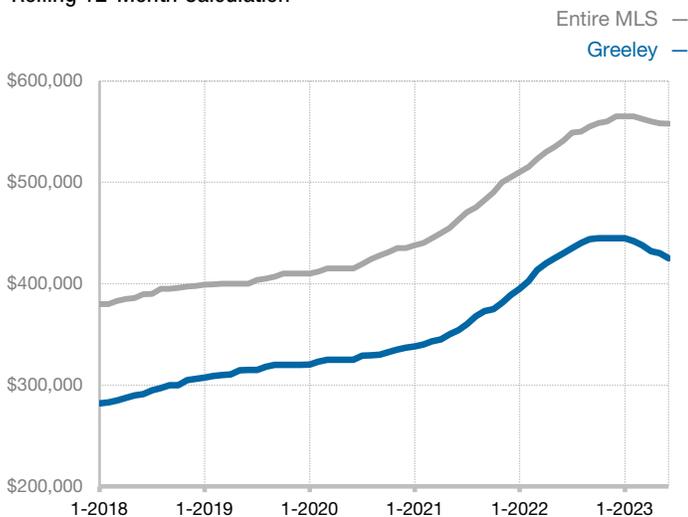
Single Family	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Key Metrics						
New Listings	207	105	- 49.3%	1,123	683	- 39.2%
Closed Sales	191	98	- 48.7%	970	582	- 40.0%
Median Sales Price*	\$455,000	\$421,000	- 7.5%	\$450,500	\$420,000	- 6.8%
Average Sales Price*	\$468,550	\$452,240	- 3.5%	\$457,857	\$444,353	- 2.9%
Percent of List Price Received*	101.9%	100.1%	- 1.8%	102.4%	99.9%	- 2.4%
Days on Market Until Sale	41	38	- 7.3%	47	60	+ 27.7%
Inventory of Homes for Sale	209	140	- 33.0%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--

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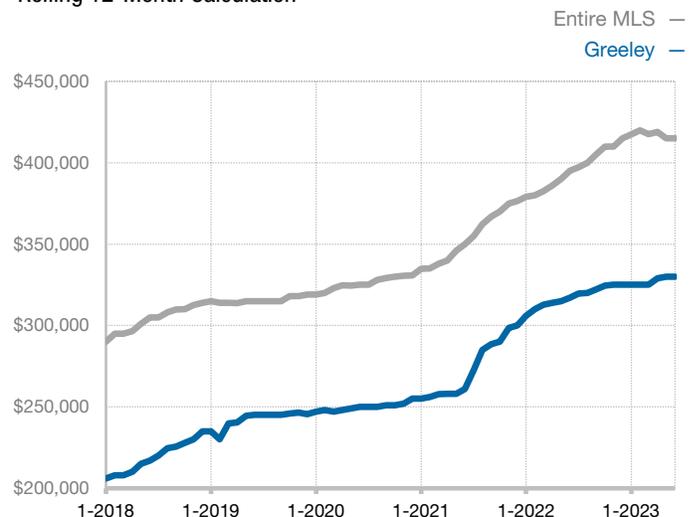
Townhouse/Condo	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Key Metrics						
New Listings	43	37	- 14.0%	172	163	- 5.2%
Closed Sales	32	18	- 43.8%	192	123	- 35.9%
Median Sales Price*	\$330,000	\$340,000	+ 3.0%	\$323,400	\$331,150	+ 2.4%
Average Sales Price*	\$344,570	\$342,867	- 0.5%	\$324,352	\$338,870	+ 4.5%
Percent of List Price Received*	103.1%	99.6%	- 3.4%	101.5%	99.4%	- 2.1%
Days on Market Until Sale	40	50	+ 25.0%	82	58	- 29.3%
Inventory of Homes for Sale	39	40	+ 2.6%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 66.7%	--	--	--

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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 June 2023

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Loveland

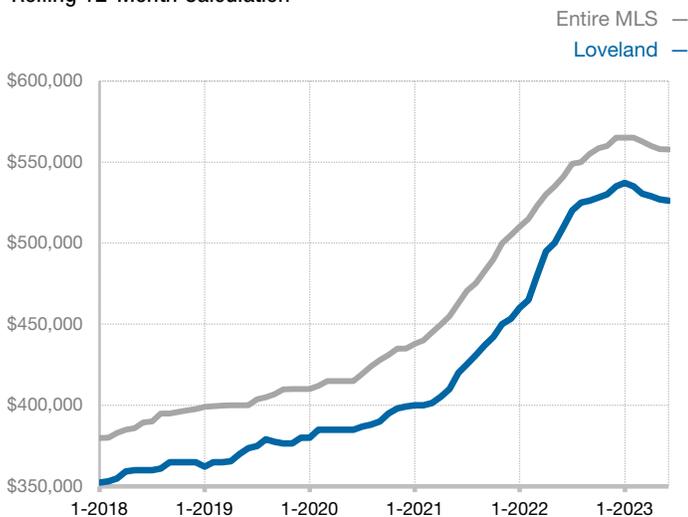
Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	263	160	- 39.2%	1,199	815	- 32.0%
Closed Sales	213	132	- 38.0%	893	665	- 25.5%
Median Sales Price*	\$530,000	\$532,500	+ 0.5%	\$540,000	\$528,000	- 2.2%
Average Sales Price*	\$591,253	\$633,079	+ 7.1%	\$595,993	\$623,657	+ 4.6%
Percent of List Price Received*	102.9%	100.0%	- 2.8%	103.6%	99.4%	- 4.1%
Days on Market Until Sale	25	50	+ 100.0%	28	57	+ 103.6%
Inventory of Homes for Sale	247	192	- 22.3%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--

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Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	44	24	- 45.5%	196	182	- 7.1%
Closed Sales	50	27	- 46.0%	203	161	- 20.7%
Median Sales Price*	\$385,000	\$425,989	+ 10.6%	\$395,000	\$397,675	+ 0.7%
Average Sales Price*	\$399,896	\$430,451	+ 7.6%	\$402,918	\$415,089	+ 3.0%
Percent of List Price Received*	104.5%	100.6%	- 3.7%	105.0%	100.8%	- 4.0%
Days on Market Until Sale	135	78	- 42.2%	120	127	+ 5.8%
Inventory of Homes for Sale	34	55	+ 61.8%	--	--	--
Months Supply of Inventory	0.9	1.9	+ 111.1%	--	--	--

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Median Sales Price – Townhouse-Condo
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