



FCBR 2022

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MORTGAGE



Monthly Indicators



March 2022

New Listings were down 2.0 percent for single family homes and 19.1 percent for townhouse-condo properties. Pending Sales landed at 215 for single family homes and 68 for townhouse-condo properties.

The Median Sales Price was up 22.2 percent to \$605,000 for single family homes and 14.1 percent to \$382,868 for townhouse-condo properties. Days on Market decreased 33.8 percent for single family homes and 34.9 percent for townhouse-condo properties.

Across the country, consumers are feeling the bite of inflation and surging mortgage interest rates, which recently hit 4.6% in March, according to Freddie Mac, rising 1.4 percent since January and the highest rate in more than 3 years. Monthly payments have increased significantly compared to this time last year, and as housing affordability declines, an increasing number of would-be homebuyers are turning to the rental market, only to face similar challenges as rental prices skyrocket and vacancy rates remain at near-record low.

Activity Snapshot

- 28.9% **- 33.8%** **+ 22.2%**

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	3-2021	3-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		255	250	- 2.0%	693	539	- 22.2%
Pending Sales		269	215	- 20.1%	701	514	- 26.7%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		246	175	- 28.9%	584	442	- 24.3%
Median Sales Price		\$495,000	\$605,000	+ 22.2%	\$485,000	\$600,000	+ 23.7%
Avg. Sales Price		\$576,045	\$685,953	+ 19.1%	\$556,451	\$658,222	+ 18.3%
Pct. of List Price Received		101.8%	104.0%	+ 2.2%	101.0%	103.1%	+ 2.1%
Days on Market		71	47	- 33.8%	75	51	- 32.0%
Affordability Index		77	54	- 29.9%	78	55	- 29.5%
Active Listings		151	121	- 19.9%	--	--	--
Months Supply		0.6	0.5	- 16.7%	--	--	--

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.



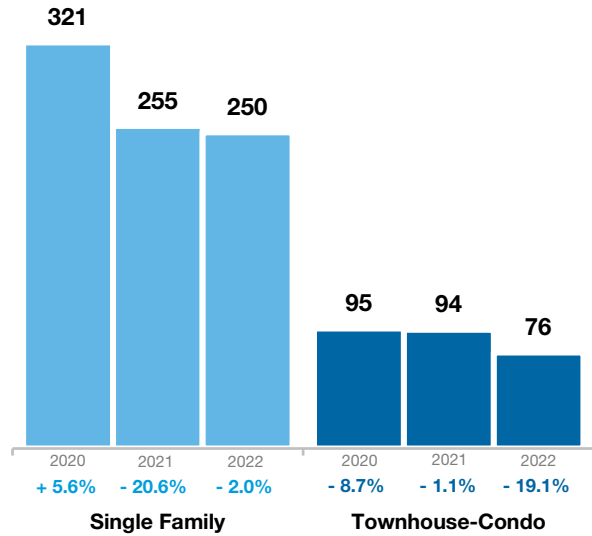
Key Metrics	Historical Sparkbars	3-2021	3-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		94	76	- 19.1%	255	187	- 26.7%
Pending Sales		109	68	- 37.6%	261	194	- 25.7%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		79	46	- 41.8%	215	143	- 33.5%
Median Sales Price		\$335,500	\$382,868	+ 14.1%	\$338,500	\$380,735	+ 12.5%
Avg. Sales Price		\$361,233	\$468,287	+ 29.6%	\$361,515	\$416,746	+ 15.3%
Pct. of List Price Received		101.5%	103.9%	+ 2.4%	100.3%	103.5%	+ 3.2%
Days on Market		63	41	- 34.9%	78	54	- 30.8%
Affordability Index		113	86	- 23.9%	112	87	- 22.3%
Active Listings		69	29	- 58.0%	--	--	--
Months Supply		0.9	0.4	- 55.6%	--	--	--

New Listings

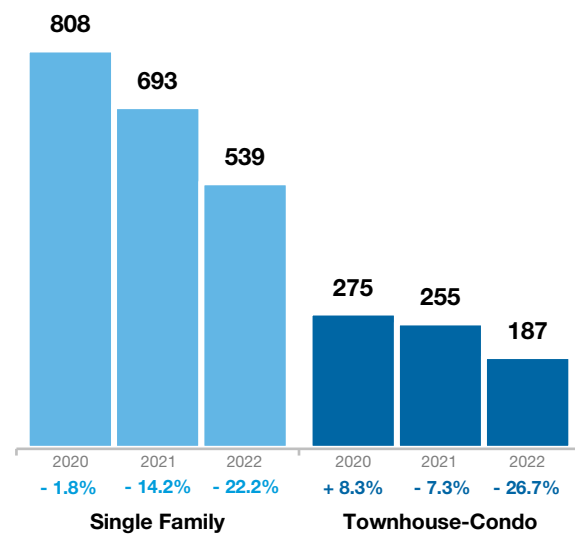
A count of the properties that have been newly listed on the market in a given month.



March

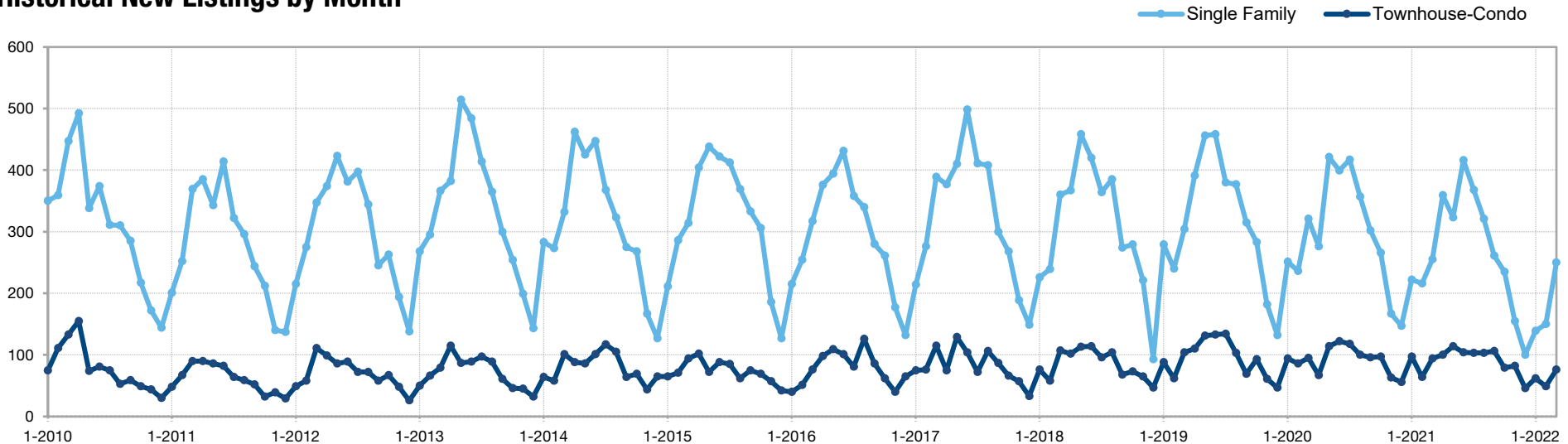


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Apr-2021	359	+30.1%	100	+49.3%
May-2021	323	-23.3%	114	0.0%
Jun-2021	416	+4.3%	104	-14.8%
Jul-2021	368	-11.8%	103	-12.7%
Aug-2021	321	-10.1%	103	+3.0%
Sep-2021	261	-13.6%	106	+10.4%
Oct-2021	235	-11.7%	79	-18.6%
Nov-2021	155	-7.2%	82	+30.2%
Dec-2021	100	-32.0%	46	-17.9%
Jan-2022	139	-37.4%	62	-36.1%
Feb-2022	150	-30.6%	49	-23.4%
Mar-2022	250	-2.0%	76	-19.1%
12-Month Avg	256	-10.7%	85	-5.9%

Historical New Listings by Month

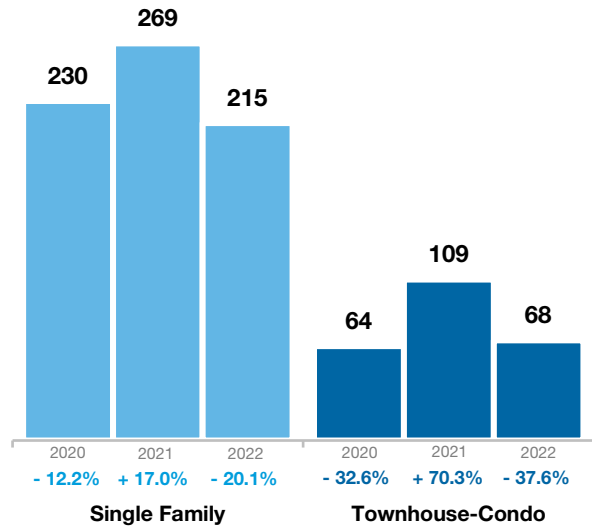


Pending Sales

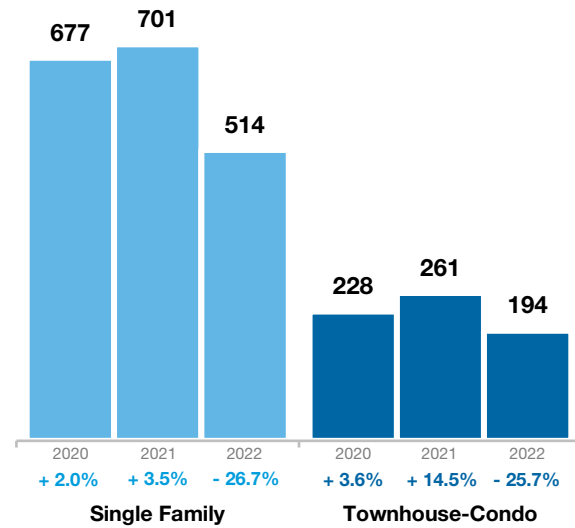
A count of the properties on which offers have been accepted in a given month.



March

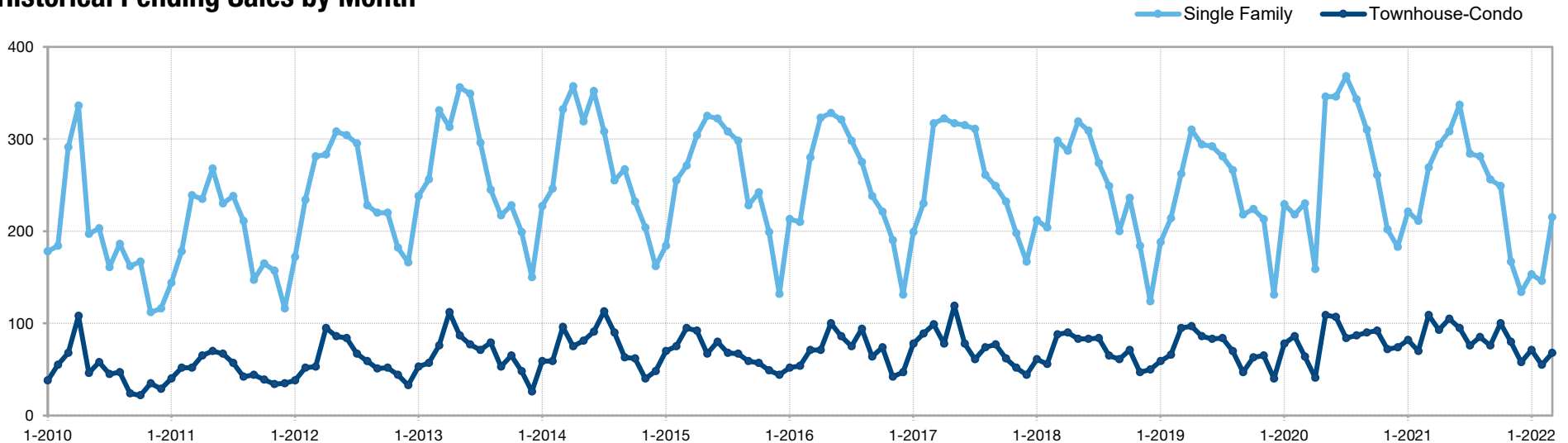


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Apr-2021	294	+84.9%	93	+126.8%
May-2021	308	-11.0%	105	-3.7%
Jun-2021	337	-2.6%	95	-11.2%
Jul-2021	284	-22.8%	76	-9.5%
Aug-2021	281	-18.1%	85	-2.3%
Sep-2021	256	-17.4%	76	-15.6%
Oct-2021	249	-4.6%	100	+8.7%
Nov-2021	167	-17.3%	80	+11.1%
Dec-2021	134	-26.8%	58	-21.6%
Jan-2022	153	-30.8%	71	-13.4%
Feb-2022	146	-30.8%	55	-21.4%
Mar-2022	215	-20.1%	68	-37.6%
12-Month Avg	235	-12.3%	80	-5.4%

Historical Pending Sales by Month

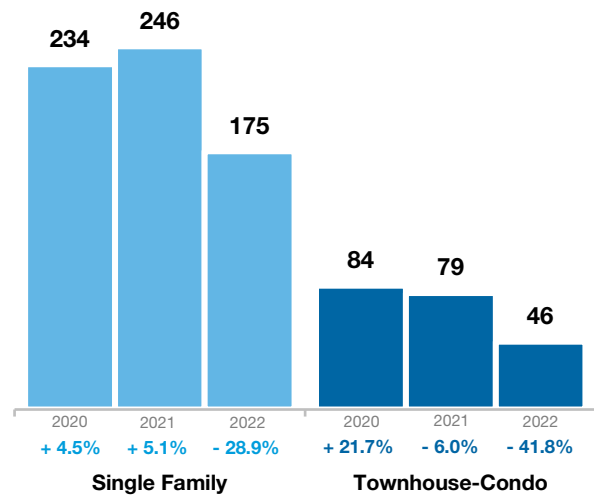


Sold Listings

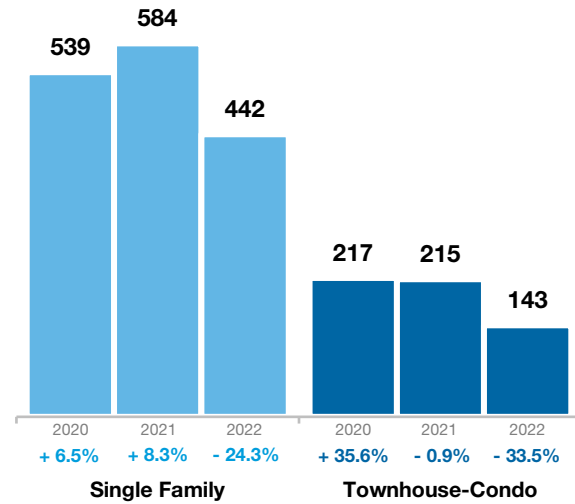
A count of the actual sales that closed in a given month.



March

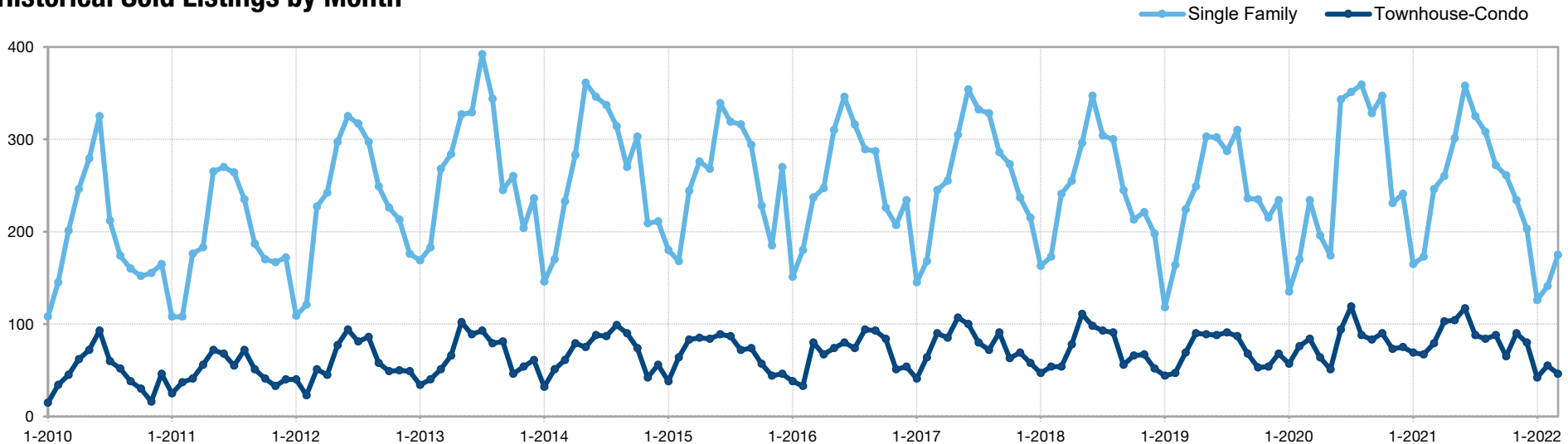


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Apr-2021	260	+32.7%	103	+60.9%
May-2021	301	+73.0%	104	+103.9%
Jun-2021	358	+4.4%	117	+24.5%
Jul-2021	325	-7.4%	88	-26.1%
Aug-2021	308	-14.2%	84	-4.5%
Sep-2021	272	-17.1%	88	+6.0%
Oct-2021	261	-24.8%	65	-27.8%
Nov-2021	234	+1.3%	90	+23.3%
Dec-2021	203	-15.8%	80	+6.7%
Jan-2022	126	-23.6%	42	-39.1%
Feb-2022	141	-18.5%	55	-17.9%
Mar-2022	175	-28.9%	46	-41.8%
12-Month Avg	247	-6.0%	80	+1.1%

Historical Sold Listings by Month

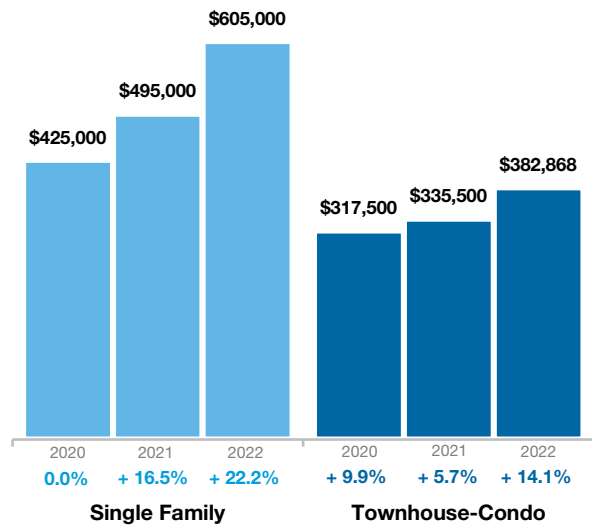


Median Sales Price

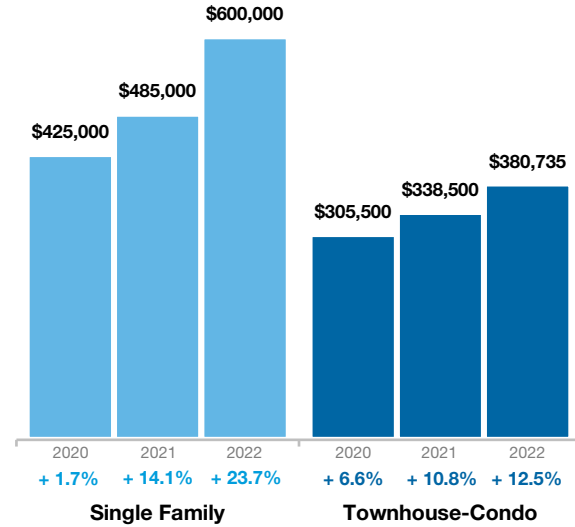
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



March



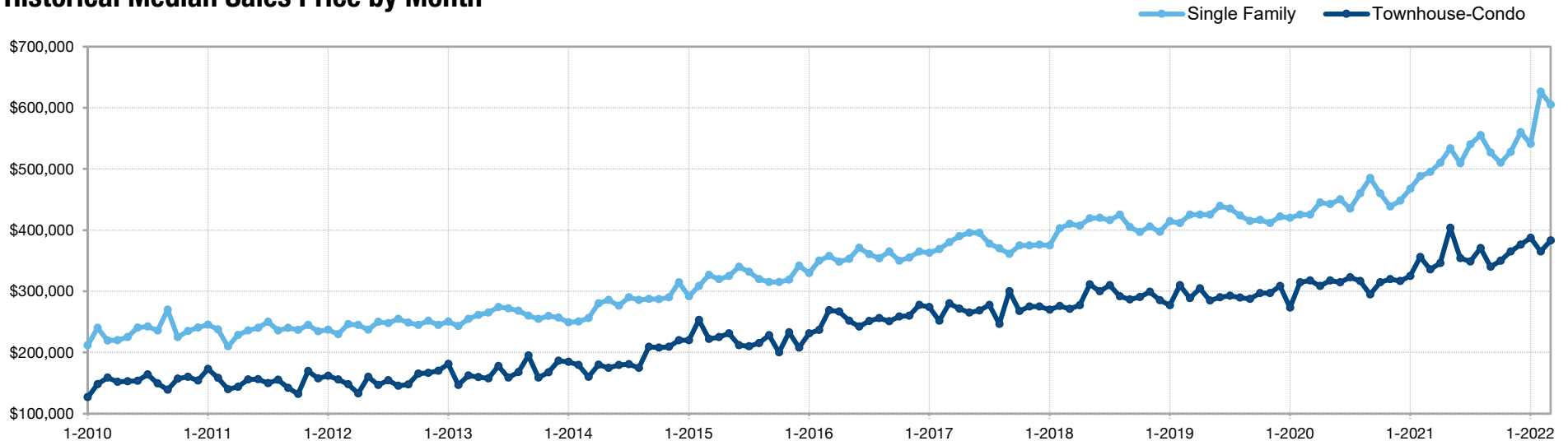
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Apr-2021	\$510,000	+14.6%	\$346,000	+12.1%
May-2021	\$533,435	+20.6%	\$403,750	+27.2%
Jun-2021	\$509,000	+13.1%	\$354,000	+12.6%
Jul-2021	\$540,000	+24.1%	\$348,500	+8.0%
Aug-2021	\$555,000	+20.7%	\$370,500	+17.0%
Sep-2021	\$526,548	+8.6%	\$340,000	+15.3%
Oct-2021	\$510,000	+10.9%	\$350,000	+11.2%
Nov-2021	\$527,500	+20.2%	\$365,000	+14.1%
Dec-2021	\$560,000	+25.0%	\$376,318	+18.8%
Jan-2022	\$541,000	+15.7%	\$387,500	+19.2%
Feb-2022	\$626,221	+28.3%	\$364,810	+2.5%
Mar-2022	\$605,000	+22.2%	\$382,868	+14.1%
12-Month Avg*	\$535,000	+16.3%	\$365,000	+14.1%

* Median Sales Price for all properties from April 2021 through March 2022. This is not the average of the individual figures above.

Historical Median Sales Price by Month

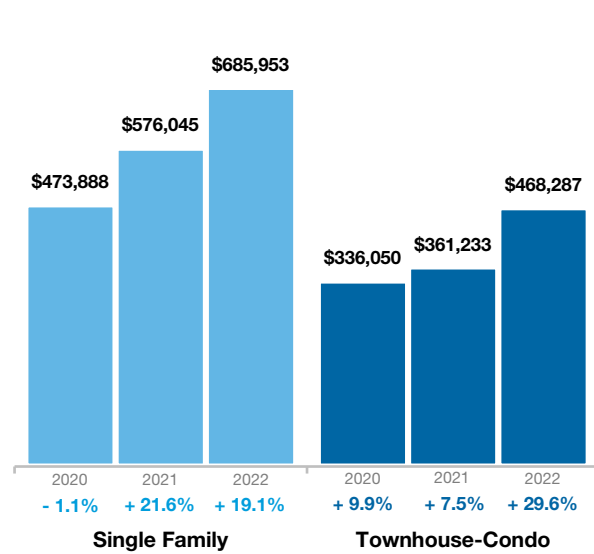


Average Sales Price

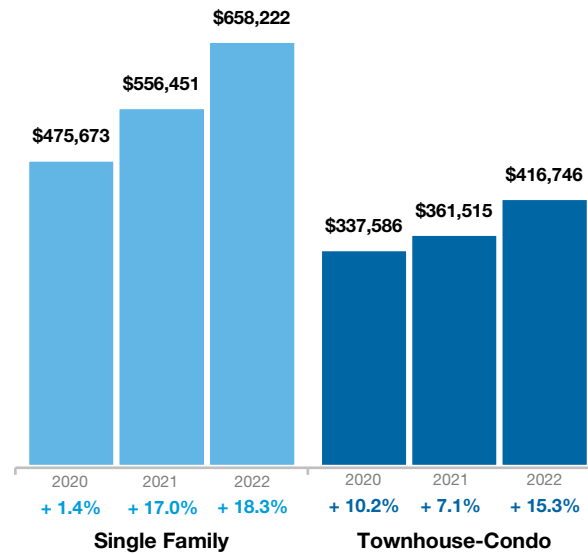
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



March



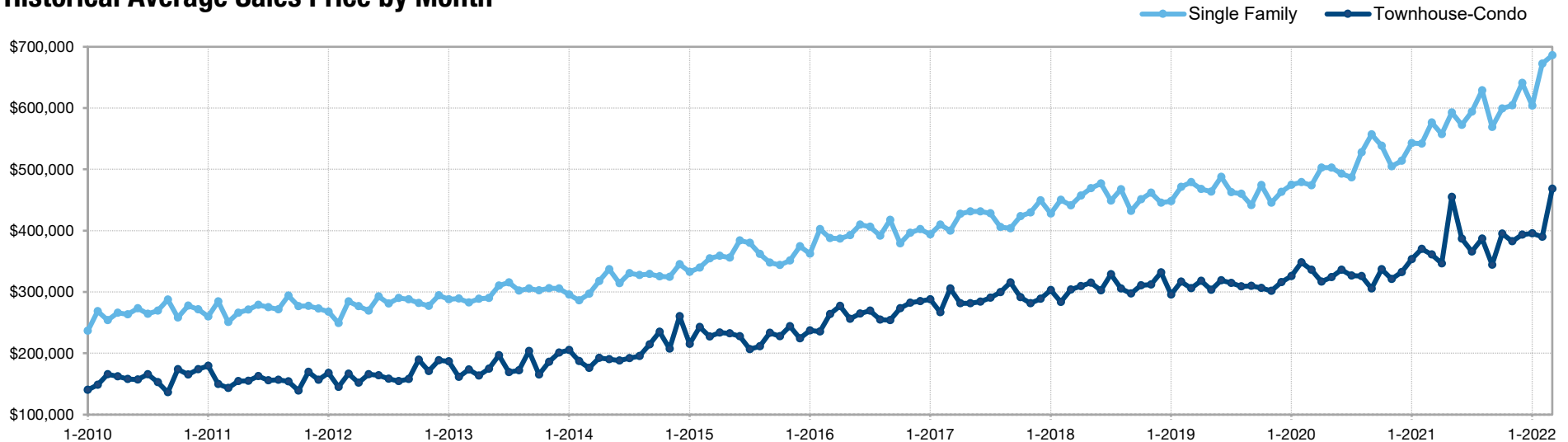
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Apr-2021	\$557,271	+10.8%	\$346,681	+9.5%
May-2021	\$592,727	+17.9%	\$455,018	+40.4%
Jun-2021	\$572,465	+16.2%	\$386,900	+15.1%
Jul-2021	\$593,998	+22.0%	\$365,895	+11.9%
Aug-2021	\$628,657	+19.2%	\$387,003	+18.8%
Sep-2021	\$568,895	+2.1%	\$344,300	+12.7%
Oct-2021	\$598,918	+11.3%	\$395,165	+17.3%
Nov-2021	\$604,279	+19.7%	\$382,467	+19.2%
Dec-2021	\$640,964	+24.7%	\$393,577	+18.4%
Jan-2022	\$603,885	+11.3%	\$395,329	+11.9%
Feb-2022	\$672,361	+24.1%	\$389,994	+5.4%
Mar-2022	\$685,953	+19.1%	\$468,287	+29.6%
12-Month Avg*	\$603,366	+15.3%	\$389,331	+16.7%

* Avg. Sales Price for all properties from April 2021 through March 2022. This is not the average of the individual figures above.

Historical Average Sales Price by Month

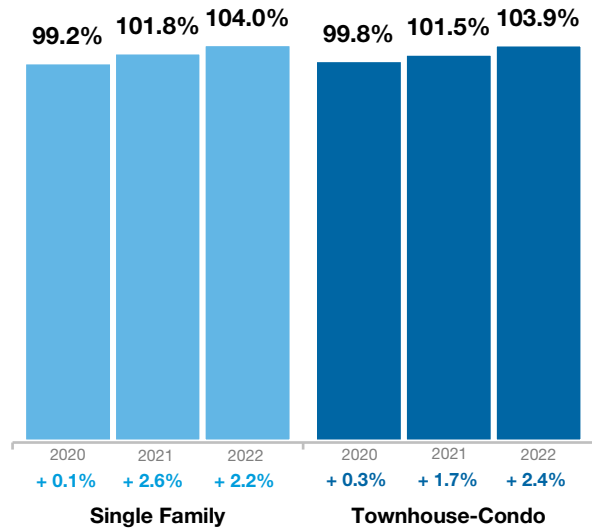


Percent of List Price Received

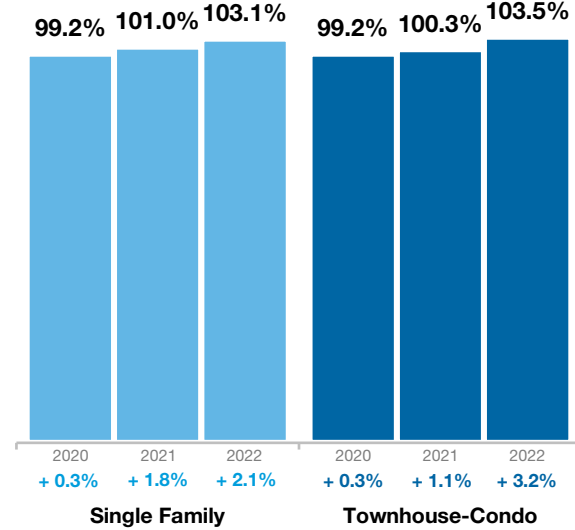
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



March



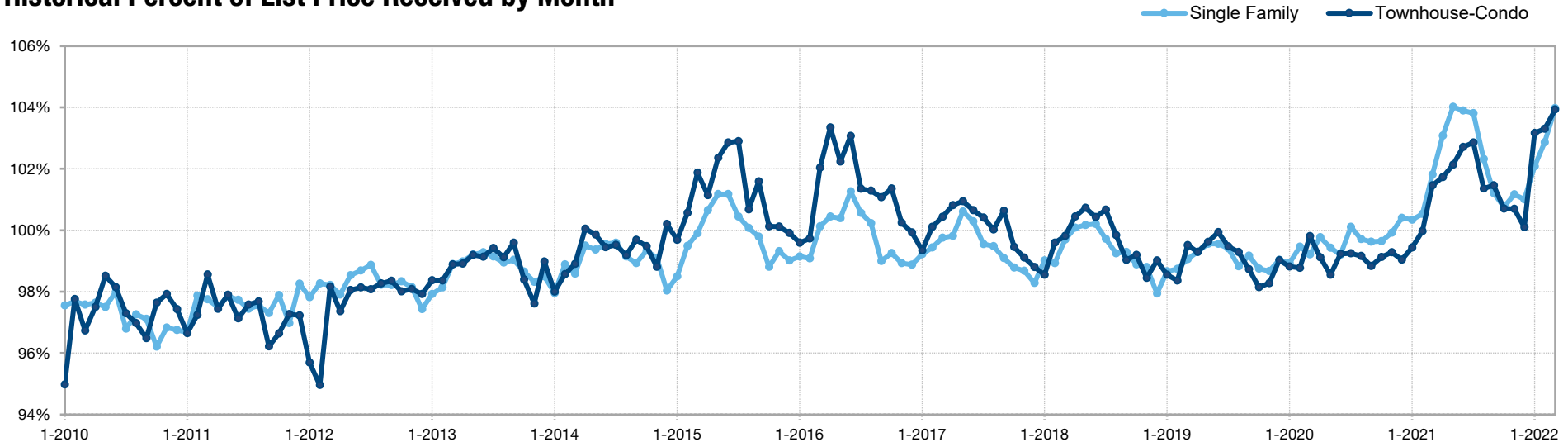
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Apr-2021	103.1%	+3.3%	101.7%	+2.6%
May-2021	104.0%	+4.6%	102.1%	+3.5%
Jun-2021	103.9%	+4.7%	102.7%	+3.5%
Jul-2021	103.8%	+3.7%	102.9%	+3.7%
Aug-2021	102.3%	+2.6%	101.4%	+2.2%
Sep-2021	101.2%	+1.6%	101.5%	+2.7%
Oct-2021	100.8%	+1.2%	100.7%	+1.6%
Nov-2021	101.2%	+1.3%	100.7%	+1.4%
Dec-2021	101.0%	+0.6%	100.1%	+1.1%
Jan-2022	102.1%	+1.8%	103.2%	+3.8%
Feb-2022	102.9%	+2.4%	103.3%	+3.3%
Mar-2022	104.0%	+2.2%	103.9%	+2.4%
12-Month Avg*	102.6%	+2.6%	101.9%	+2.5%

* Pct. of List Price Received for all properties from April 2021 through March 2022. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

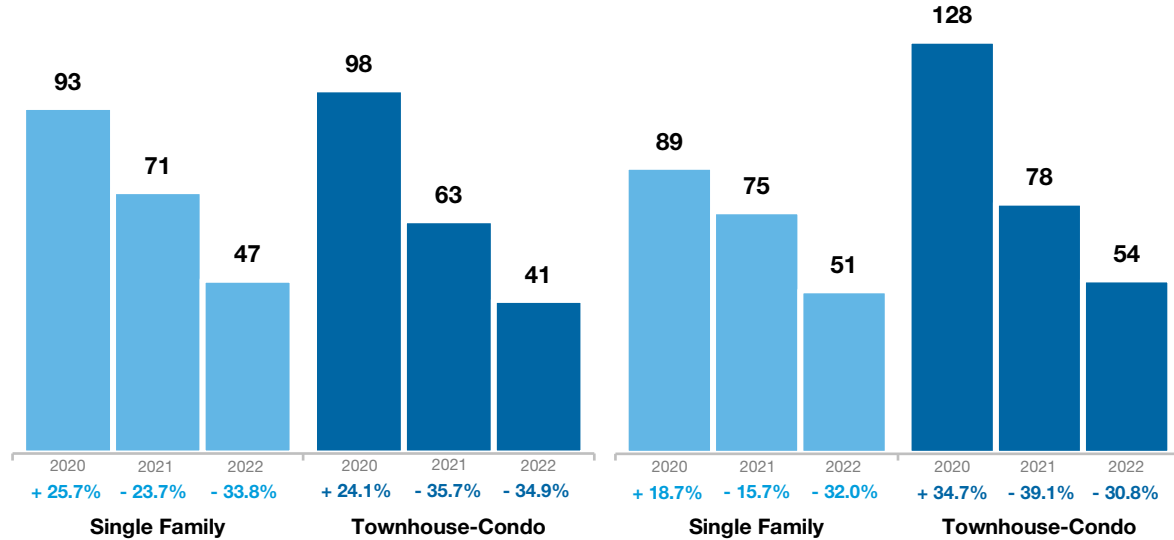


Days on Market Until Sale

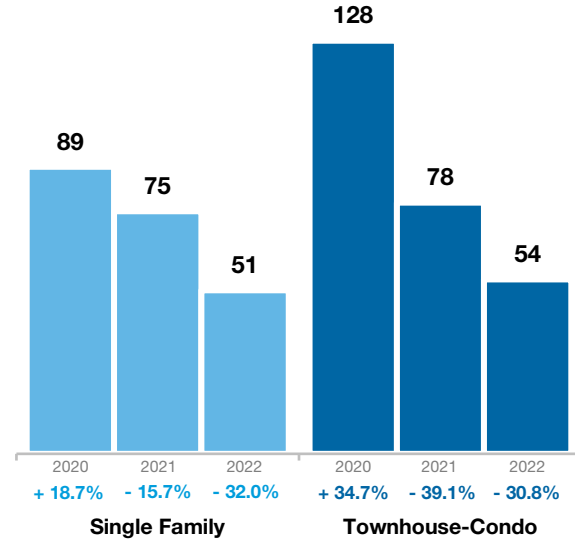
Average number of days between when a property is listed and when an offer is accepted in a given month.



March



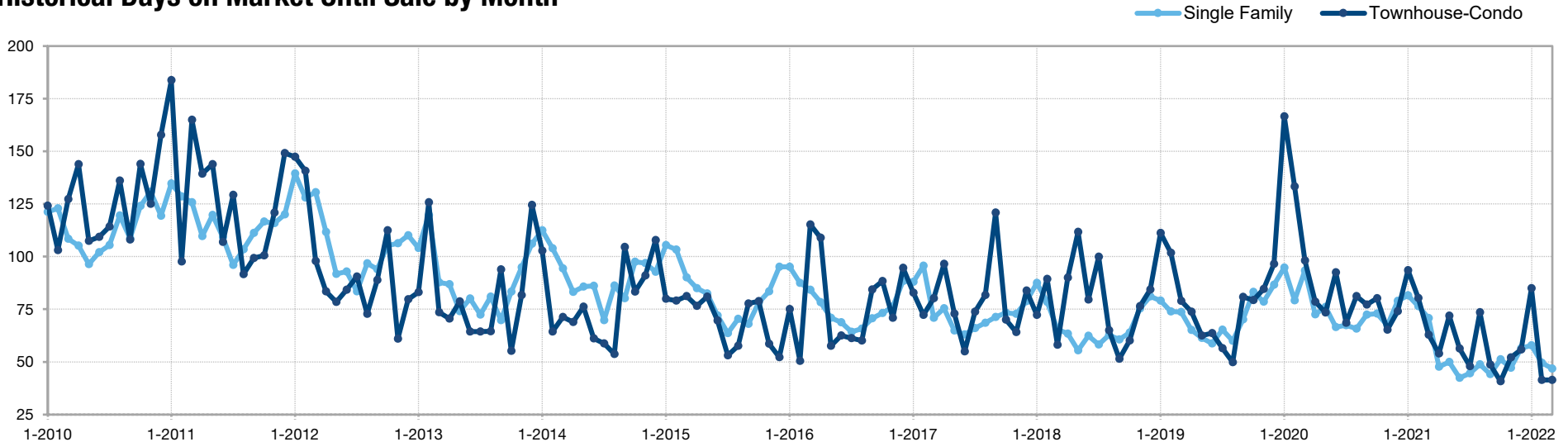
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Apr-2021	48	-34.2%	54	-31.6%
May-2021	50	-34.2%	72	-1.4%
Jun-2021	42	-37.3%	56	-39.1%
Jul-2021	44	-34.3%	48	-29.4%
Aug-2021	49	-25.8%	74	-8.6%
Sep-2021	44	-38.9%	49	-36.4%
Oct-2021	51	-30.1%	41	-48.8%
Nov-2021	47	-29.9%	52	-20.0%
Dec-2021	56	-29.1%	56	-24.3%
Jan-2022	58	-29.3%	85	-9.6%
Feb-2022	50	-34.2%	41	-48.8%
Mar-2022	47	-33.8%	41	-34.9%
12-Month Avg	48	-32.7%	56	-27.5%

* Days on Market for all properties from April 2021 through March 2022. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



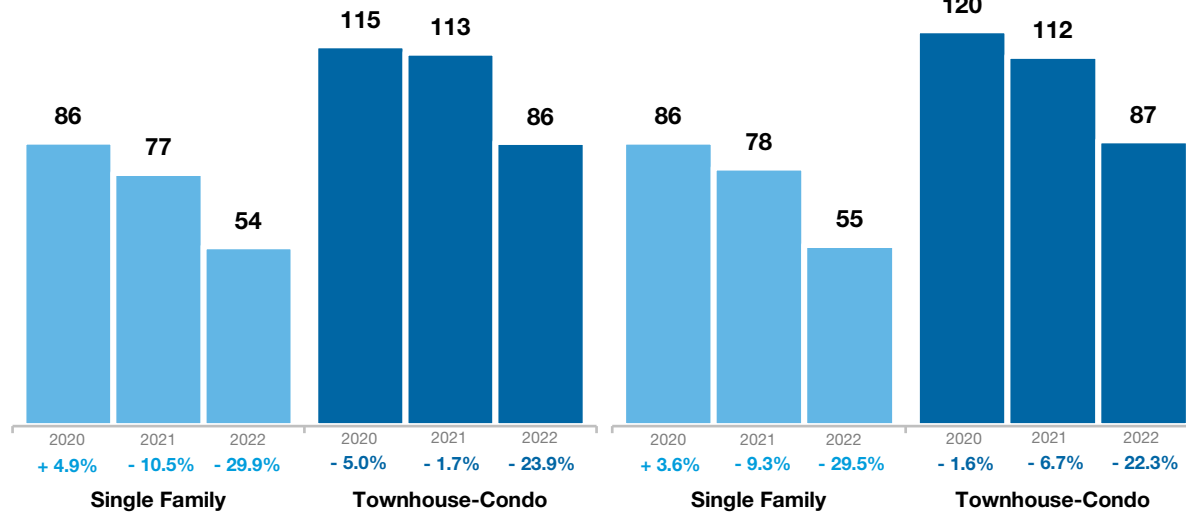
Housing Affordability Index

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.



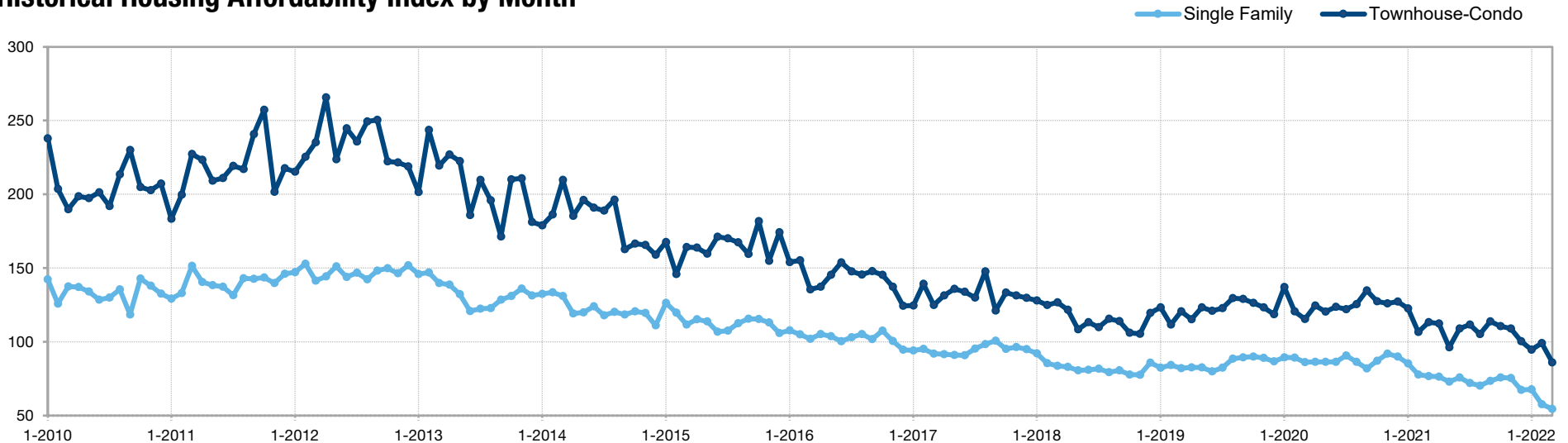
March

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Apr-2021	76	-11.6%	112	-9.7%
May-2021	73	-15.1%	96	-20.0%
Jun-2021	76	-11.6%	109	-12.1%
Jul-2021	72	-20.9%	112	-8.2%
Aug-2021	70	-18.6%	105	-16.0%
Sep-2021	73	-11.0%	114	-15.6%
Oct-2021	76	-12.6%	111	-12.6%
Nov-2021	75	-18.5%	109	-13.5%
Dec-2021	67	-25.6%	100	-21.3%
Jan-2022	68	-20.0%	95	-22.8%
Feb-2022	58	-25.6%	99	-7.5%
Mar-2022	54	-29.9%	86	-23.9%
12-Month Avg	70	-36.9%	86	-30.0%

Historical Housing Affordability Index by Month

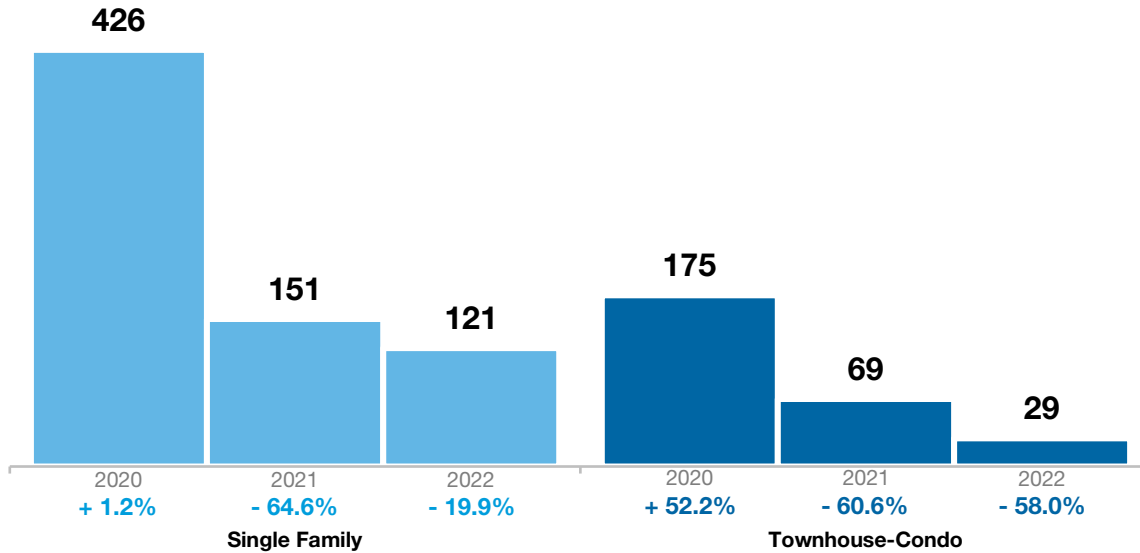


Inventory of Active Listings

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



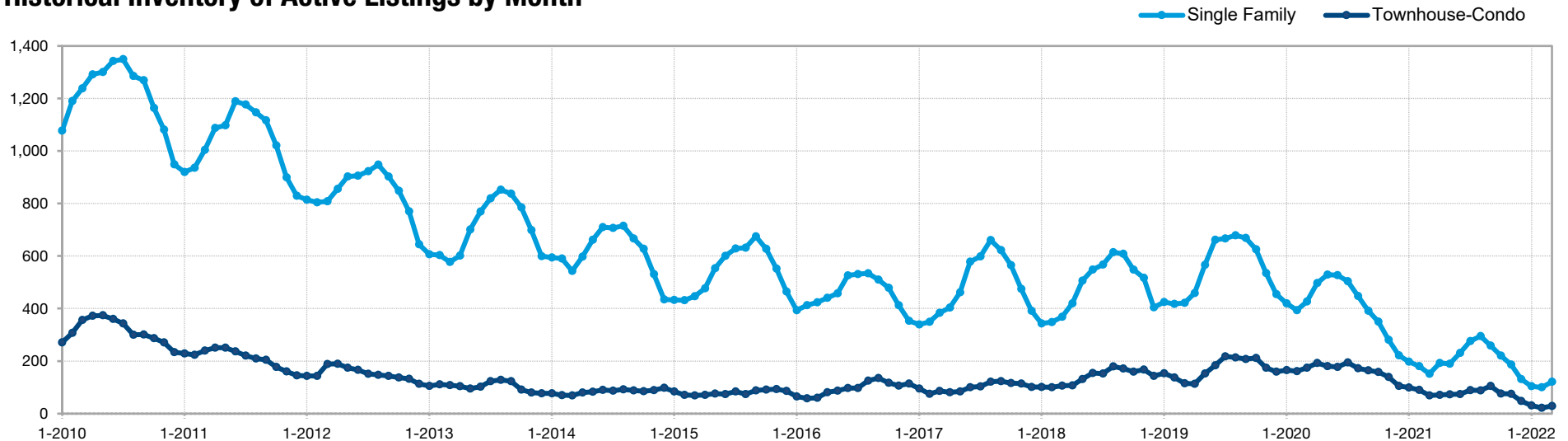
March



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Apr-2021	193	-61.2%	71	-63.2%
May-2021	190	-64.1%	73	-59.7%
Jun-2021	231	-56.2%	74	-58.4%
Jul-2021	276	-45.2%	89	-54.4%
Aug-2021	295	-34.2%	88	-48.8%
Sep-2021	259	-33.8%	105	-36.0%
Oct-2021	221	-36.9%	76	-51.9%
Nov-2021	187	-33.5%	75	-46.0%
Dec-2021	131	-41.0%	48	-54.3%
Jan-2022	104	-47.5%	31	-68.7%
Feb-2022	100	-44.8%	22	-75.6%
Mar-2022	121	-19.9%	29	-58.0%
12-Month Avg*	192	-46.1%	65	-55.2%

* Active Listings for all properties from April 2021 through March 2022. This is not the average of the individual figures above.

Historical Inventory of Active Listings by Month

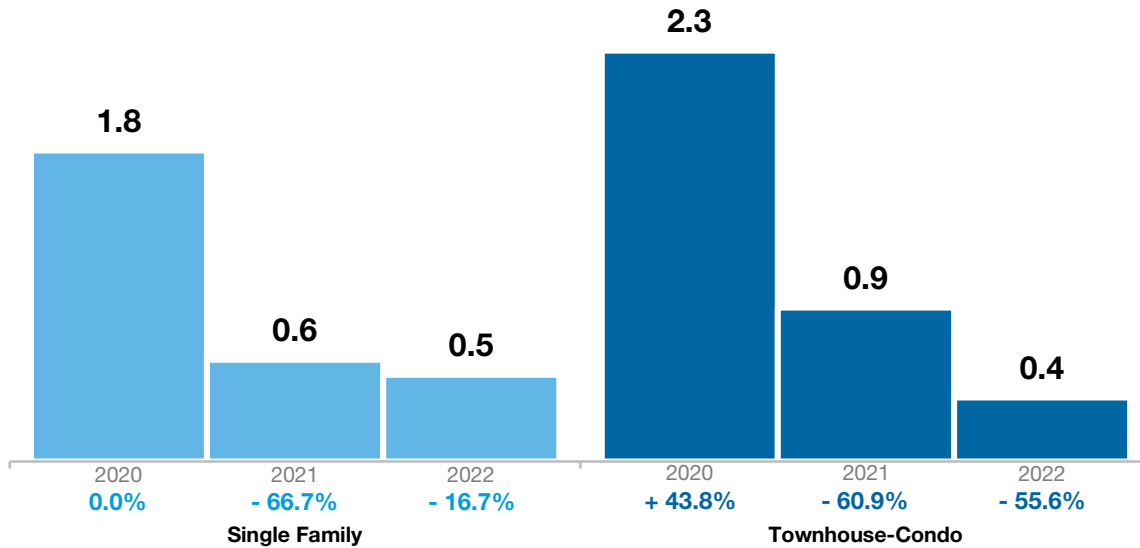


Months Supply of Inventory

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.



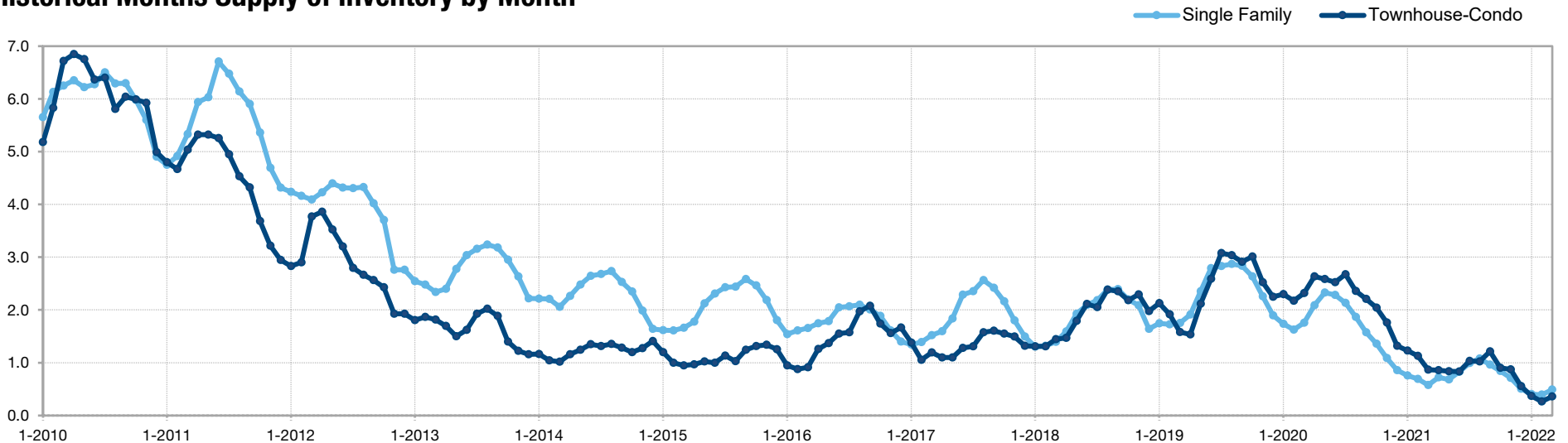
March



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Apr-2021	0.7	-66.7%	0.9	-65.4%
May-2021	0.7	-69.6%	0.8	-69.2%
Jun-2021	0.8	-65.2%	0.8	-68.0%
Jul-2021	1.0	-52.4%	1.0	-63.0%
Aug-2021	1.1	-42.1%	1.0	-58.3%
Sep-2021	1.0	-37.5%	1.2	-45.5%
Oct-2021	0.8	-42.9%	0.9	-55.0%
Nov-2021	0.7	-36.4%	0.9	-50.0%
Dec-2021	0.5	-44.4%	0.6	-53.8%
Jan-2022	0.4	-50.0%	0.4	-66.7%
Feb-2022	0.4	-42.9%	0.3	-72.7%
Mar-2022	0.5	-16.7%	0.4	-55.6%
12-Month Avg*	0.7	-51.0%	0.8	-60.9%

* Months Supply for all properties from April 2021 through March 2022. 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.



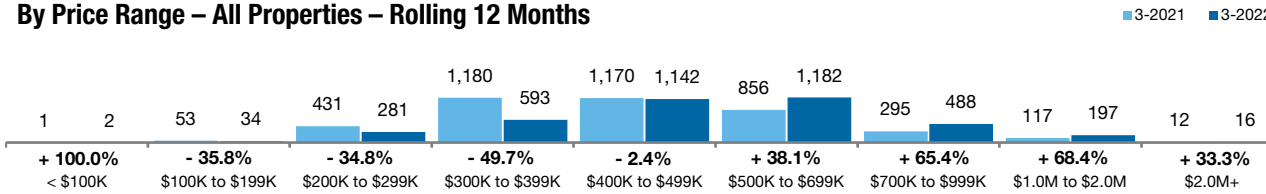
Key Metrics	Historical Sparkbars	3-2021	3-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		349	328	- 6.0%	951	729	- 23.3%
Pending Sales		378	285	- 24.6%	261	194	- 25.7%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		327	221	- 32.4%	803	586	- 27.0%
Median Sales Price		\$457,000	\$562,900	+ 23.2%	\$449,905	\$530,000	+ 17.8%
Avg. Sales Price		\$523,225	\$640,647	+ 18.9%	\$504,506	\$600,015	+ 18.9%
Pct. of List Price Received		101.7%	104.0%	+ 2.3%	100.8%	103.1%	+ 2.3%
Days on Market		69	46	- 32.5%	77	52	- 32.5%
Affordability Index		83	59	- 26.3%	84	62	- 26.3%
Active Listings		231	158	- 31.6%	--	--	--
Months Supply		0.7	0.5	- 28.5%	--	--	--

Sold Listings

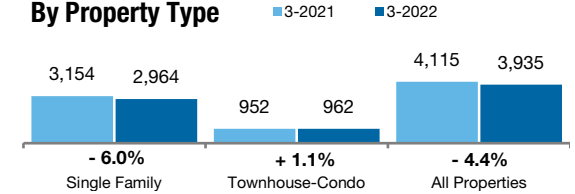
Actual sales that have closed in a given quarter.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	3-2021	3-2022	Change	3-2021	3-2022	Change
\$99,999 and Below	1	2	+ 100.0%	0	0	--
\$100,000 to \$199,999	24	19	- 20.8%	29	14	- 51.7%
\$200,000 to \$299,999	71	43	- 39.4%	355	236	- 33.5%
\$300,000 to \$399,999	745	222	- 70.2%	435	370	- 14.9%
\$400,000 to \$499,999	1,083	908	- 16.2%	87	234	+ 169.0%
\$500,000 to \$699,999	824	1,120	+ 35.9%	30	61	+ 103.3%
\$700,000 to \$999,999	282	458	+ 62.4%	12	29	+ 141.7%
\$1,000,000 to \$1,999,999	112	179	+ 59.8%	4	15	+ 275.0%
\$2,000,000 and Above	12	13	+ 8.3%	0	3	--
All Price Ranges	3,154	2,964	- 6.0%	952	962	+ 1.1%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	2-2022	3-2022	Change	2-2022	3-2022	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	1	--	0	0	--
\$200,000 to \$299,999	2	1	- 50.0%	16	11	- 31.3%
\$300,000 to \$399,999	2	6	+ 200.0%	17	16	- 5.9%
\$400,000 to \$499,999	30	36	+ 20.0%	15	7	- 53.3%
\$500,000 to \$699,999	58	73	+ 25.9%	3	5	+ 66.7%
\$700,000 to \$999,999	38	38	0.0%	4	4	0.0%
\$1,000,000 to \$1,999,999	11	18	+ 63.6%	0	2	--
\$2,000,000 and Above	0	2	--	0	1	--
All Price Ranges	141	175	+ 24.1%	55	46	- 16.4%

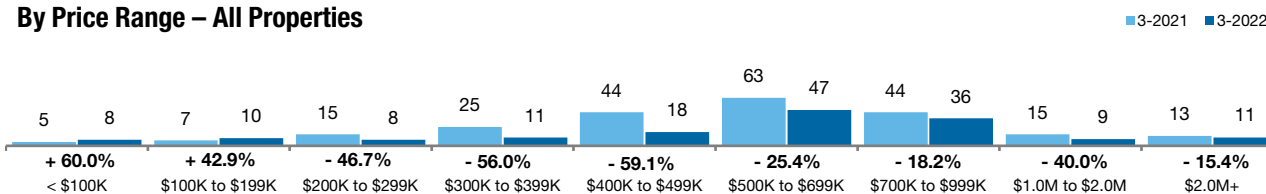
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	3-2021	3-2022	Change	3-2021	3-2022	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	5	2	- 60.0%	7	0	- 100.0%
\$200,000 to \$299,999	4	5	+ 25.0%	62	36	- 41.9%
\$300,000 to \$399,999	89	16	- 82.0%	96	49	- 49.0%
\$400,000 to \$499,999	225	101	- 55.1%	31	34	+ 9.7%
\$500,000 to \$699,999	175	182	+ 4.0%	13	10	- 23.1%
\$700,000 to \$999,999	52	96	+ 84.6%	3	11	+ 266.7%
\$1,000,000 to \$1,999,999	31	38	+ 22.6%	3	2	- 33.3%
\$2,000,000 and Above	3	2	- 33.3%	0	1	--
All Price Ranges	584	442	- 24.3%	215	143	- 33.5%

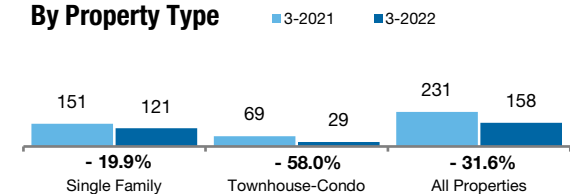
Inventory of Active Listings

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		
	3-2021	3-2022	Change	3-2021	3-2022	Change
\$99,999 and Below	5	8	+ 60.0%	0	0	--
\$100,000 to \$199,999	6	10	+ 66.7%	1	0	- 100.0%
\$200,000 to \$299,999	4	3	- 25.0%	9	5	- 44.4%
\$300,000 to \$399,999	10	4	- 60.0%	13	7	- 46.2%
\$400,000 to \$499,999	24	11	- 54.2%	20	7	- 65.0%
\$500,000 to \$699,999	49	44	- 10.2%	14	2	- 85.7%
\$700,000 to \$999,999	36	28	- 22.2%	8	8	0.0%
\$1,000,000 to \$1,999,999	10	9	- 10.0%	4	0	- 100.0%
\$2,000,000 and Above	7	4	- 42.9%	0	0	--
All Price Ranges	151	121	- 19.9%	69	29	- 58.0%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	2-2022	3-2022	Change	2-2022	3-2022	Change
\$99,999 and Below	7	8	+ 14.3%	0	0	--
\$100,000 to \$199,999	12	10	- 16.7%	0	0	--
\$200,000 to \$299,999	4	3	- 25.0%	2	5	+ 150.0%
\$300,000 to \$399,999	4	4	0.0%	5	7	+ 40.0%
\$400,000 to \$499,999	8	11	+ 37.5%	4	7	+ 75.0%
\$500,000 to \$699,999	28	44	+ 57.1%	3	2	- 33.3%
\$700,000 to \$999,999	26	28	+ 7.7%	7	8	+ 14.3%
\$1,000,000 to \$1,999,999	7	9	+ 28.6%	1	0	- 100.0%
\$2,000,000 and Above	4	4	0.0%	0	0	--
All Price Ranges	100	121	+ 21.0%	22	29	+ 31.8%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	3-2021	3-2022	Change	3-2021	3-2022	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	0	0	--	0	0	--
\$300,000 to \$399,999	0	0	--	0	0	--
\$400,000 to \$499,999	0	0	--	0	0	--
\$500,000 to \$699,999	0	0	--	0	0	--
\$700,000 to \$999,999	0	0	--	0	0	--
\$1,000,000 to \$1,999,999	0	0	--	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	0	0	--	0	0	--

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 March 2022

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Loveland

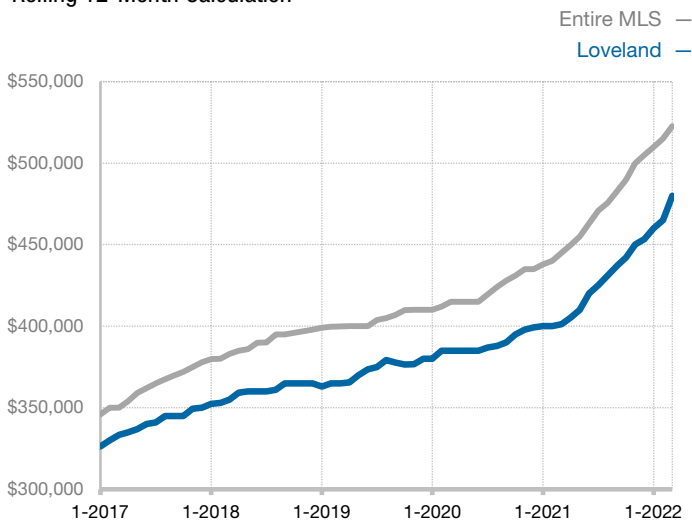
Key Metrics	March			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 03-2021	Thru 03-2022	Percent Change from Previous Year
New Listings	179	182	+ 1.7%	565	417	- 26.2%
Closed Sales	190	128	- 32.6%	389	318	- 18.3%
Median Sales Price*	\$419,270	\$554,500	+ 32.3%	\$410,000	\$533,550	+ 30.1%
Average Sales Price*	\$458,821	\$590,964	+ 28.8%	\$451,455	\$573,885	+ 27.1%
Percent of List Price Received*	101.7%	103.9%	+ 2.2%	101.5%	102.9%	+ 1.4%
Days on Market Until Sale	51	33	- 35.3%	51	35	- 31.4%
Inventory of Homes for Sale	100	98	- 2.0%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--

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

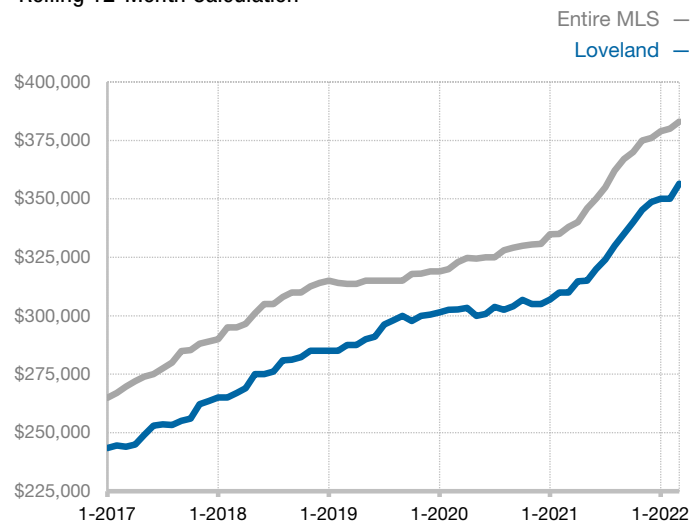
Key Metrics	March			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 03-2021	Thru 03-2022	Percent Change from Previous Year
New Listings	65	27	- 58.5%	142	65	- 54.2%
Closed Sales	40	29	- 27.5%	81	77	- 4.9%
Median Sales Price*	\$321,345	\$406,977	+ 26.6%	\$315,000	\$384,000	+ 21.9%
Average Sales Price*	\$340,517	\$410,842	+ 20.7%	\$345,085	\$394,108	+ 14.2%
Percent of List Price Received*	101.9%	105.6%	+ 3.6%	102.1%	103.9%	+ 1.8%
Days on Market Until Sale	46	116	+ 152.2%	63	92	+ 46.0%
Inventory of Homes for Sale	46	10	- 78.3%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for March 2022

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Fort Collins

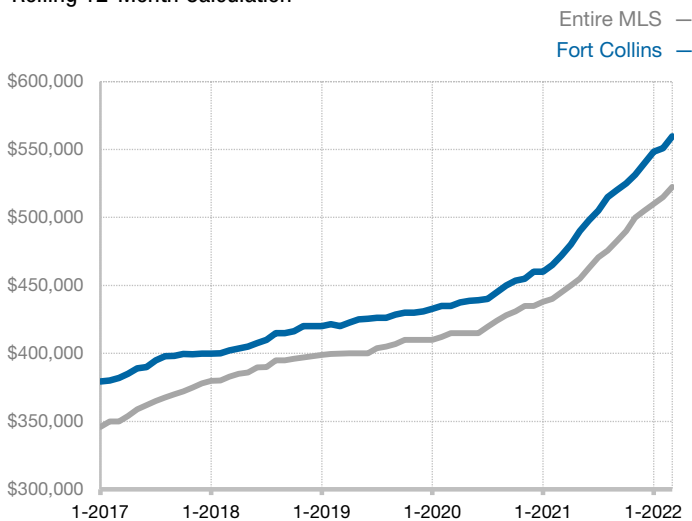
Single Family	March			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 03-2021	Thru 03-2022	Percent Change from Previous Year
Key Metrics						
New Listings	266	287	+ 7.9%	662	595	- 10.1%
Closed Sales	242	194	- 19.8%	559	458	- 18.1%
Median Sales Price*	\$525,000	\$609,000	+ 16.0%	\$500,000	\$601,000	+ 20.2%
Average Sales Price*	\$607,036	\$687,793	+ 13.3%	\$575,051	\$671,268	+ 16.7%
Percent of List Price Received*	102.1%	104.5%	+ 2.4%	101.2%	103.6%	+ 2.4%
Days on Market Until Sale	45	31	- 31.1%	53	35	- 34.0%
Inventory of Homes for Sale	132	114	- 13.6%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--

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

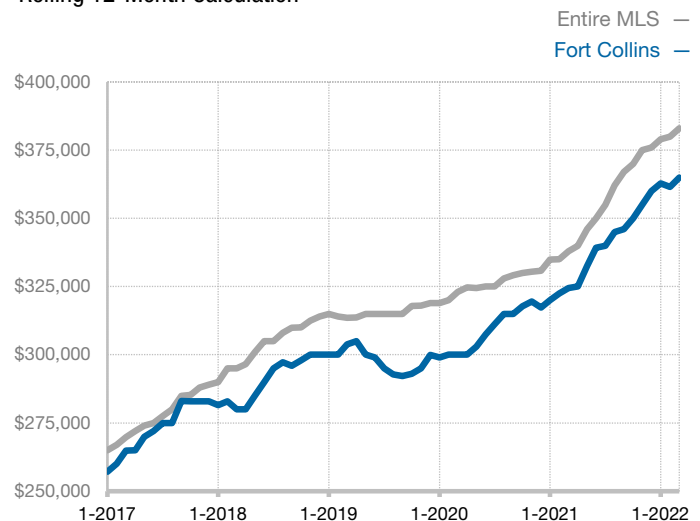
Townhouse/Condo	March			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 03-2021	Thru 03-2022	Percent Change from Previous Year
Key Metrics						
New Listings	123	87	- 29.3%	329	220	- 33.1%
Closed Sales	99	53	- 46.5%	275	175	- 36.4%
Median Sales Price*	\$335,500	\$385,000	+ 14.8%	\$340,000	\$380,000	+ 11.8%
Average Sales Price*	\$358,984	\$485,702	+ 35.3%	\$364,424	\$416,637	+ 14.3%
Percent of List Price Received*	101.2%	104.2%	+ 3.0%	100.2%	103.2%	+ 3.0%
Days on Market Until Sale	43	23	- 46.5%	60	29	- 51.7%
Inventory of Homes for Sale	101	33	- 67.3%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--

* 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 March 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Windsor

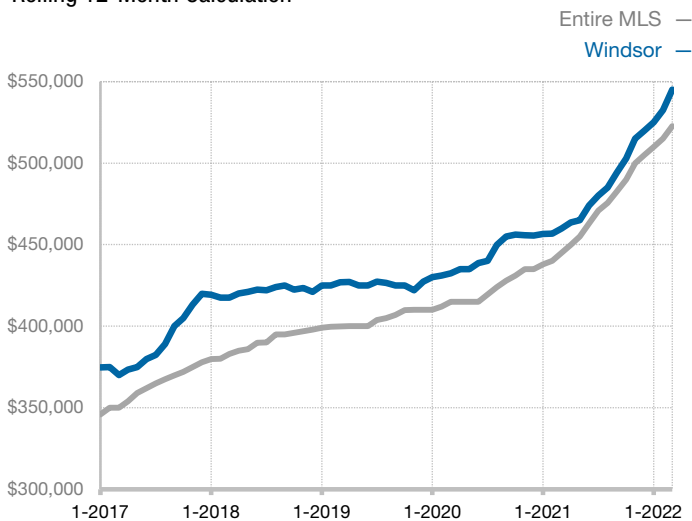
Key Metrics	March			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 03-2021	Thru 03-2022	Percent Change from Previous Year
New Listings	218	224	+ 2.8%	570	380	- 33.3%
Closed Sales	168	85	- 49.4%	363	244	- 32.8%
Median Sales Price*	\$465,000	\$612,808	+ 31.8%	\$459,860	\$583,172	+ 26.8%
Average Sales Price*	\$518,262	\$635,263	+ 22.6%	\$534,764	\$624,552	+ 16.8%
Percent of List Price Received*	101.3%	102.4%	+ 1.1%	100.6%	101.5%	+ 0.9%
Days on Market Until Sale	59	37	- 37.3%	63	41	- 34.9%
Inventory of Homes for Sale	142	65	- 54.2%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--

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

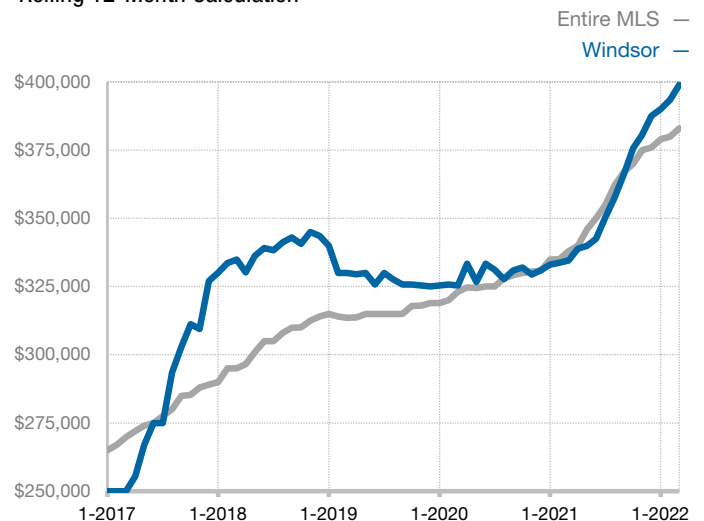
Key Metrics	March			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 03-2021	Thru 03-2022	Percent Change from Previous Year
New Listings	23	15	- 34.8%	71	33	- 53.5%
Closed Sales	17	13	- 23.5%	51	35	- 31.4%
Median Sales Price*	\$365,000	\$435,000	+ 19.2%	\$370,000	\$434,900	+ 17.5%
Average Sales Price*	\$365,963	\$444,676	+ 21.5%	\$372,917	\$456,828	+ 22.5%
Percent of List Price Received*	101.5%	103.6%	+ 2.1%	100.9%	102.6%	+ 1.7%
Days on Market Until Sale	72	24	- 66.7%	146	137	- 6.2%
Inventory of Homes for Sale	19	8	- 57.9%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--

* 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 March 2022

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Wellington

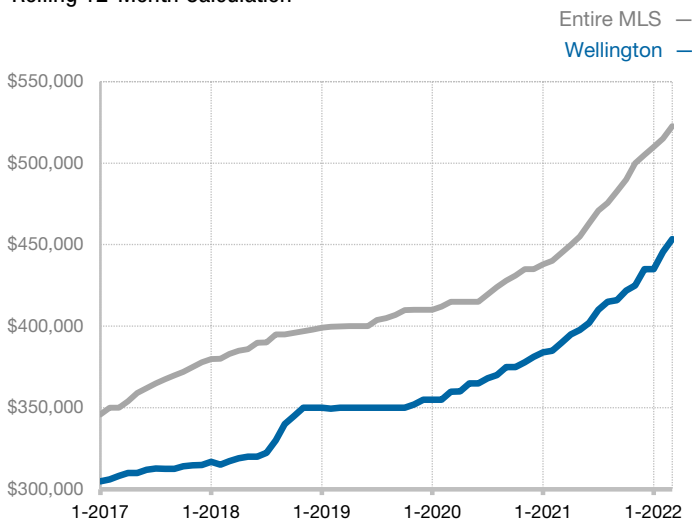
Key Metrics	March			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 03-2021	Thru 03-2022	Percent Change from Previous Year
New Listings	39	42	+ 7.7%	123	97	- 21.1%
Closed Sales	60	37	- 38.3%	127	88	- 30.7%
Median Sales Price*	\$415,474	\$531,500	+ 27.9%	\$414,534	\$482,750	+ 16.5%
Average Sales Price*	\$476,199	\$542,923	+ 14.0%	\$448,042	\$515,042	+ 15.0%
Percent of List Price Received*	101.2%	104.4%	+ 3.2%	101.0%	103.2%	+ 2.2%
Days on Market Until Sale	69	59	- 14.5%	74	58	- 21.6%
Inventory of Homes for Sale	31	22	- 29.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--

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

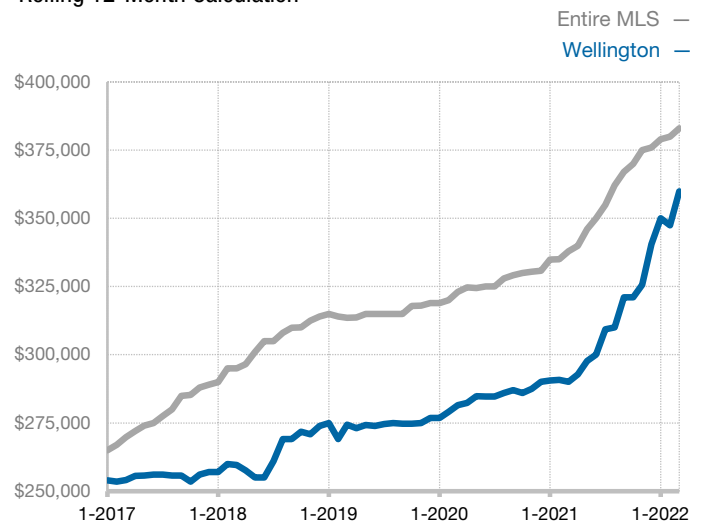
Key Metrics	March			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 03-2021	Thru 03-2022	Percent Change from Previous Year
New Listings	6	3	- 50.0%	16	11	- 31.3%
Closed Sales	7	4	- 42.9%	16	5	- 68.8%
Median Sales Price*	\$281,000	\$379,950	+ 35.2%	\$304,350	\$379,900	+ 24.8%
Average Sales Price*	\$275,500	\$363,100	+ 31.8%	\$297,701	\$350,680	+ 17.8%
Percent of List Price Received*	100.6%	102.4%	+ 1.8%	100.7%	104.2%	+ 3.5%
Days on Market Until Sale	28	23	- 17.9%	100	19	- 81.0%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.6	0.2	- 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 March 2022

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Boulder

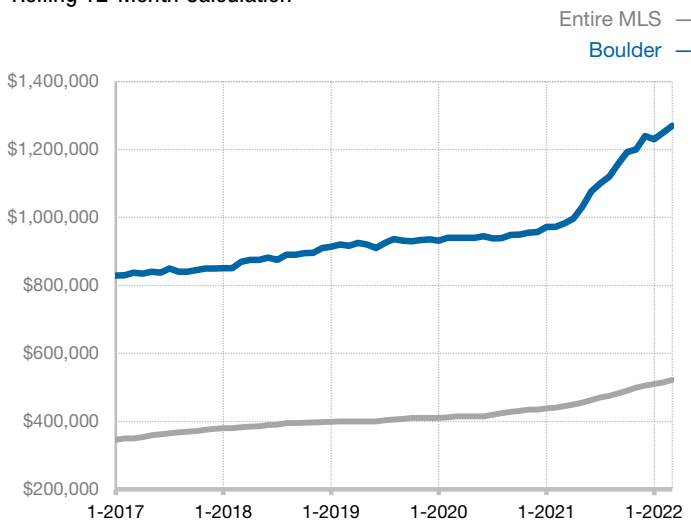
Single Family	March			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 03-2021	Thru 03-2022	Percent Change from Previous Year
Key Metrics						
New Listings	134	118	- 11.9%	348	276	- 20.7%
Closed Sales	128	80	- 37.5%	272	195	- 28.3%
Median Sales Price*	\$1,283,500	\$1,465,855	+ 14.2%	\$1,219,000	\$1,400,000	+ 14.8%
Average Sales Price*	\$1,478,492	\$1,707,901	+ 15.5%	\$1,431,831	\$1,640,560	+ 14.6%
Percent of List Price Received*	101.5%	109.7%	+ 8.1%	99.9%	106.0%	+ 6.1%
Days on Market Until Sale	59	40	- 32.2%	63	43	- 31.7%
Inventory of Homes for Sale	143	79	- 44.8%	--	--	--
Months Supply of Inventory	1.0	0.7	- 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.

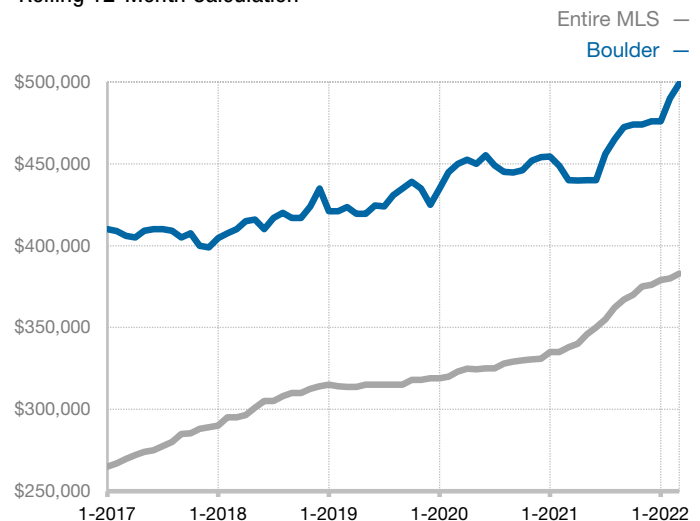
Townhouse/Condo	March			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 03-2021	Thru 03-2022	Percent Change from Previous Year
Key Metrics						
New Listings	124	87	- 29.8%	280	207	- 26.1%
Closed Sales	105	72	- 31.4%	266	188	- 29.3%
Median Sales Price*	\$425,000	\$568,000	+ 33.6%	\$440,500	\$521,500	+ 18.4%
Average Sales Price*	\$545,244	\$713,846	+ 30.9%	\$546,928	\$670,582	+ 22.6%
Percent of List Price Received*	99.5%	105.1%	+ 5.6%	99.2%	103.3%	+ 4.1%
Days on Market Until Sale	67	53	- 20.9%	78	50	- 35.9%
Inventory of Homes for Sale	131	50	- 61.8%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for March 2022

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Johnstown

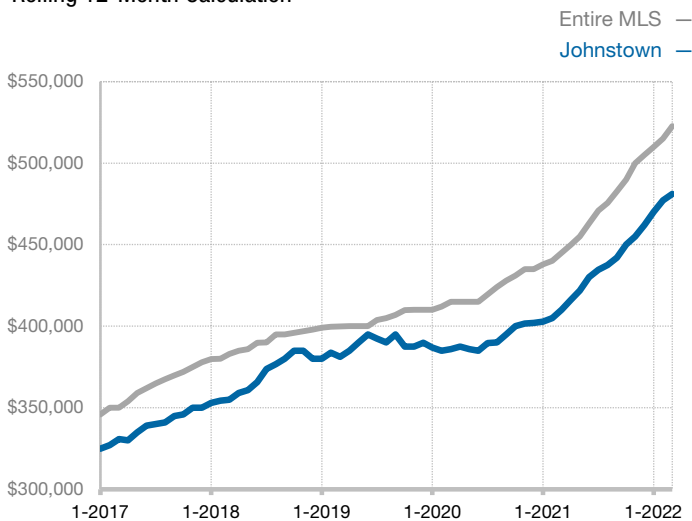
Key Metrics	March			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 03-2021	Thru 03-2022	Percent Change from Previous Year
New Listings	62	83	+ 33.9%	123	176	+ 43.1%
Closed Sales	32	46	+ 43.8%	116	139	+ 19.8%
Median Sales Price*	\$427,500	\$497,500	+ 16.4%	\$421,500	\$494,845	+ 17.4%
Average Sales Price*	\$434,133	\$532,721	+ 22.7%	\$475,822	\$533,577	+ 12.1%
Percent of List Price Received*	102.9%	102.9%	0.0%	101.2%	101.7%	+ 0.5%
Days on Market Until Sale	18	29	+ 61.1%	38	38	0.0%
Inventory of Homes for Sale	48	57	+ 18.8%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 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.

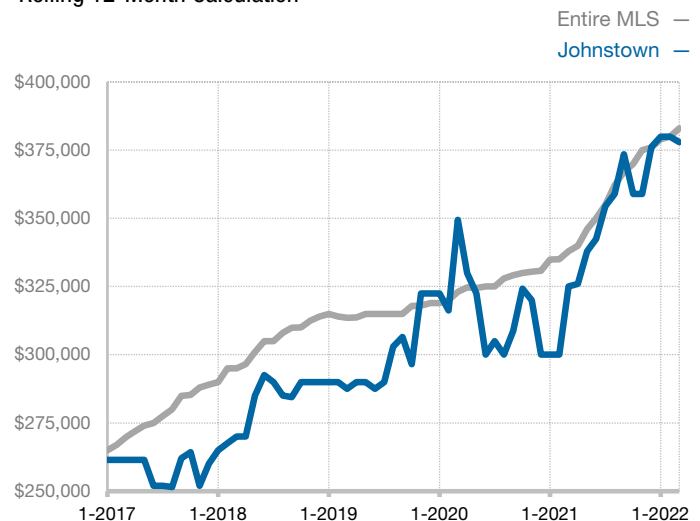
Key Metrics	March			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 03-2021	Thru 03-2022	Percent Change from Previous Year
New Listings	1	3	+ 200.0%	7	4	- 42.9%
Closed Sales	6	0	- 100.0%	9	2	- 77.8%
Median Sales Price*	\$390,000	\$0	- 100.0%	\$374,400	\$402,450	+ 7.5%
Average Sales Price*	\$380,833	\$0	- 100.0%	\$365,822	\$402,450	+ 10.0%
Percent of List Price Received*	102.8%	0.0%	- 100.0%	101.9%	101.4%	- 0.5%
Days on Market Until Sale	58	0	- 100.0%	51	34	- 33.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for March 2022

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Berthoud

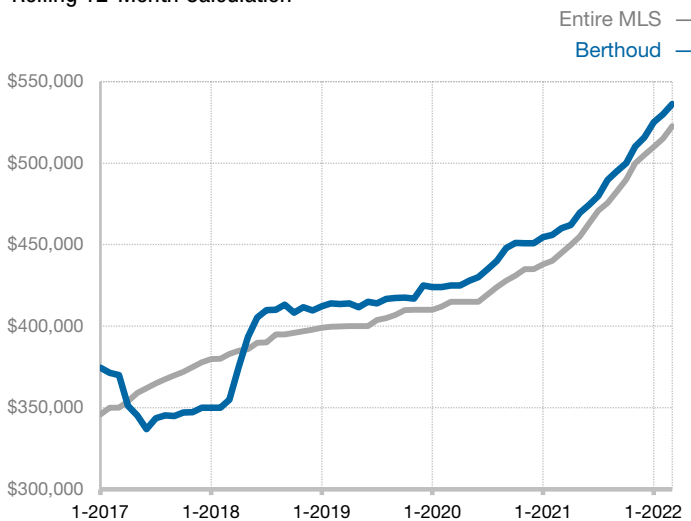
Key Metrics	March			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 03-2021	Thru 03-2022	Percent Change from Previous Year
New Listings	32	46	+ 43.8%	153	118	- 22.9%
Closed Sales	66	44	- 33.3%	171	119	- 30.4%
Median Sales Price*	\$495,418	\$602,500	+ 21.6%	\$485,000	\$562,760	+ 16.0%
Average Sales Price*	\$600,071	\$665,232	+ 10.9%	\$584,164	\$637,402	+ 9.1%
Percent of List Price Received*	101.3%	103.1%	+ 1.8%	101.3%	102.0%	+ 0.7%
Days on Market Until Sale	68	41	- 39.7%	72	82	+ 13.9%
Inventory of Homes for Sale	41	30	- 26.8%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--

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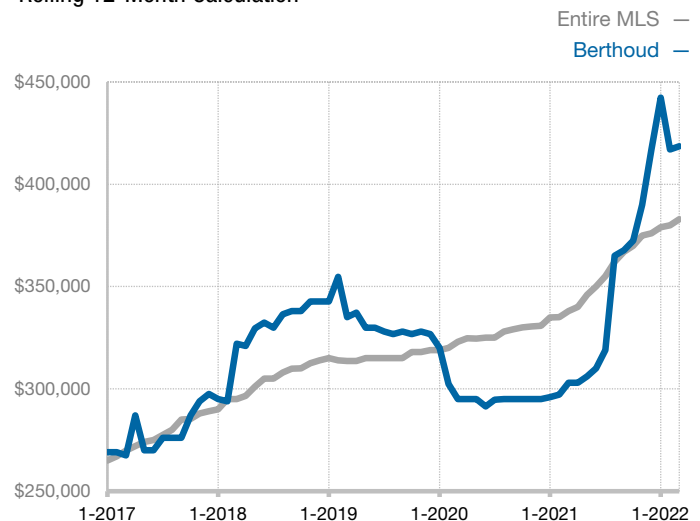
Key Metrics	March			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 03-2021	Thru 03-2022	Percent Change from Previous Year
New Listings	5	4	- 20.0%	16	14	- 12.5%
Closed Sales	6	5	- 16.7%	11	22	+ 100.0%
Median Sales Price*	\$619,659	\$435,000	- 29.8%	\$502,924	\$431,000	- 14.3%
Average Sales Price*	\$540,035	\$432,500	- 19.9%	\$499,946	\$453,484	- 9.3%
Percent of List Price Received*	100.0%	101.1%	+ 1.1%	101.8%	103.1%	+ 1.3%
Days on Market Until Sale	99	93	- 6.1%	175	184	+ 5.1%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--

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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 March 2022

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Longmont

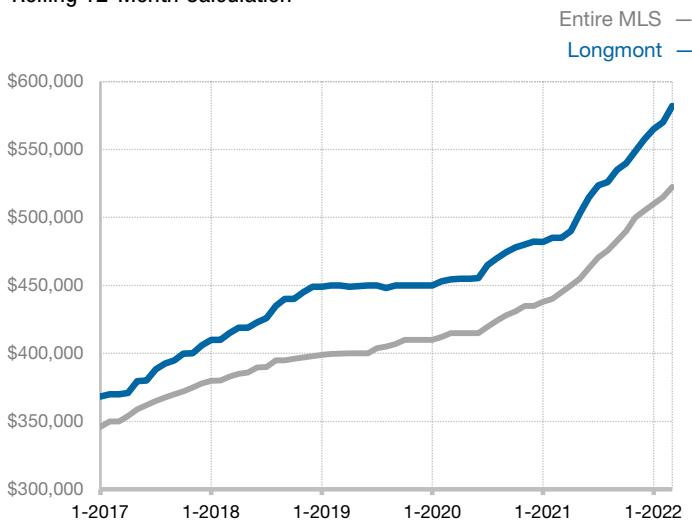
Key Metrics	March			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 03-2021	Thru 03-2022	Percent Change from Previous Year
New Listings	143	159	+ 11.2%	376	358	- 4.8%
Closed Sales	147	123	- 16.3%	345	278	- 19.4%
Median Sales Price*	\$516,000	\$675,000	+ 30.8%	\$510,000	\$610,000	+ 19.6%
Average Sales Price*	\$710,123	\$831,687	+ 17.1%	\$668,869	\$742,491	+ 11.0%
Percent of List Price Received*	104.2%	107.8%	+ 3.5%	102.2%	105.5%	+ 3.2%
Days on Market Until Sale	32	21	- 34.4%	36	28	- 22.2%
Inventory of Homes for Sale	111	114	+ 2.7%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--

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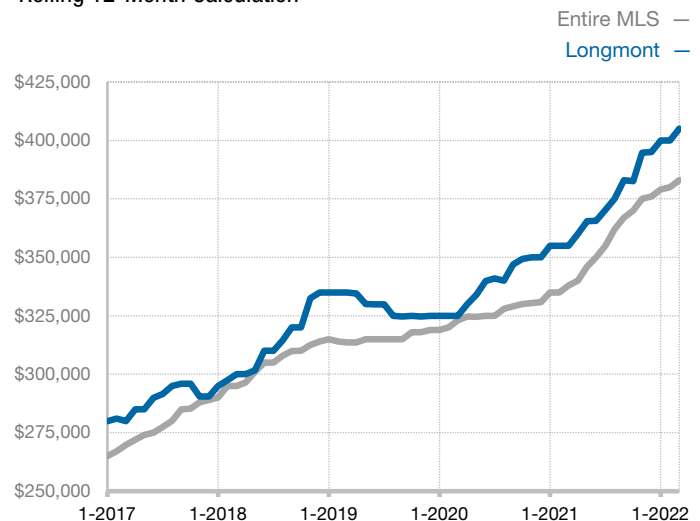
Key Metrics	March			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 03-2021	Thru 03-2022	Percent Change from Previous Year
New Listings	37	33	- 10.8%	103	82	- 20.4%
Closed Sales	48	30	- 37.5%	96	63	- 34.4%
Median Sales Price*	\$390,000	\$490,000	+ 25.6%	\$381,000	\$446,000	+ 17.1%
Average Sales Price*	\$396,611	\$487,340	+ 22.9%	\$394,994	\$469,541	+ 18.9%
Percent of List Price Received*	103.3%	107.4%	+ 4.0%	102.0%	106.4%	+ 4.3%
Days on Market Until Sale	25	17	- 32.0%	32	20	- 37.5%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	0.4	0.2	- 50.0%	--	--	--

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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 March 2022

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Greeley

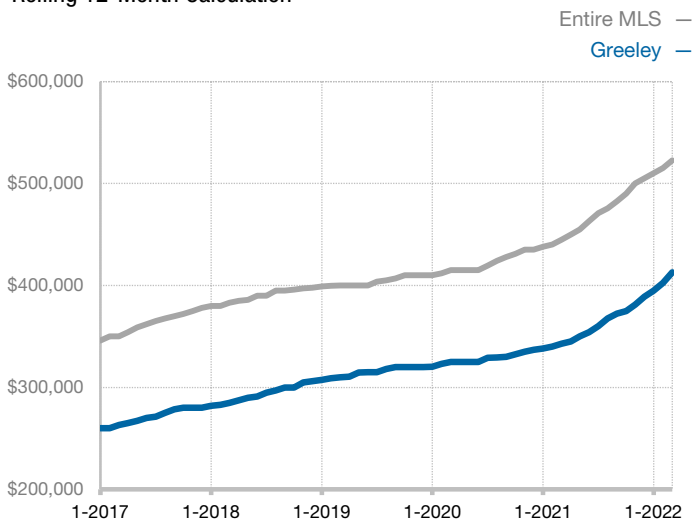
Single Family	March			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 03-2021	Thru 03-2022	Percent Change from Previous Year
Key Metrics						
New Listings	128	190	+ 48.4%	352	527	+ 49.7%
Closed Sales	131	161	+ 22.9%	341	406	+ 19.1%
Median Sales Price*	\$370,500	\$451,000	+ 21.7%	\$360,000	\$446,240	+ 24.0%
Average Sales Price*	\$381,152	\$442,720	+ 16.2%	\$373,740	\$446,829	+ 19.6%
Percent of List Price Received*	101.2%	102.5%	+ 1.3%	100.8%	102.1%	+ 1.3%
Days on Market Until Sale	41	49	+ 19.5%	43	52	+ 20.9%
Inventory of Homes for Sale	89	128	+ 43.8%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--

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Townhouse/Condo	March			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 03-2021	Thru 03-2022	Percent Change from Previous Year
Key Metrics						
New Listings	31	29	- 6.5%	73	62	- 15.1%
Closed Sales	17	19	+ 11.8%	64	96	+ 50.0%
Median Sales Price*	\$269,250	\$330,000	+ 22.6%	\$269,500	\$321,424	+ 19.3%
Average Sales Price*	\$266,176	\$323,848	+ 21.7%	\$269,073	\$318,326	+ 18.3%
Percent of List Price Received*	101.1%	102.9%	+ 1.8%	100.0%	100.8%	+ 0.8%
Days on Market Until Sale	47	50	+ 6.4%	55	105	+ 90.9%
Inventory of Homes for Sale	27	13	- 51.9%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

