



FCBR 2024

FORT COLLINS BOARD OF REALTORS®



Monthly Indicators



June 2024

New Listings were down 5.3 percent for single family homes but increased 7.2 percent for townhouse-condo properties. Pending Sales landed at 188 for single family homes and 77 for townhouse-condo properties.

The Median Sales Price remained flat for single family homes at \$620,000 but increased 2.8 percent to \$424,995 for townhouse-condo properties. Days on Market increased 23.1 percent for single family homes and 84.4 percent for townhouse-condo properties.

Nationally, total housing inventory grew 6.7% month-over-month to 1.28 million units heading into June, for a 3.7 months' supply at the current sales pace, according to NAR. However, the increase in supply has yet to temper home prices, which have continued to rise nationwide. At last measure, the median existing-home price climbed to \$419,300, a 5.8% increase from the same period last year and a record high for the month.

Activity Snapshot

- 3.6%	+ 23.1%	0.0%
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

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	6-2023	6-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		339	321	- 5.3%	1,474	1,601	+ 8.6%
Pending Sales		186	188	+ 1.1%	1,106	1,107	+ 0.1%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		221	213	- 3.6%	1,031	1,007	- 2.3%
Median Sales Price		\$620,000	\$620,000	0.0%	\$600,000	\$623,000	+ 3.8%
Avg. Sales Price		\$695,832	\$708,053	+ 1.8%	\$677,255	\$721,136	+ 6.5%
Pct. of List Price Received		100.9%	99.7%	- 1.2%	100.0%	99.6%	- 0.4%
Days on Market		52	64	+ 23.1%	62	63	+ 1.6%
Affordability Index		46	45	- 2.2%	47	44	- 6.4%
Active Listings		459	524	+ 14.2%	--	--	--
Months Supply		2.6	3.2	+ 23.1%	--	--	--

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.



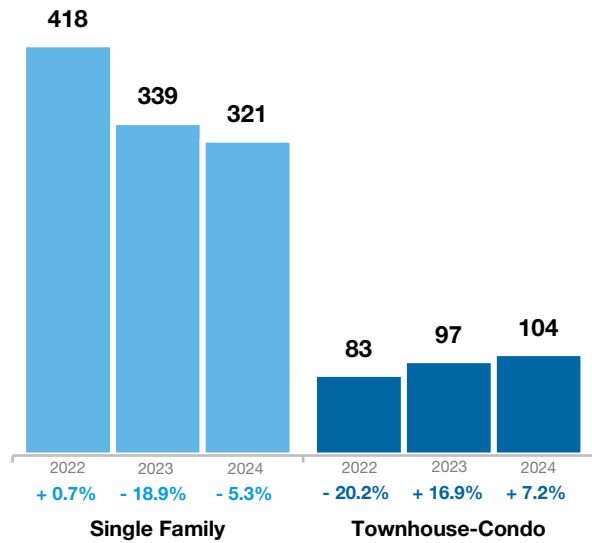
Key Metrics	Historical Sparkbars	6-2023	6-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		97	104	+ 7.2%	465	527	+ 13.3%
Pending Sales		69	77	+ 11.6%	367	398	+ 8.4%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		82	72	- 12.2%	338	346	+ 2.4%
Median Sales Price		\$413,250	\$424,995	+ 2.8%	\$407,500	\$419,138	+ 2.9%
Avg. Sales Price		\$424,626	\$449,673	+ 5.9%	\$422,792	\$426,367	+ 0.8%
Pct. of List Price Received		100.2%	99.3%	- 0.9%	99.9%	99.5%	- 0.4%
Days on Market		45	83	+ 84.4%	75	81	+ 8.0%
Affordability Index		68	65	- 4.4%	69	66	- 4.3%
Active Listings		161	174	+ 8.1%	--	--	--
Months Supply		2.9	2.9	0.0%	--	--	--

New Listings

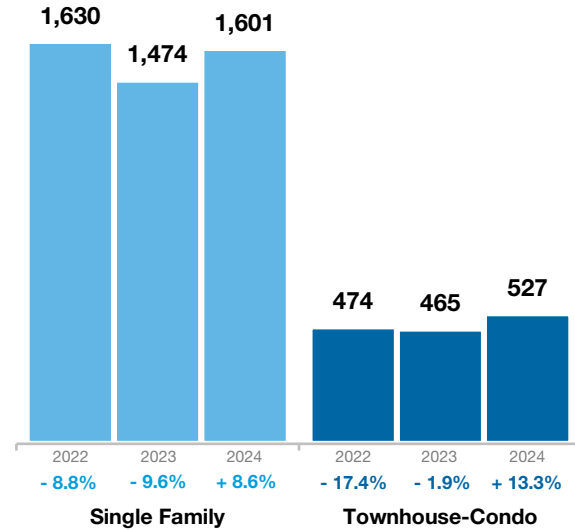
A count of the properties that have been newly listed on the market in a given month.



June

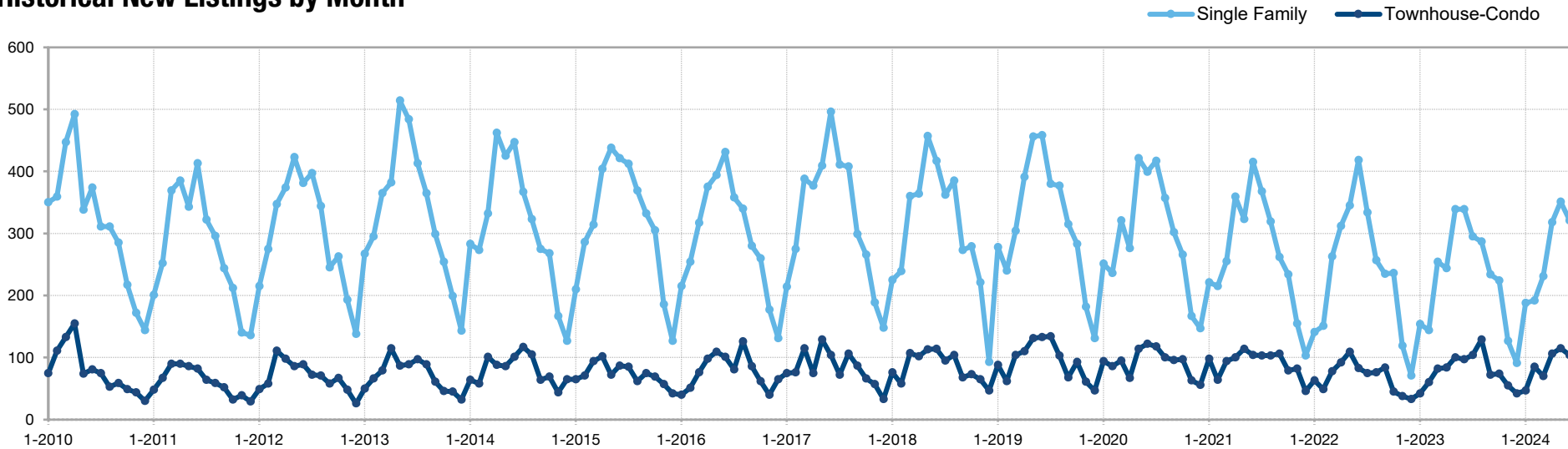


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2023	295	-11.7%	104	+38.7%
Aug-2023	287	+11.7%	129	+69.7%
Sep-2023	234	-0.4%	72	-14.3%
Oct-2023	224	-5.1%	74	+64.4%
Nov-2023	127	+6.7%	55	+44.7%
Dec-2023	91	+28.2%	42	+27.3%
Jan-2024	188	+22.1%	47	+11.9%
Feb-2024	192	+33.3%	85	+41.7%
Mar-2024	231	-9.1%	70	-14.6%
Apr-2024	318	+30.3%	106	+26.2%
May-2024	351	+3.5%	115	+15.0%
Jun-2024	321	-5.3%	104	+7.2%
12-Month Avg	238	+4.9%	84	+22.9%

Historical New Listings by Month

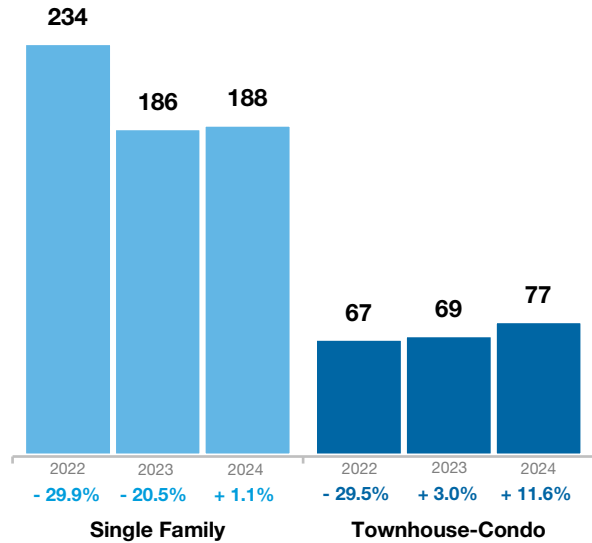


Pending Sales

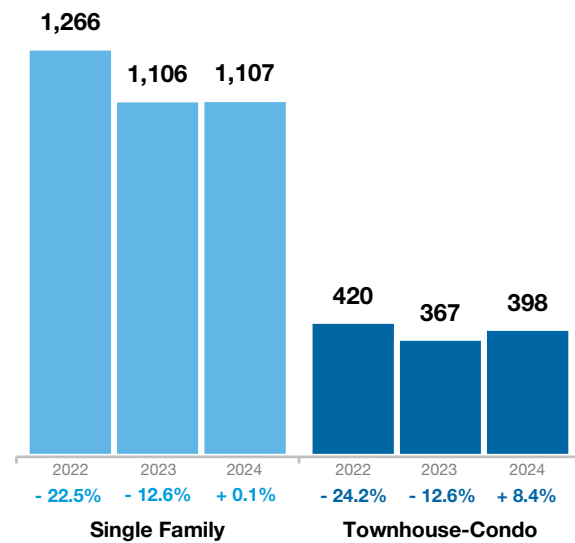
A count of the properties on which offers have been accepted in a given month.



June

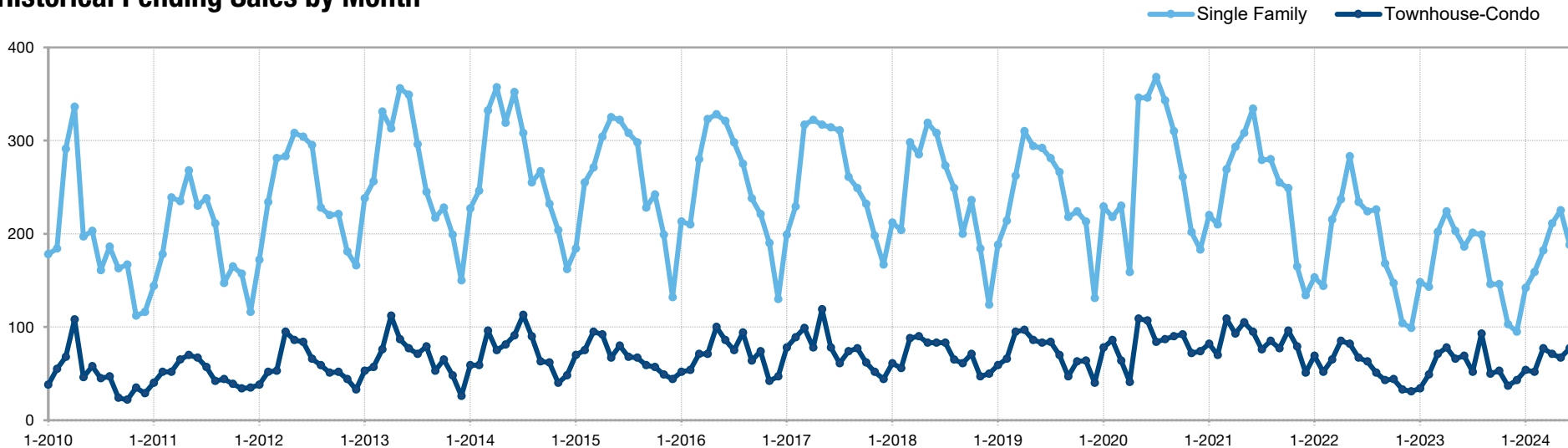


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2023	201	-10.3%	52	-17.5%
Aug-2023	199	-11.9%	93	+82.4%
Sep-2023	146	-13.1%	50	+16.3%
Oct-2023	146	-0.7%	53	+20.5%
Nov-2023	103	-1.0%	37	+12.1%
Dec-2023	95	-4.0%	43	+38.7%
Jan-2024	142	-4.1%	54	+58.8%
Feb-2024	159	+11.2%	52	+6.1%
Mar-2024	182	-9.9%	77	+8.5%
Apr-2024	211	-5.8%	71	-9.0%
May-2024	225	+10.8%	67	+1.5%
Jun-2024	188	+1.1%	77	+11.6%
12-Month Avg	166	-3.7%	61	+14.9%

Historical Pending Sales by Month

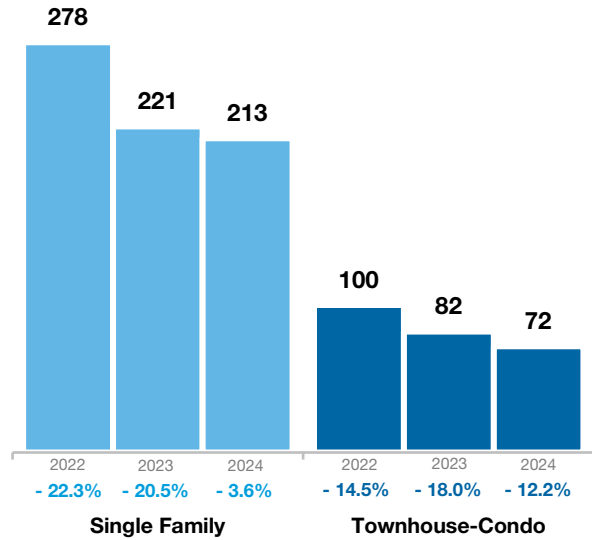


Sold Listings

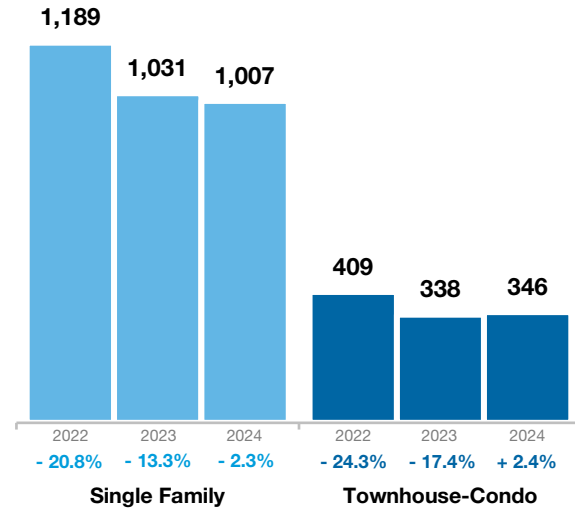
A count of the actual sales that closed in a given month.



June

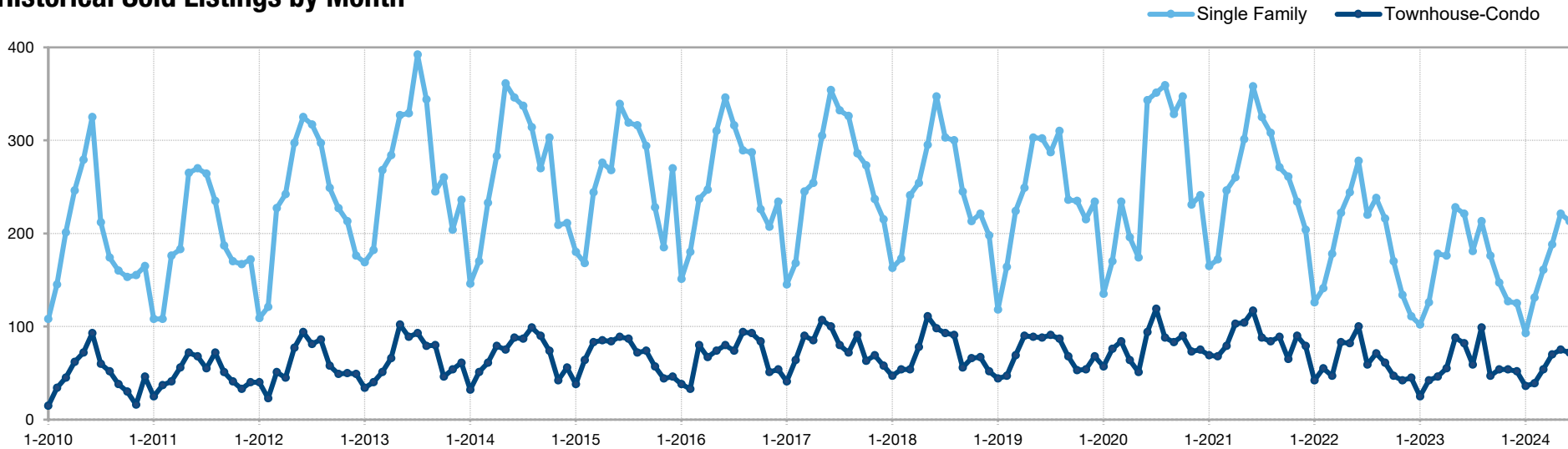


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2023	181	-17.7%	59	0.0%
Aug-2023	213	-10.5%	99	+39.4%
Sep-2023	176	-18.5%	47	-23.0%
Oct-2023	147	-13.5%	54	+14.9%
Nov-2023	127	-5.2%	54	+28.6%
Dec-2023	125	+12.6%	52	+15.6%
Jan-2024	93	-8.8%	36	+44.0%
Feb-2024	131	+4.0%	39	-7.1%
Mar-2024	161	-9.6%	54	+17.4%
Apr-2024	188	+6.8%	70	+27.3%
May-2024	221	-3.1%	75	-14.8%
Jun-2024	213	-3.6%	72	-12.2%
12-Month Avg	165	-6.8%	59	+7.2%

Historical Sold Listings by Month

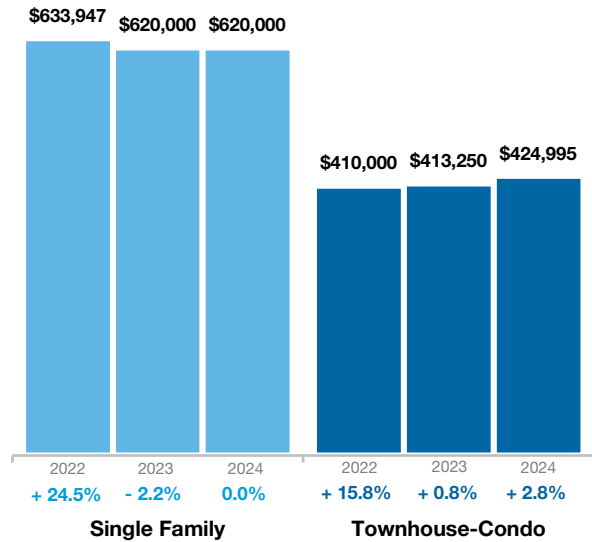


Median Sales Price

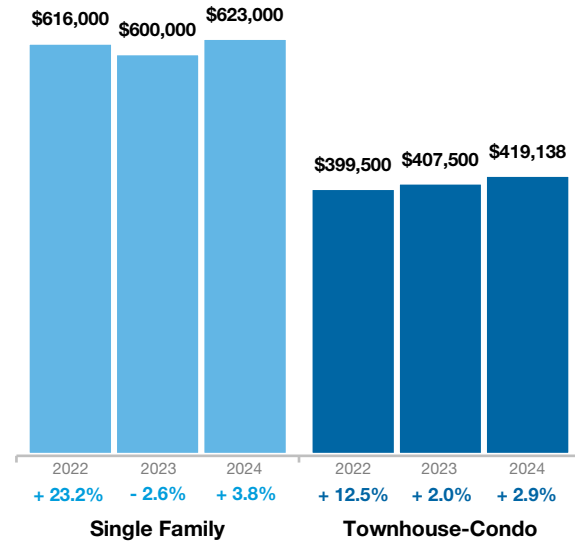
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



June



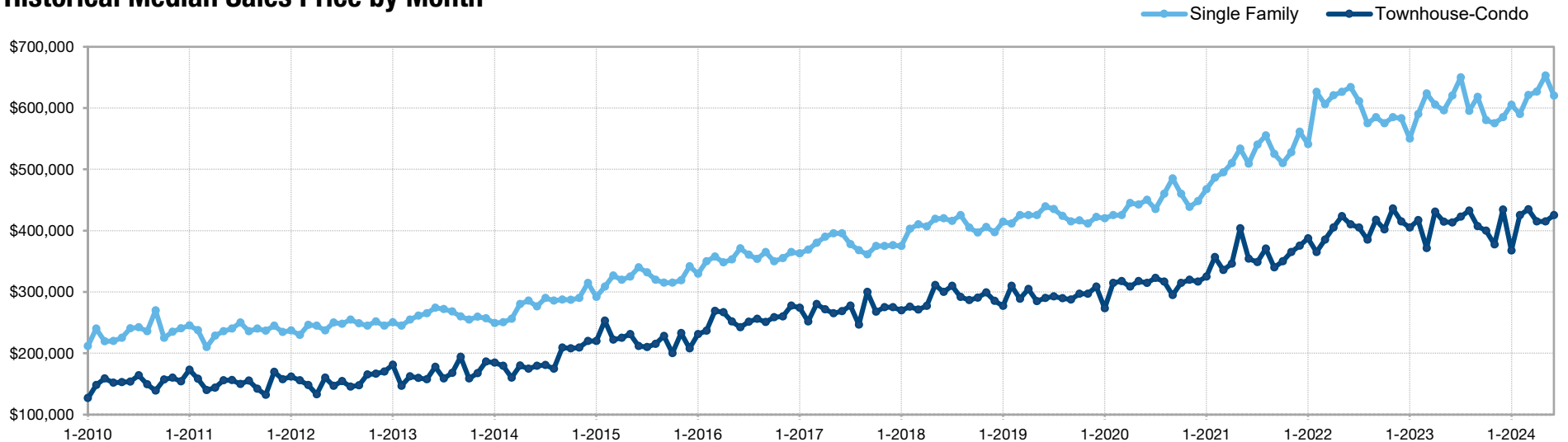
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2023	\$650,000	+6.3%	\$422,500	+4.3%
Aug-2023	\$595,000	+3.5%	\$432,523	+12.3%
Sep-2023	\$617,950	+5.6%	\$407,000	-2.5%
Oct-2023	\$580,000	+0.9%	\$400,000	-0.5%
Nov-2023	\$575,000	-1.7%	\$377,500	-13.4%
Dec-2023	\$585,000	+0.3%	\$434,134	+4.6%
Jan-2024	\$605,000	+10.0%	\$367,500	-9.3%
Feb-2024	\$590,000	0.0%	\$425,320	+2.0%
Mar-2024	\$621,100	-0.4%	\$434,688	+17.0%
Apr-2024	\$626,395	+3.5%	\$415,000	-3.7%
May-2024	\$653,000	+9.6%	\$415,000	+0.1%
Jun-2024	\$620,000	0.0%	\$424,995	+2.8%
12-Month Avg*	\$610,000	+2.9%	\$420,000	+3.2%

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

Historical Median Sales Price by Month

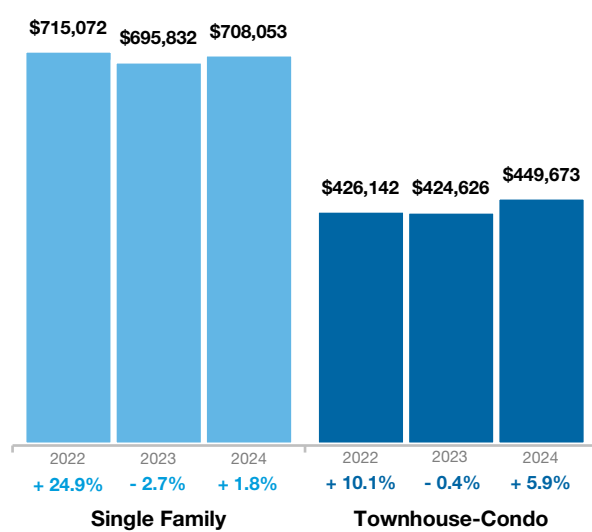


Average Sales Price

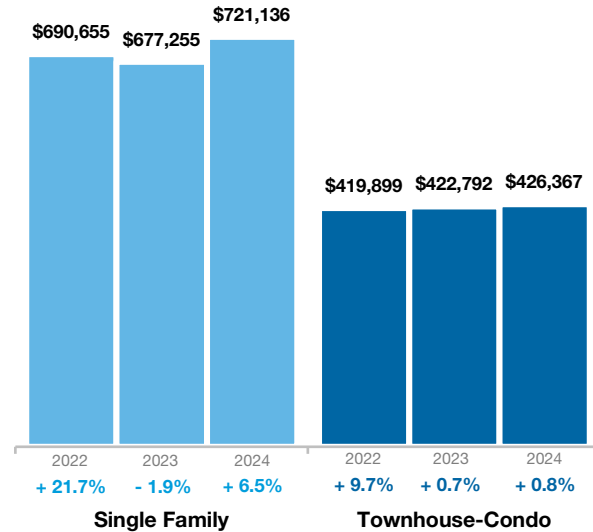
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



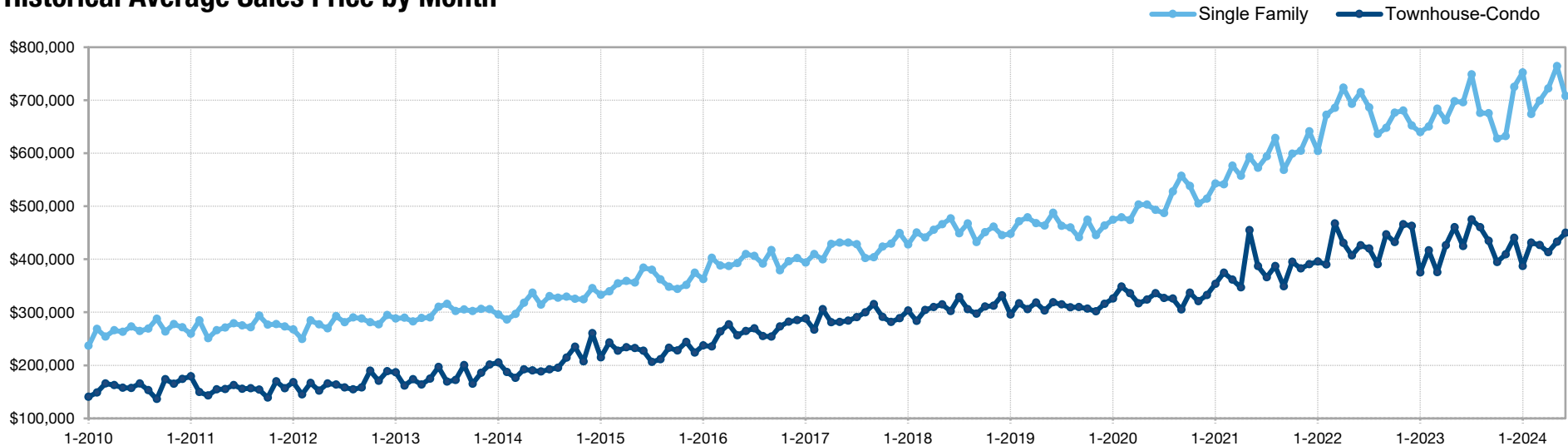
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2023	\$748,669	+9.1%	\$475,105	+13.1%
Aug-2023	\$675,546	+6.2%	\$460,532	+17.9%
Sep-2023	\$675,092	+4.2%	\$434,596	-2.7%
Oct-2023	\$627,558	-7.2%	\$394,662	-8.7%
Nov-2023	\$632,025	-7.1%	\$409,245	-12.1%
Dec-2023	\$724,998	+11.2%	\$440,046	-4.9%
Jan-2024	\$751,941	+17.5%	\$387,172	+3.3%
Feb-2024	\$673,827	+3.6%	\$431,350	+3.6%
Mar-2024	\$698,940	+2.2%	\$426,546	+13.6%
Apr-2024	\$722,019	+9.1%	\$412,898	-3.1%
May-2024	\$764,243	+9.5%	\$432,658	-6.0%
Jun-2024	\$708,053	+1.8%	\$449,673	+5.9%
12-Month Avg*	\$702,198	+4.9%	\$433,005	+1.3%

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

Historical Average Sales Price by Month

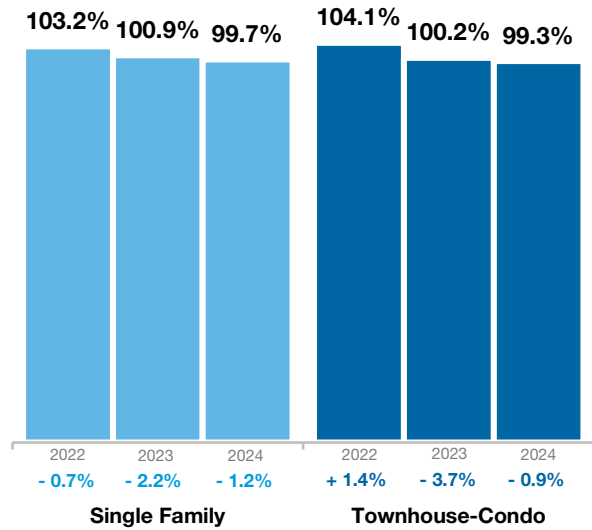


Percent of List Price Received

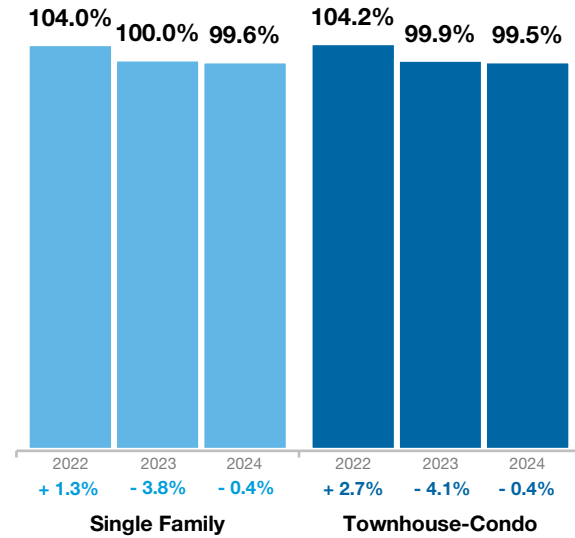
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



June



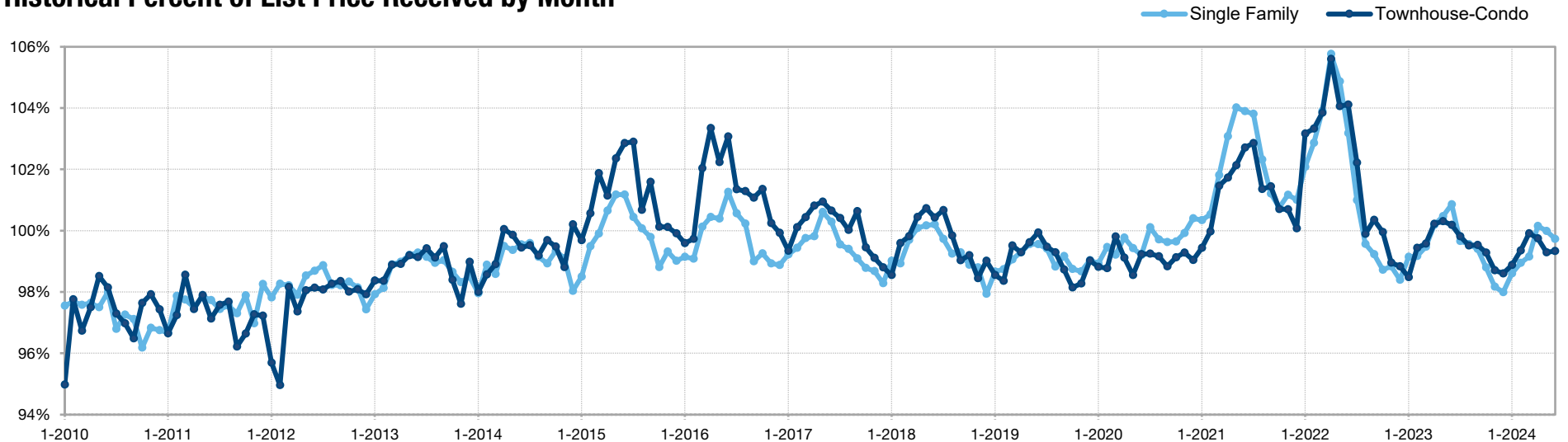
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2023	99.7%	-1.3%	99.8%	-2.3%
Aug-2023	99.6%	0.0%	99.5%	-0.4%
Sep-2023	99.4%	+0.2%	99.5%	-0.9%
Oct-2023	98.8%	+0.1%	99.3%	-0.6%
Nov-2023	98.2%	-0.6%	98.7%	-0.3%
Dec-2023	98.0%	-0.4%	98.6%	-0.2%
Jan-2024	98.6%	-0.5%	98.9%	+0.4%
Feb-2024	98.9%	-0.3%	99.3%	-0.1%
Mar-2024	99.1%	-0.4%	99.9%	+0.3%
Apr-2024	100.1%	-0.1%	99.7%	-0.5%
May-2024	100.0%	-0.5%	99.3%	-1.0%
Jun-2024	99.7%	-1.2%	99.3%	-0.9%
12-Month Avg*	99.3%	-0.4%	99.4%	-0.7%

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

Historical Percent of List Price Received by Month

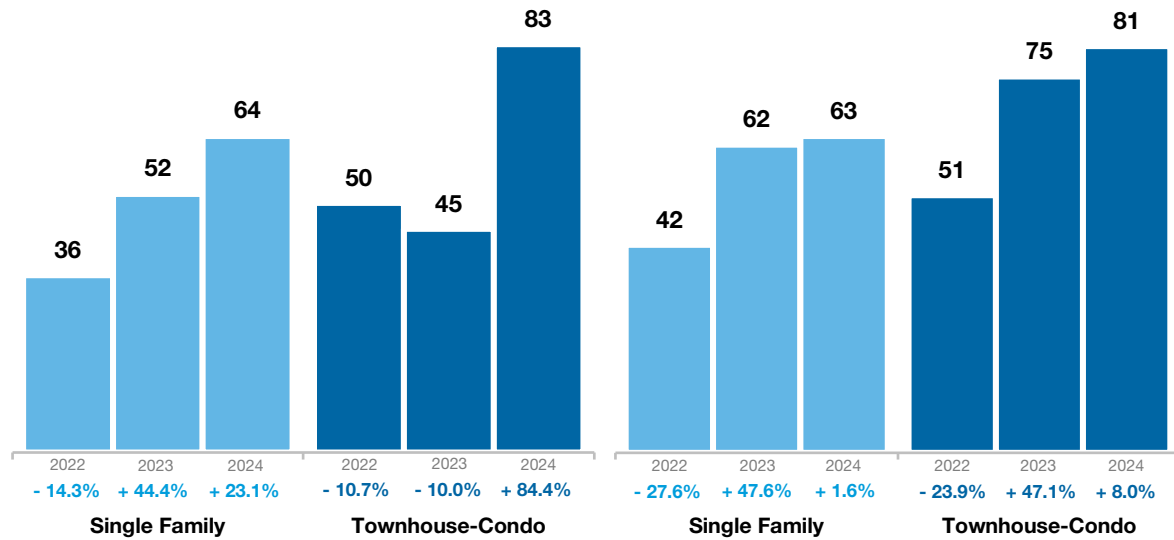


Days on Market Until Sale



June

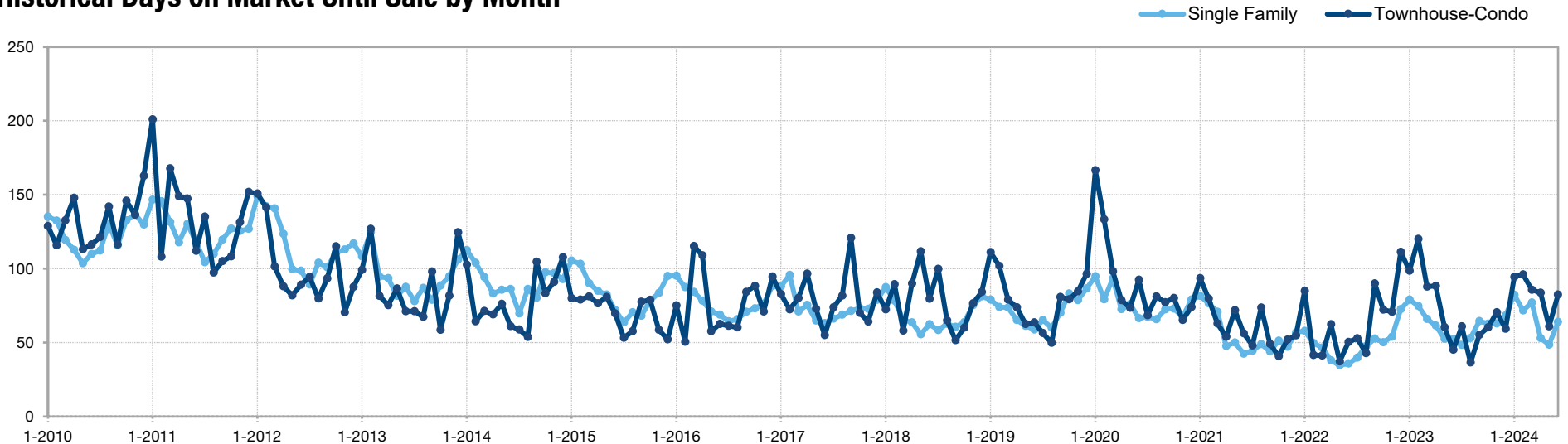
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2023	48	+20.0%	61	+15.1%
Aug-2023	53	+12.8%	36	-16.3%
Sep-2023	65	+22.6%	55	-38.9%
Oct-2023	63	+26.0%	60	-16.7%
Nov-2023	63	+16.7%	70	-1.4%
Dec-2023	68	-6.8%	59	-46.8%
Jan-2024	82	+3.8%	94	-5.1%
Feb-2024	72	-4.0%	96	-20.0%
Mar-2024	77	+16.7%	86	-2.3%
Apr-2024	53	-13.1%	84	-4.5%
May-2024	48	-7.7%	61	+1.7%
Jun-2024	64	+23.1%	83	+84.4%
12-Month Avg	61	+9.2%	68	-7.5%

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

Historical Days on Market Until Sale by Month



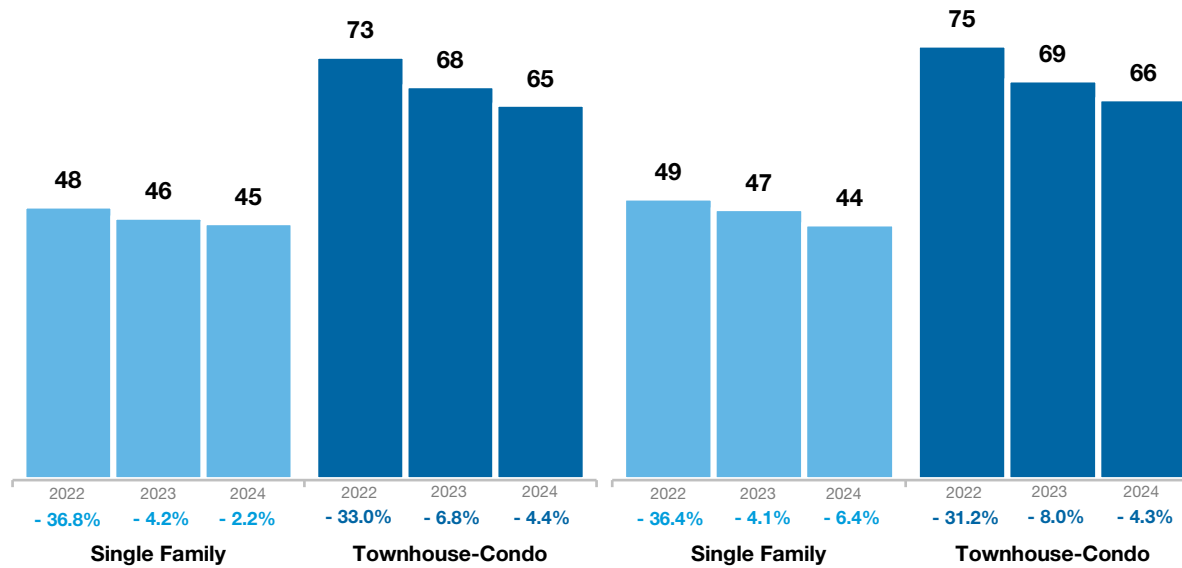
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



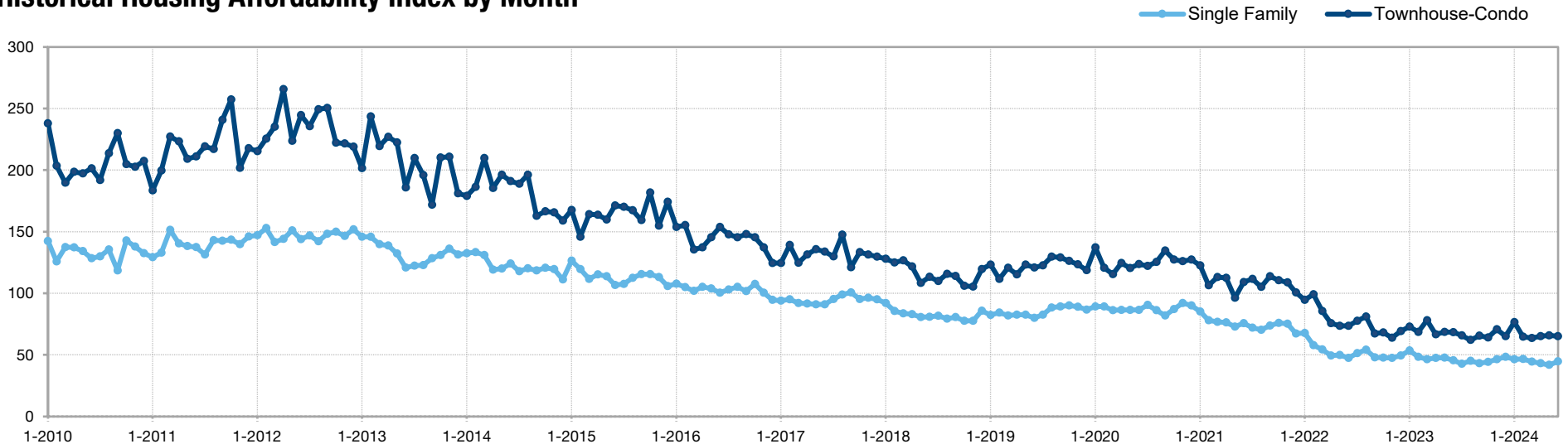
June

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2023	43	-15.7%	66	-15.4%
Aug-2023	45	-16.7%	62	-23.5%
Sep-2023	43	-10.4%	66	-1.5%
Oct-2023	44	-8.3%	64	-5.9%
Nov-2023	46	-4.2%	71	+10.9%
Dec-2023	48	-2.0%	65	-5.8%
Jan-2024	46	-14.8%	76	+4.1%
Feb-2024	47	-2.1%	65	-4.4%
Mar-2024	45	-4.3%	64	-17.9%
Apr-2024	43	-8.5%	65	-3.0%
May-2024	42	-12.5%	66	-4.3%
Jun-2024	45	-2.2%	65	-4.4%
12-Month Avg	45	-8.1%	49	-8.3%

Historical Housing Affordability Index by Month

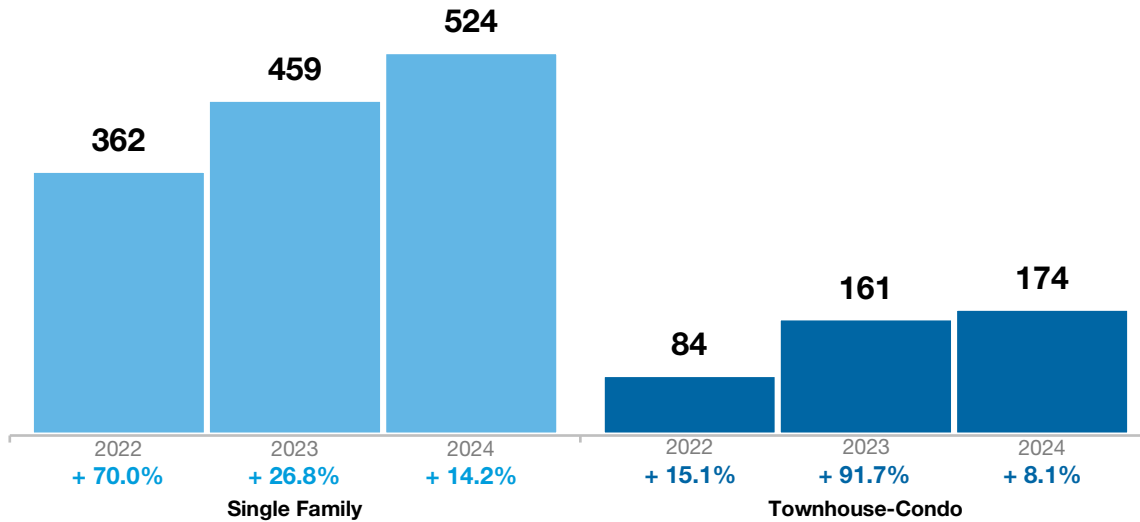


Inventory of Active Listings

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



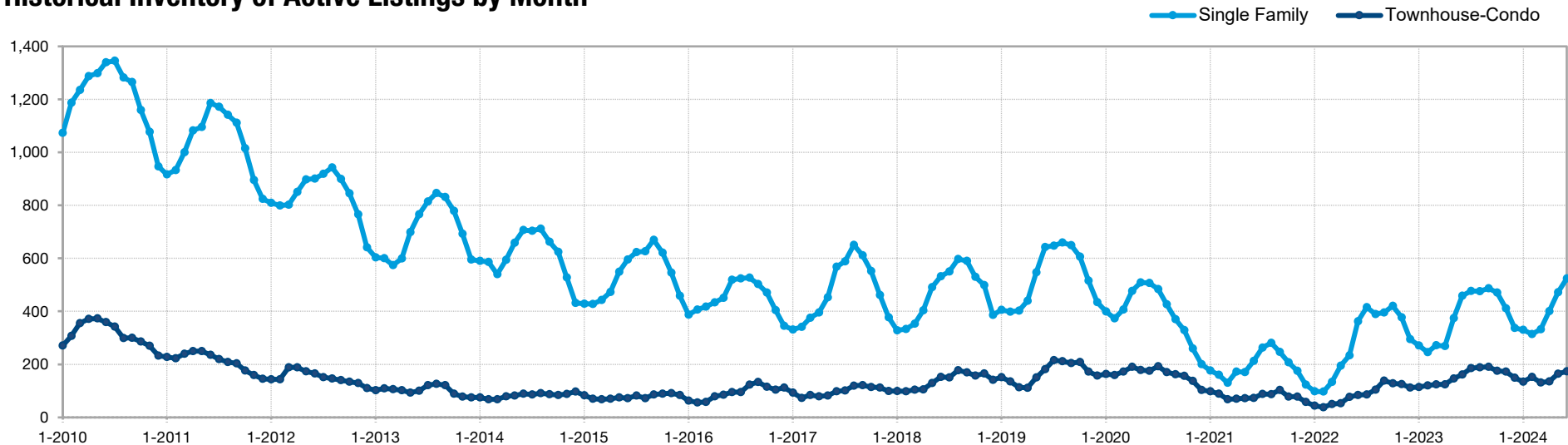
June



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2023	477	+14.9%	186	+116.3%
Aug-2023	476	+22.4%	189	+81.7%
Sep-2023	487	+23.3%	191	+38.4%
Oct-2023	471	+12.1%	176	+37.5%
Nov-2023	411	+9.0%	172	+37.6%
Dec-2023	337	+14.2%	149	+33.0%
Jan-2024	330	+21.8%	134	+17.5%
Feb-2024	314	+27.6%	152	+26.7%
Mar-2024	332	+22.1%	131	+5.6%
Apr-2024	400	+48.7%	135	+8.9%
May-2024	472	+26.2%	164	+12.3%
Jun-2024	524	+14.2%	174	+8.1%
12-Month Avg*	419	+20.3%	163	+31.8%

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

Historical Inventory of Active Listings by Month

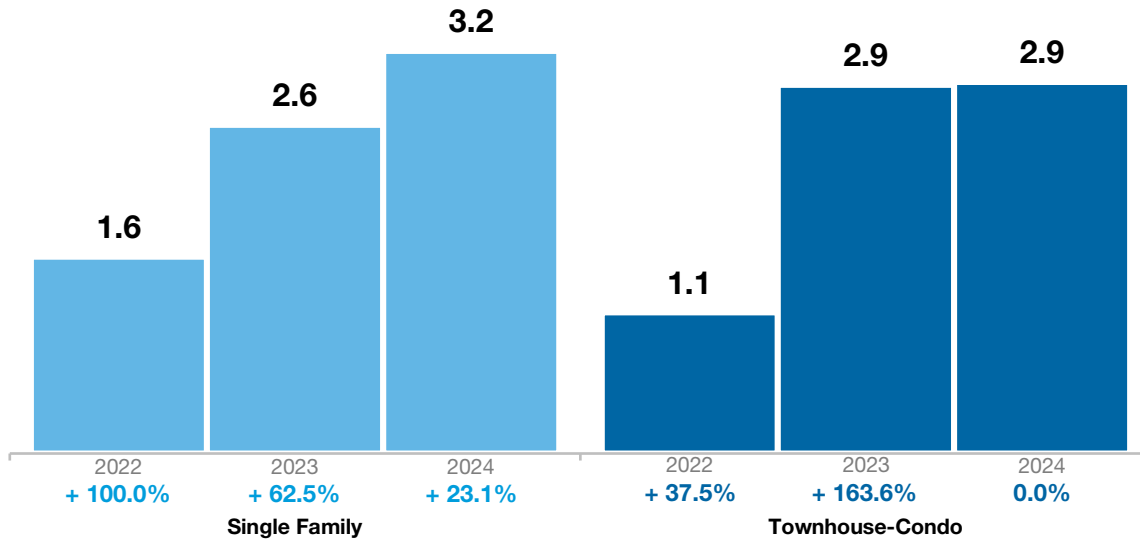


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.



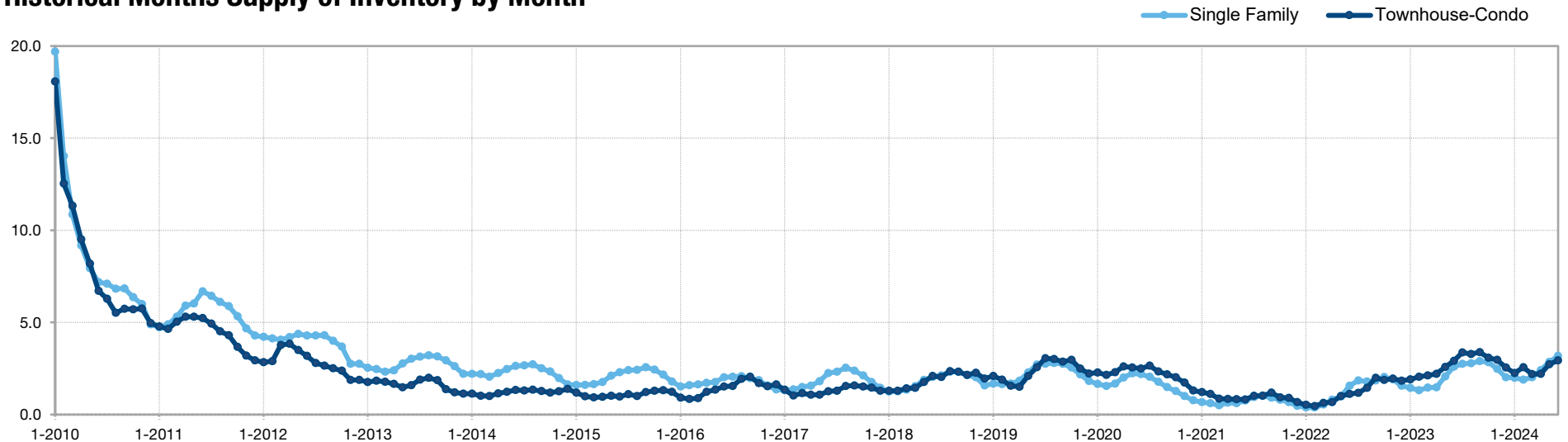
June



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2023	2.8	+47.4%	3.4	+183.3%
Aug-2023	2.8	+55.6%	3.3	+135.7%
Sep-2023	2.9	+52.6%	3.4	+70.0%
Oct-2023	2.8	+40.0%	3.1	+63.2%
Nov-2023	2.5	+31.6%	3.0	+50.0%
Dec-2023	2.0	+25.0%	2.5	+38.9%
Jan-2024	2.0	+42.9%	2.3	+21.1%
Feb-2024	1.9	+46.2%	2.6	+30.0%
Mar-2024	2.0	+33.3%	2.2	+4.8%
Apr-2024	2.4	+60.0%	2.2	0.0%
May-2024	2.9	+38.1%	2.7	+3.8%
Jun-2024	3.2	+23.1%	2.9	0.0%
12-Month Avg*	2.5	+41.1%	2.8	+39.4%

* Months Supply for all properties from July 2023 through June 2024. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Activity Overview

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



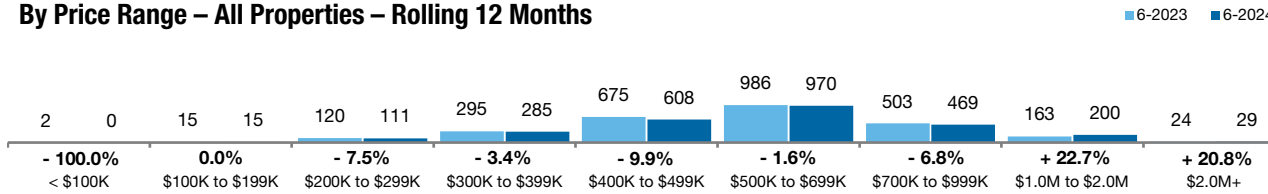
Key Metrics	Historical Sparkbars	6-2023	6-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		436	425	- 2.5%	1,939	2,128	+ 9.7%
Pending Sales		255	265	+ 3.9%	367	398	+ 8.4%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		303	285	- 5.9%	1,369	1,353	- 1.2%
Median Sales Price		\$555,000	\$554,000	- 0.2%	\$550,000	\$565,000	+ 2.7%
Avg. Sales Price		\$622,436	\$642,778	+ 5.1%	\$614,429	\$645,755	+ 5.1%
Pct. of List Price Received		100.7%	99.6%	- 0.5%	100.0%	99.5%	- 0.5%
Days on Market		50	69	+ 4.6%	65	68	+ 4.6%
Affordability Index		52	50	- 4.2%	52	50	- 4.2%
Active Listings		620	698	+ 12.6%	--	--	--
Months Supply		2.7	3.1	+ 16.6%	--	--	--

Sold Listings

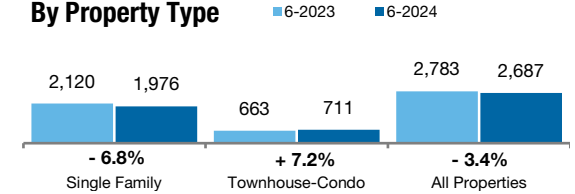
Actual sales that have closed in a given quarter.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	6-2023	6-2024	Change	6-2023	6-2024	Change
\$99,999 and Below	2	0	-100.0%	0	0	--
\$100,000 to \$199,999	11	14	+27.3%	4	1	-75.0%
\$200,000 to \$299,999	25	29	+16.0%	95	82	-13.7%
\$300,000 to \$399,999	94	65	-30.9%	201	220	+9.5%
\$400,000 to \$499,999	421	331	-21.4%	254	277	+9.1%
\$500,000 to \$699,999	914	868	-5.0%	72	102	+41.7%
\$700,000 to \$999,999	476	453	-4.8%	27	16	-40.7%
\$1,000,000 to \$1,999,999	153	187	+22.2%	10	13	+30.0%
\$2,000,000 and Above	24	29	+20.8%	0	0	--
All Price Ranges	2,120	1,976	-6.8%	663	711	+7.2%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	5-2024	6-2024	Change	5-2024	6-2024	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	2	5	+150.0%	0	0	--
\$200,000 to \$299,999	3	4	+33.3%	10	4	-60.0%
\$300,000 to \$399,999	5	2	-60.0%	23	26	+13.0%
\$400,000 to \$499,999	28	27	-3.6%	26	26	0.0%
\$500,000 to \$699,999	94	104	+10.6%	13	12	-7.7%
\$700,000 to \$999,999	57	46	-19.3%	1	3	+200.0%
\$1,000,000 to \$1,999,999	24	22	-8.3%	2	1	-50.0%
\$2,000,000 and Above	8	3	-62.5%	0	0	--
All Price Ranges	221	213	-3.6%	75	72	-4.0%

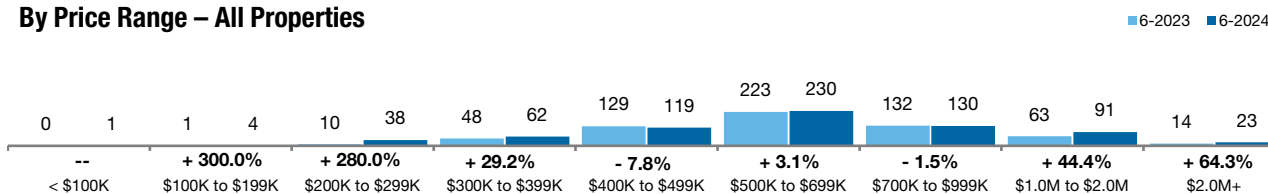
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	6-2023	6-2024	Change	6-2023	6-2024	Change
\$99,999 and Below	1	0	-100.0%	0	0	--
\$100,000 to \$199,999	5	8	+60.0%	0	1	--
\$200,000 to \$299,999	11	12	+9.1%	51	39	-23.5%
\$300,000 to \$399,999	34	26	-23.5%	106	112	+5.7%
\$400,000 to \$499,999	189	143	-24.3%	127	123	-3.1%
\$500,000 to \$699,999	455	465	+2.2%	37	61	+64.9%
\$700,000 to \$999,999	244	228	-6.6%	12	7	-41.7%
\$1,000,000 to \$1,999,999	83	106	+27.7%	5	3	-40.0%
\$2,000,000 and Above	9	19	+111.1%	0	0	--
All Price Ranges	1,031	1,007	-2.3%	338	346	+2.4%

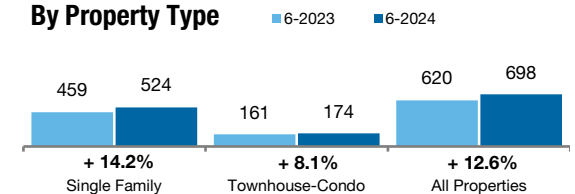
Inventory of Active Listings

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		
	6-2023	6-2024	Change	6-2023	6-2024	Change
\$99,999 and Below	0	0	--	0	1	--
\$100,000 to \$199,999	1	4	+300.0%	0	0	--
\$200,000 to \$299,999	3	12	+300.0%	7	26	+271.4%
\$300,000 to \$399,999	23	23	0.0%	25	39	+56.0%
\$400,000 to \$499,999	55	50	-9.1%	74	69	-6.8%
\$500,000 to \$699,999	182	200	+9.9%	41	30	-26.8%
\$700,000 to \$999,999	126	122	-3.2%	6	8	+33.3%
\$1,000,000 to \$1,999,999	55	90	+63.6%	8	1	-87.5%
\$2,000,000 and Above	14	23	+64.3%	0	0	--
All Price Ranges	459	524	+14.2%	161	174	+8.1%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	5-2024	6-2024	Change	5-2024	6-2024	Change
\$99,999 and Below	0	0	--	0	1	--
\$100,000 to \$199,999	5	4	-20.0%	0	0	--
\$200,000 to \$299,999	9	12	+33.3%	26	26	0.0%
\$300,000 to \$399,999	12	23	+91.7%	35	39	+11.4%
\$400,000 to \$499,999	51	50	-2.0%	58	69	+19.0%
\$500,000 to \$699,999	186	200	+7.5%	29	30	+3.4%
\$700,000 to \$999,999	117	122	+4.3%	12	8	-33.3%
\$1,000,000 to \$1,999,999	73	90	+23.3%	4	1	-75.0%
\$2,000,000 and Above	19	23	+21.1%	0	0	--
All Price Ranges	472	524	+11.0%	164	174	+6.1%

Year to Date

Single Family	Townhouse-Condo
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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 2024

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Berthoud

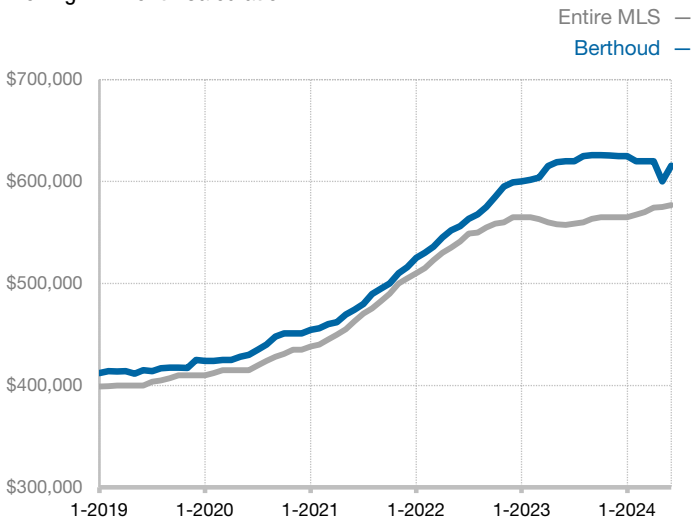
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
New Listings	66	67	+ 1.5%	309	358	+ 15.9%
Closed Sales	21	36	+ 71.4%	185	199	+ 7.6%
Median Sales Price*	\$619,900	\$720,000	+ 16.1%	\$635,000	\$616,000	- 3.0%
Average Sales Price*	\$961,126	\$853,848	- 11.2%	\$815,015	\$747,448	- 8.3%
Percent of List Price Received*	99.8%	98.8%	- 1.0%	99.4%	99.4%	0.0%
Days on Market Until Sale	66	66	0.0%	80	87	+ 8.7%
Inventory of Homes for Sale	134	142	+ 6.0%	--	--	--
Months Supply of Inventory	4.0	4.2	+ 5.0%	--	--	--

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

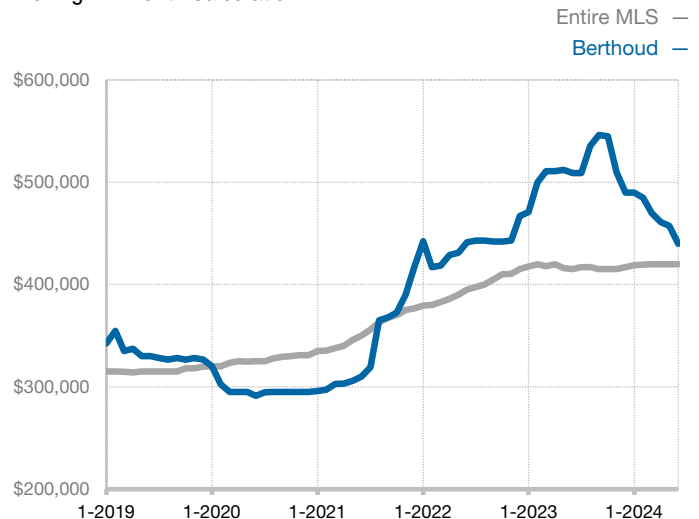
Townhouse/Condo	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
New Listings	4	4	0.0%	35	20	- 42.9%
Closed Sales	6	2	- 66.7%	31	13	- 58.1%
Median Sales Price*	\$490,000	\$405,500	- 17.2%	\$509,000	\$421,000	- 17.3%
Average Sales Price*	\$557,917	\$405,500	- 27.3%	\$546,417	\$413,298	- 24.4%
Percent of List Price Received*	98.2%	99.5%	+ 1.3%	101.5%	99.5%	- 2.0%
Days on Market Until Sale	55	47	- 14.5%	144	81	- 43.8%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	2.4	4.9	+ 104.2%	--	--	--

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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 June 2024

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Boulder

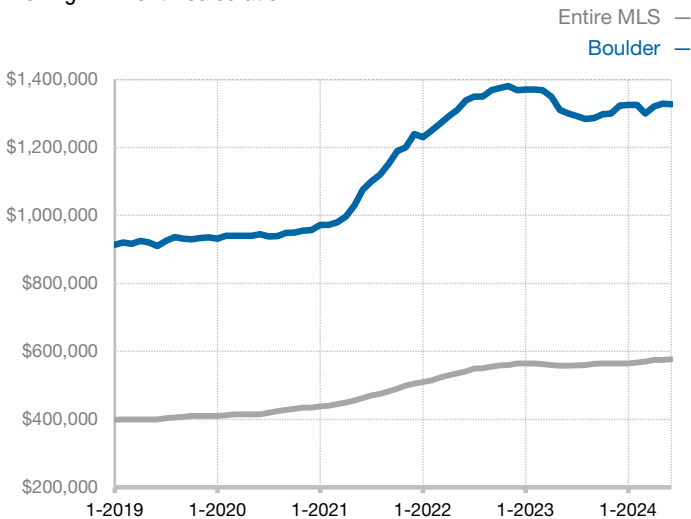
Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	184	157	- 14.7%	858	895	+ 4.3%
Closed Sales	98	78	- 20.4%	442	450	+ 1.8%
Median Sales Price*	\$1,335,000	\$1,370,000	+ 2.6%	\$1,337,000	\$1,384,500	+ 3.6%
Average Sales Price*	\$1,893,075	\$1,556,844	- 17.8%	\$1,757,042	\$1,611,405	- 8.3%
Percent of List Price Received*	98.0%	97.3%	- 0.7%	98.5%	97.4%	- 1.1%
Days on Market Until Sale	60	58	- 3.3%	55	69	+ 25.5%
Inventory of Homes for Sale	307	374	+ 21.8%	--	--	--
Months Supply of Inventory	4.0	5.0	+ 25.0%	--	--	--

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

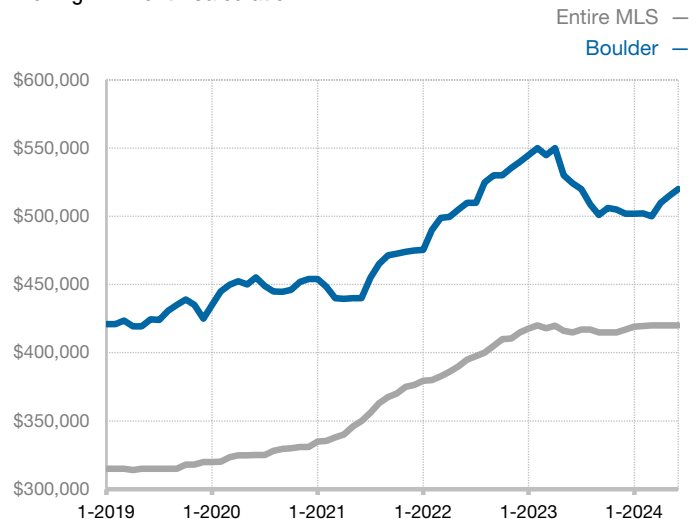
Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	118	111	- 5.9%	474	618	+ 30.4%
Closed Sales	51	55	+ 7.8%	296	307	+ 3.7%
Median Sales Price*	\$475,000	\$530,000	+ 11.6%	\$501,000	\$525,000	+ 4.8%
Average Sales Price*	\$608,681	\$674,631	+ 10.8%	\$594,645	\$625,523	+ 5.2%
Percent of List Price Received*	99.8%	98.4%	- 1.4%	99.7%	98.7%	- 1.0%
Days on Market Until Sale	49	55	+ 12.2%	42	60	+ 42.9%
Inventory of Homes for Sale	147	246	+ 67.3%	--	--	--
Months Supply of Inventory	2.7	5.0	+ 85.2%	--	--	--

* 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 2024

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Wellington

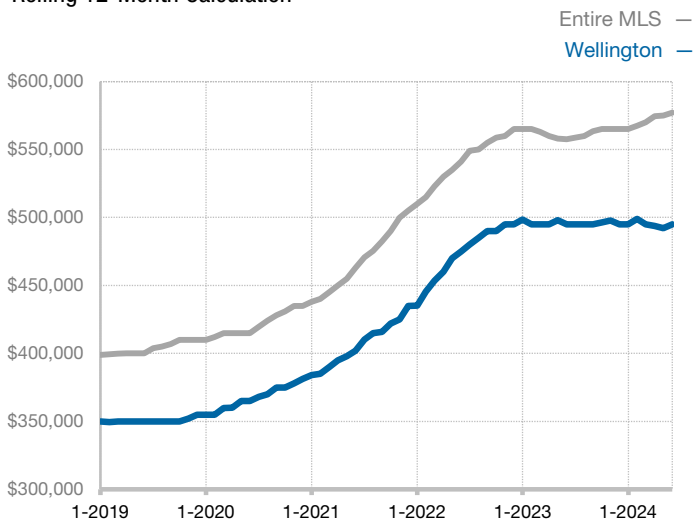
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
New Listings	29	40	+ 37.9%	177	209	+ 18.1%
Closed Sales	25	25	0.0%	174	121	- 30.5%
Median Sales Price*	\$491,150	\$500,000	+ 1.8%	\$498,500	\$500,000	+ 0.3%
Average Sales Price*	\$492,012	\$493,276	+ 0.3%	\$514,061	\$562,137	+ 9.4%
Percent of List Price Received*	99.5%	98.9%	- 0.6%	99.5%	99.7%	+ 0.2%
Days on Market Until Sale	79	68	- 13.9%	75	64	- 14.7%
Inventory of Homes for Sale	50	75	+ 50.0%	--	--	--
Months Supply of Inventory	1.9	4.2	+ 121.1%	--	--	--

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

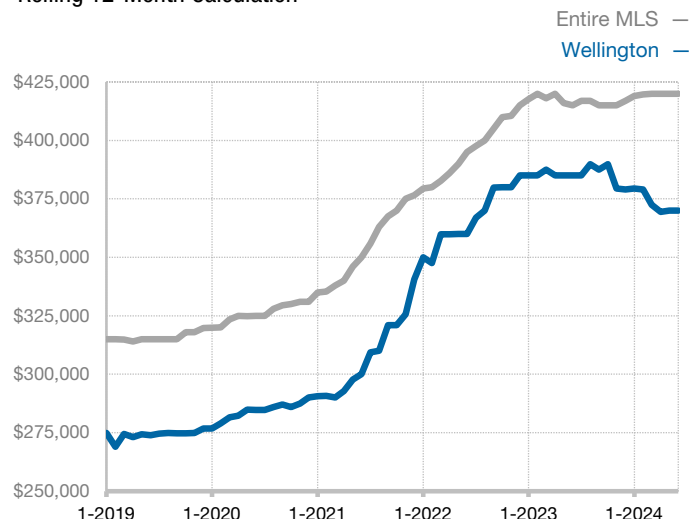
Townhouse/Condo	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
New Listings	3	5	+ 66.7%	20	27	+ 35.0%
Closed Sales	4	2	- 50.0%	10	16	+ 60.0%
Median Sales Price*	\$368,750	\$359,500	- 2.5%	\$379,500	\$372,500	- 1.8%
Average Sales Price*	\$370,125	\$359,500	- 2.9%	\$376,161	\$362,938	- 3.5%
Percent of List Price Received*	100.3%	100.0%	- 0.3%	98.4%	99.2%	+ 0.8%
Days on Market Until Sale	48	54	+ 12.5%	47	85	+ 80.9%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	2.4	4.0	+ 66.7%	--	--	--

* 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 2024

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Johnstown

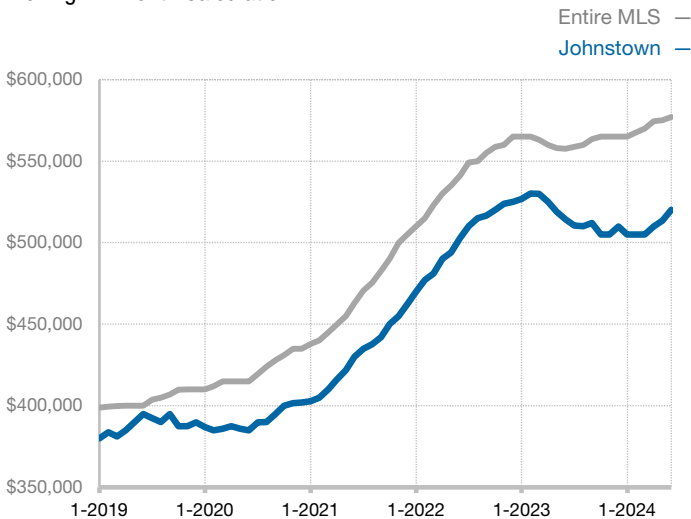
Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	65	65	0.0%	360	401	+ 11.4%
Closed Sales	57	53	- 7.0%	311	270	- 13.2%
Median Sales Price*	\$491,000	\$555,000	+ 13.0%	\$502,500	\$528,200	+ 5.1%
Average Sales Price*	\$506,402	\$566,625	+ 11.9%	\$530,046	\$546,691	+ 3.1%
Percent of List Price Received*	99.2%	99.6%	+ 0.4%	99.7%	99.5%	- 0.2%
Days on Market Until Sale	51	48	- 5.9%	61	54	- 11.5%
Inventory of Homes for Sale	80	138	+ 72.5%	--	--	--
Months Supply of Inventory	1.6	3.4	+ 112.5%	--	--	--

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

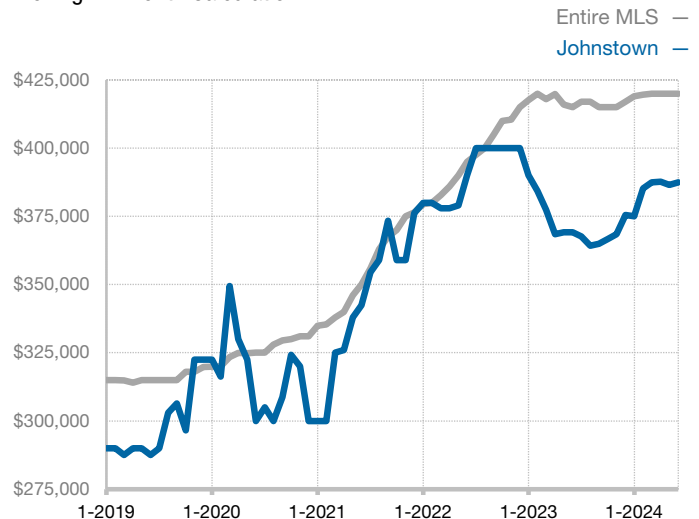
Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	8	5	- 37.5%	22	82	+ 272.7%
Closed Sales	2	6	+ 200.0%	17	51	+ 200.0%
Median Sales Price*	\$355,450	\$397,750	+ 11.9%	\$344,250	\$399,990	+ 16.2%
Average Sales Price*	\$355,450	\$388,883	+ 9.4%	\$364,699	\$391,844	+ 7.4%
Percent of List Price Received*	100.4%	100.3%	- 0.1%	100.1%	99.8%	- 0.3%
Days on Market Until Sale	86	42	- 51.2%	81	58	- 28.4%
Inventory of Homes for Sale	10	44	+ 340.0%	--	--	--
Months Supply of Inventory	3.8	6.8	+ 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 2024

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Loveland

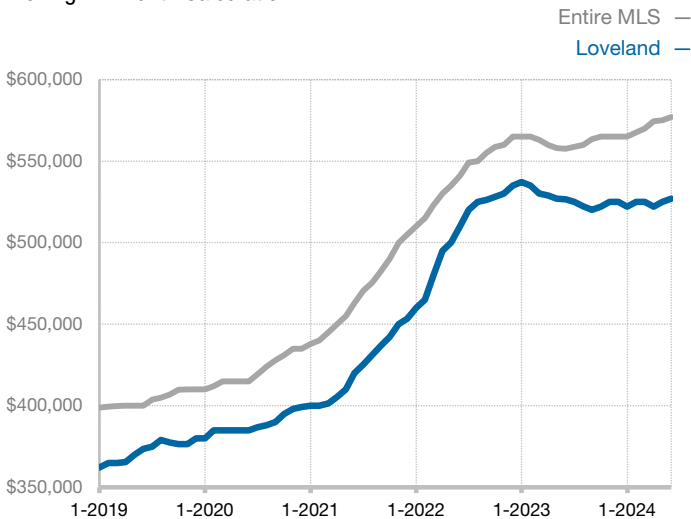
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
New Listings	164	152	- 7.3%	822	809	- 1.6%
Closed Sales	133	112	- 15.8%	668	573	- 14.2%
Median Sales Price*	\$535,000	\$580,000	+ 8.4%	\$528,500	\$531,000	+ 0.5%
Average Sales Price*	\$633,583	\$630,624	- 0.5%	\$623,963	\$628,172	+ 0.7%
Percent of List Price Received*	100.0%	99.6%	- 0.4%	99.4%	99.5%	+ 0.1%
Days on Market Until Sale	50	40	- 20.0%	57	54	- 5.3%
Inventory of Homes for Sale	217	213	- 1.8%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--

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

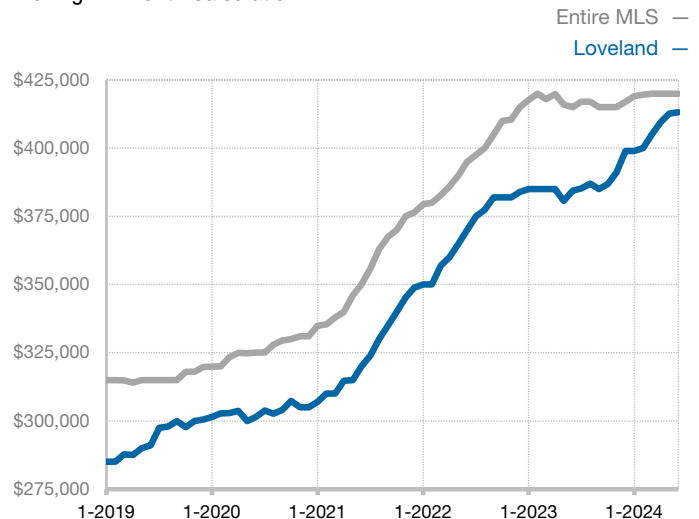
Townhouse/Condo	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
New Listings	23	31	+ 34.8%	182	193	+ 6.0%
Closed Sales	27	21	- 22.2%	161	133	- 17.4%
Median Sales Price*	\$425,989	\$425,000	- 0.2%	\$397,675	\$416,500	+ 4.7%
Average Sales Price*	\$430,562	\$443,853	+ 3.1%	\$415,107	\$422,902	+ 1.9%
Percent of List Price Received*	100.6%	100.1%	- 0.5%	100.8%	99.9%	- 0.9%
Days on Market Until Sale	78	107	+ 37.2%	127	99	- 22.0%
Inventory of Homes for Sale	83	85	+ 2.4%	--	--	--
Months Supply of Inventory	2.9	3.6	+ 24.1%	--	--	--

* 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 June 2024

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Windsor

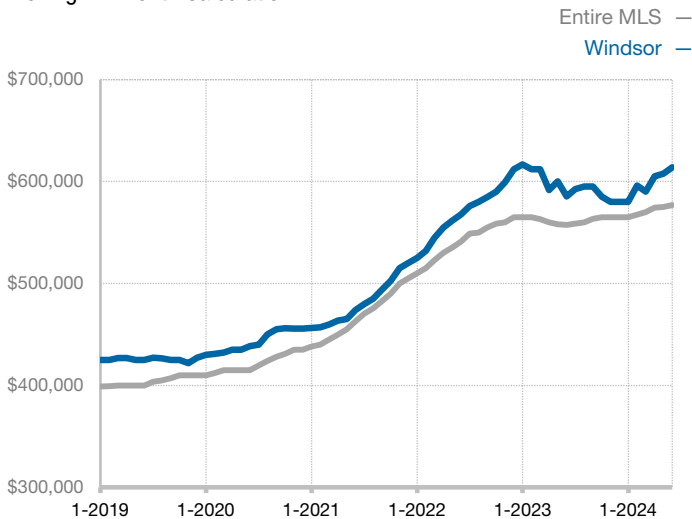
Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	101	93	- 7.9%	586	655	+ 11.8%
Closed Sales	96	92	- 4.2%	491	427	- 13.0%
Median Sales Price*	\$587,400	\$604,975	+ 3.0%	\$565,000	\$600,000	+ 6.2%
Average Sales Price*	\$712,924	\$672,774	- 5.6%	\$640,850	\$701,093	+ 9.4%
Percent of List Price Received*	99.1%	99.4%	+ 0.3%	99.7%	99.5%	- 0.2%
Days on Market Until Sale	54	66	+ 22.2%	99	71	- 28.3%
Inventory of Homes for Sale	180	216	+ 20.0%	--	--	--
Months Supply of Inventory	2.6	3.6	+ 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.

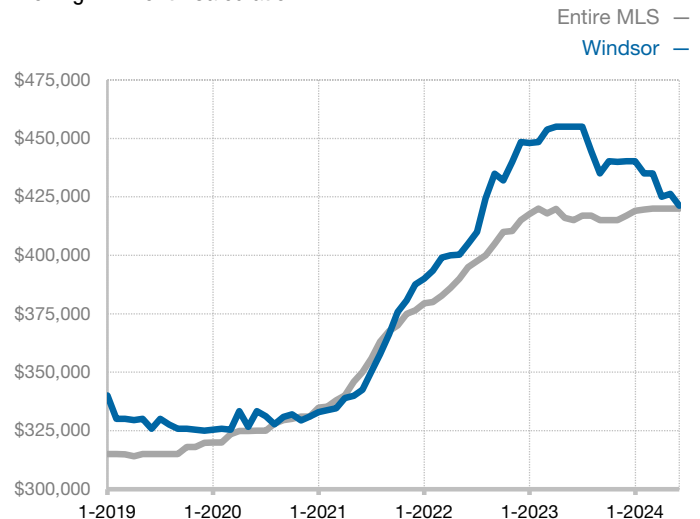
Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	22	12	- 45.5%	79	86	+ 8.9%
Closed Sales	16	9	- 43.8%	62	50	- 19.4%
Median Sales Price*	\$415,000	\$393,195	- 5.3%	\$437,029	\$412,500	- 5.6%
Average Sales Price*	\$457,584	\$402,299	- 12.1%	\$461,370	\$411,583	- 10.8%
Percent of List Price Received*	99.5%	99.6%	+ 0.1%	100.4%	98.8%	- 1.6%
Days on Market Until Sale	61	65	+ 6.6%	109	95	- 12.8%
Inventory of Homes for Sale	31	36	+ 16.1%	--	--	--
Months Supply of Inventory	2.8	3.9	+ 39.3%	--	--	--

* 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 June 2024

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Greeley

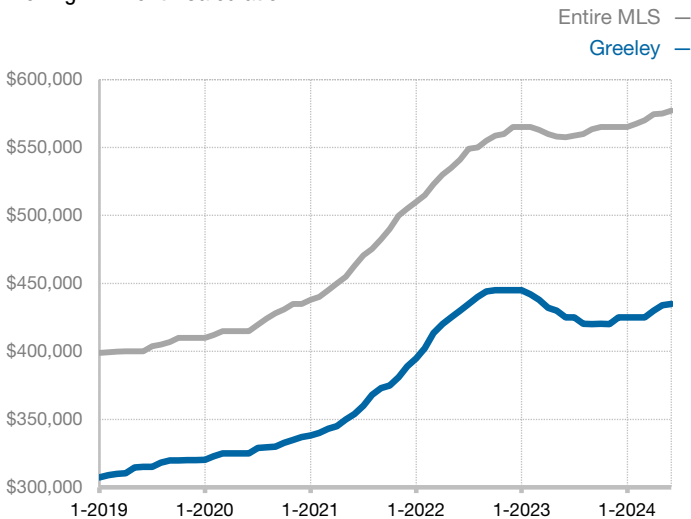
Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	105	140	+ 33.3%	686	797	+ 16.2%
Closed Sales	100	104	+ 4.0%	584	616	+ 5.5%
Median Sales Price*	\$420,000	\$448,250	+ 6.7%	\$420,000	\$443,500	+ 5.6%
Average Sales Price*	\$450,195	\$450,262	+ 0.0%	\$444,206	\$457,409	+ 3.0%
Percent of List Price Received*	100.1%	99.3%	- 0.8%	99.9%	99.4%	- 0.5%
Days on Market Until Sale	38	51	+ 34.2%	60	60	0.0%
Inventory of Homes for Sale	166	187	+ 12.7%	--	--	--
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.

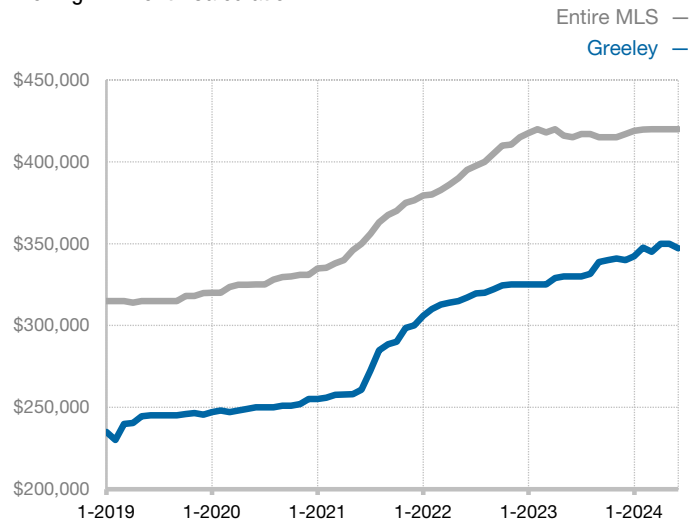
Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	37	26	- 29.7%	163	152	- 6.7%
Closed Sales	19	25	+ 31.6%	124	114	- 8.1%
Median Sales Price*	\$330,000	\$326,000	- 1.2%	\$330,575	\$349,641	+ 5.8%
Average Sales Price*	\$340,531	\$328,411	- 3.6%	\$338,544	\$337,864	- 0.2%
Percent of List Price Received*	99.6%	99.4%	- 0.2%	99.4%	99.6%	+ 0.2%
Days on Market Until Sale	49	61	+ 24.5%	58	72	+ 24.1%
Inventory of Homes for Sale	47	50	+ 6.4%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--

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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 June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Longmont

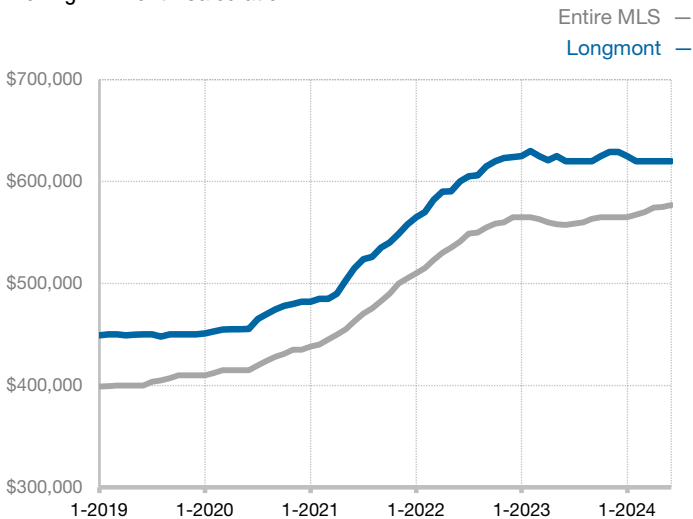
Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	164	183	+ 11.6%	776	874	+ 12.6%
Closed Sales	125	93	- 25.6%	560	556	- 0.7%
Median Sales Price*	\$620,000	\$625,000	+ 0.8%	\$638,000	\$620,000	- 2.8%
Average Sales Price*	\$700,285	\$727,640	+ 3.9%	\$746,570	\$737,930	- 1.2%
Percent of List Price Received*	100.5%	99.4%	- 1.1%	99.7%	99.3%	- 0.4%
Days on Market Until Sale	41	41	0.0%	51	51	0.0%
Inventory of Homes for Sale	217	281	+ 29.5%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 40.9%	--	--	--

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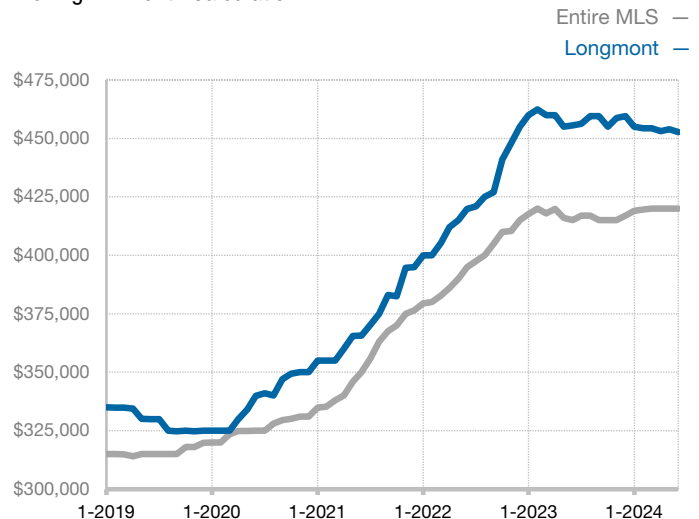
Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	51	43	- 15.7%	228	238	+ 4.4%
Closed Sales	22	29	+ 31.8%	149	163	+ 9.4%
Median Sales Price*	\$415,000	\$435,000	+ 4.8%	\$460,000	\$449,500	- 2.3%
Average Sales Price*	\$455,908	\$449,195	- 1.5%	\$473,481	\$458,403	- 3.2%
Percent of List Price Received*	99.7%	99.3%	- 0.4%	99.8%	99.1%	- 0.7%
Days on Market Until Sale	60	43	- 28.3%	64	113	+ 76.6%
Inventory of Homes for Sale	121	93	- 23.1%	--	--	--
Months Supply of Inventory	4.6	3.3	- 28.3%	--	--	--

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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 June 2024

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Fort Collins

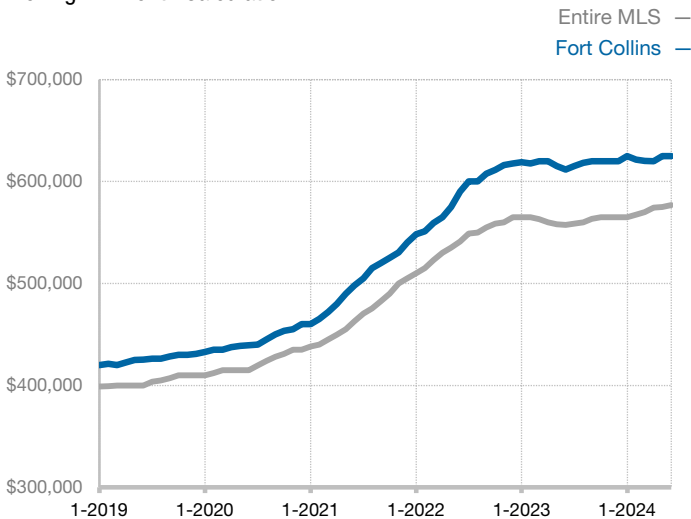
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
New Listings	271	243	- 10.3%	1,210	1,283	+ 6.0%
Closed Sales	180	169	- 6.1%	851	851	0.0%
Median Sales Price*	\$647,000	\$633,000	- 2.2%	\$625,000	\$633,000	+ 1.3%
Average Sales Price*	\$727,693	\$729,257	+ 0.2%	\$702,883	\$733,365	+ 4.3%
Percent of List Price Received*	101.0%	99.7%	- 1.3%	100.2%	99.7%	- 0.5%
Days on Market Until Sale	41	53	+ 29.3%	50	54	+ 8.0%
Inventory of Homes for Sale	321	346	+ 7.8%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

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Townhouse/Condo	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
New Listings	102	104	+ 2.0%	459	511	+ 11.3%
Closed Sales	83	71	- 14.5%	361	340	- 5.8%
Median Sales Price*	\$400,000	\$415,000	+ 3.8%	\$403,810	\$407,350	+ 0.9%
Average Sales Price*	\$410,563	\$437,881	+ 6.7%	\$410,053	\$411,848	+ 0.4%
Percent of List Price Received*	100.1%	99.1%	- 1.0%	99.8%	99.4%	- 0.4%
Days on Market Until Sale	36	83	+ 130.6%	66	79	+ 19.7%
Inventory of Homes for Sale	144	166	+ 15.3%	--	--	--
Months Supply of Inventory	2.4	3.1	+ 29.2%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

