



# FCBR 2024

FORT COLLINS BOARD OF REALTORS®



# Monthly Indicators



## May 2024

New Listings were down 1.2 percent for single family homes but increased 4.0 percent for townhouse-condo properties. Pending Sales landed at 229 for single family homes and 68 for townhouse-condo properties.

The Median Sales Price was up 9.1 percent to \$650,000 for single family homes and 0.9 percent to \$418,285 for townhouse-condo properties. Days on Market decreased 7.7 percent for single family homes but increased 3.3 percent for townhouse-condo properties.

Home prices have continued to climb nationwide, despite an uptick in inventory this year. Nationally, the median existing-home price reached \$407,600 as of last measure, a 5.7% increase from the same period last year and a record high for the month, according to NAR. Meanwhile, total inventory heading into May stood at 1.21 million units, a 9% increase month-over-month and a 16.3% increase year-over-year, for a 3.5 month's supply at the current sales pace.

## Activity Snapshot

<b>- 3.9%</b>	<b>- 7.7%</b>	<b>+ 9.1%</b>
One-Year Change in Single Family <b>Sold Listings</b>	One-Year Change in Single Family <b>Days On Market</b>	One-Year Change in Single Family <b>Median Sales Price</b>

Residential real estate activity in Area 9 composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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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	5-2023	5-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
<b>New Listings</b>		339	<b>335</b>	- 1.2%	1,135	<b>1,256</b>	+ 10.7%
<b>Pending Sales</b>		203	<b>229</b>	+ 12.8%	920	<b>920</b>	0.0%
<b>Under Contract</b>	Not enough historical data for chart	--	--	--	--	--	--
<b>Sold Listings</b>		228	<b>219</b>	- 3.9%	810	<b>791</b>	- 2.3%
<b>Median Sales Price</b>		\$596,000	<b>\$650,000</b>	+ 9.1%	\$596,500	<b>\$623,000</b>	+ 4.4%
<b>Avg. Sales Price</b>		\$697,836	<b>\$747,935</b>	+ 7.2%	\$672,187	<b>\$720,472</b>	+ 7.2%
<b>Pct. of List Price Received</b>		100.5%	<b>100.1%</b>	- 0.4%	99.8%	<b>99.5%</b>	- 0.3%
<b>Days on Market</b>		52	<b>48</b>	- 7.7%	64	<b>63</b>	- 1.6%
<b>Affordability Index</b>		48	<b>42</b>	- 12.5%	48	<b>44</b>	- 8.3%
<b>Active Listings</b>		371	<b>442</b>	+ 19.1%	--	--	--
<b>Months Supply</b>		2.0	<b>2.7</b>	+ 35.0%	--	--	--

# 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.



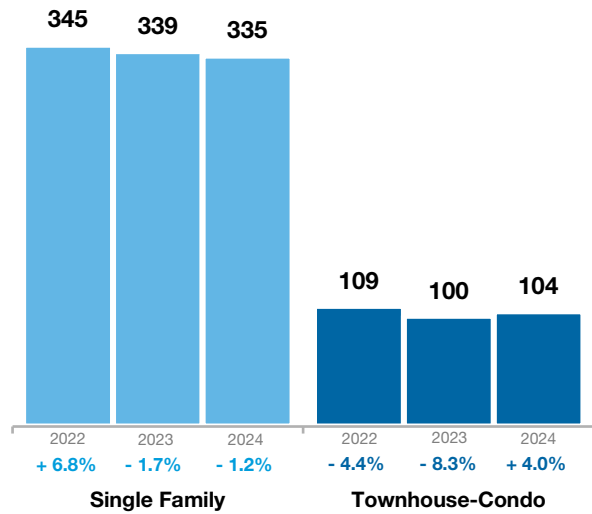
Key Metrics	Historical Sparkbars	5-2023	5-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
<b>New Listings</b>		100	<b>104</b>	+ 4.0%	368	<b>412</b>	+ 12.0%
<b>Pending Sales</b>		66	<b>68</b>	+ 3.0%	298	<b>322</b>	+ 8.1%
<b>Under Contract</b>	Not enough historical data for chart	--	--	--	--	--	--
<b>Sold Listings</b>		88	<b>73</b>	- 17.0%	256	<b>272</b>	+ 6.3%
<b>Median Sales Price</b>		\$414,500	<b>\$418,285</b>	+ 0.9%	\$406,063	<b>\$419,138</b>	+ 3.2%
<b>Avg. Sales Price</b>		\$460,253	<b>\$436,840</b>	- 5.1%	\$422,205	<b>\$421,274</b>	- 0.2%
<b>Pct. of List Price Received</b>		100.3%	<b>99.4%</b>	- 0.9%	99.8%	<b>99.5%</b>	- 0.3%
<b>Days on Market</b>		60	<b>62</b>	+ 3.3%	85	<b>81</b>	- 4.7%
<b>Affordability Index</b>		69	<b>65</b>	- 5.8%	70	<b>65</b>	- 7.1%
<b>Active Listings</b>		146	<b>151</b>	+ 3.4%	--	--	--
<b>Months Supply</b>		2.6	<b>2.5</b>	- 3.8%	--	--	--

# New Listings

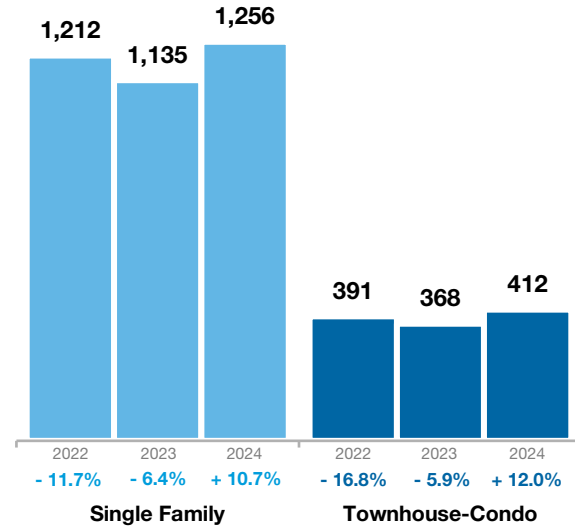
A count of the properties that have been newly listed on the market in a given month.



## May

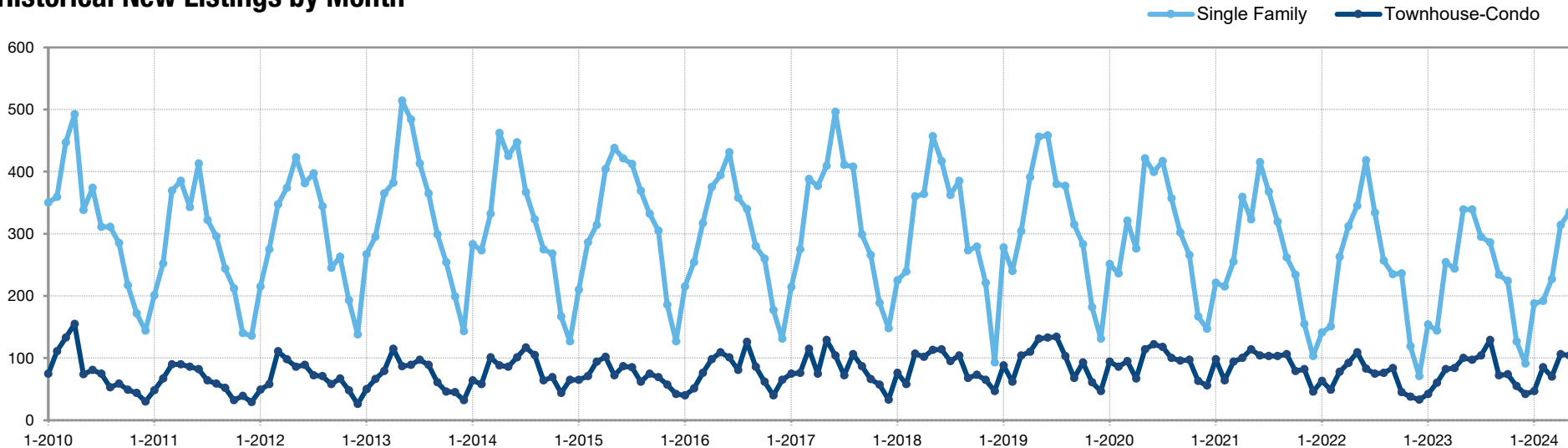


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2023	339	-18.9%	97	+16.9%
Jul-2023	295	-11.7%	104	+38.7%
Aug-2023	286	+11.3%	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	227	-10.6%	70	-14.6%
Apr-2024	314	+28.7%	106	+26.2%
<b>May-2024</b>	<b>335</b>	<b>-1.2%</b>	<b>104</b>	<b>+4.0%</b>
12-Month Avg	238	+1.7%	82	+22.8%

## Historical New Listings by Month

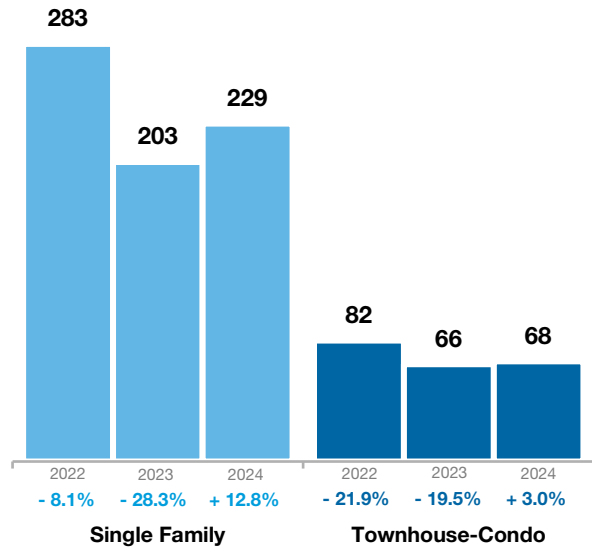


# Pending Sales

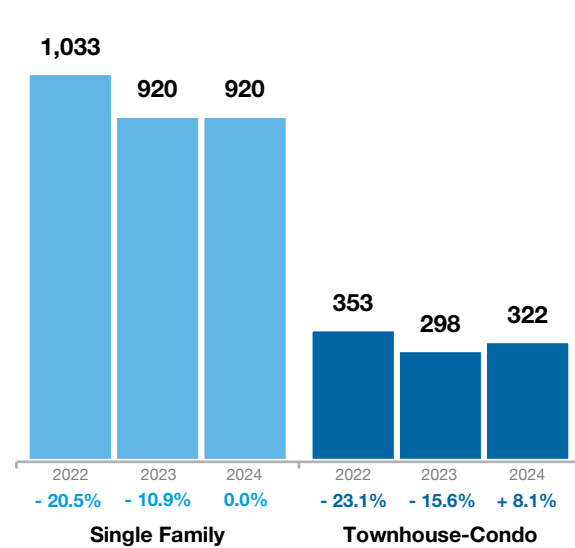
A count of the properties on which offers have been accepted in a given month.



## May

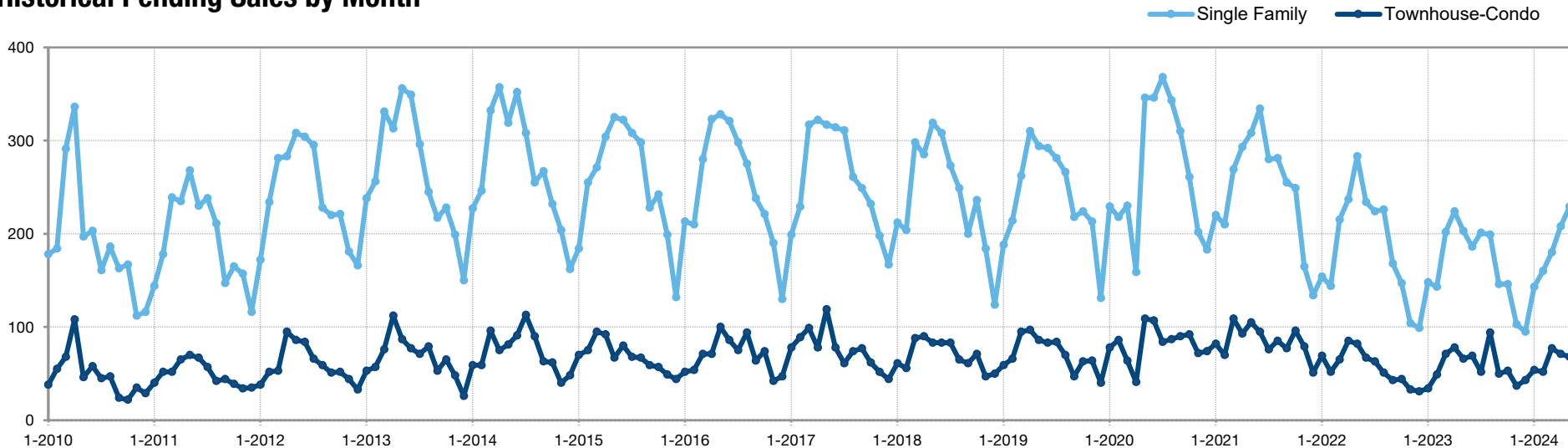


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2023	186	-20.5%	69	+3.0%
Jul-2023	201	-10.3%	52	-17.5%
Aug-2023	199	-11.9%	94	+84.3%
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	143	-3.4%	54	+58.8%
Feb-2024	160	+11.9%	52	+6.1%
Mar-2024	180	-10.9%	77	+8.5%
Apr-2024	208	-7.1%	71	-9.0%
<b>May-2024</b>	<b>229</b>	<b>+12.8%</b>	<b>68</b>	<b>+3.0%</b>
12-Month Avg	166	-5.9%	60	+14.3%

## Historical Pending Sales by Month

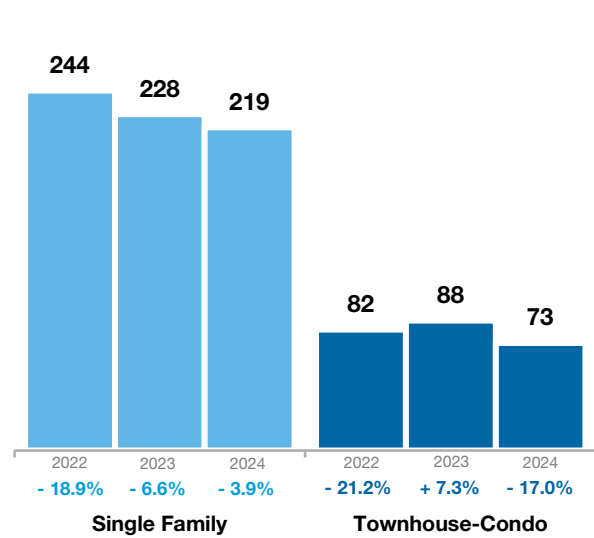


# Sold Listings

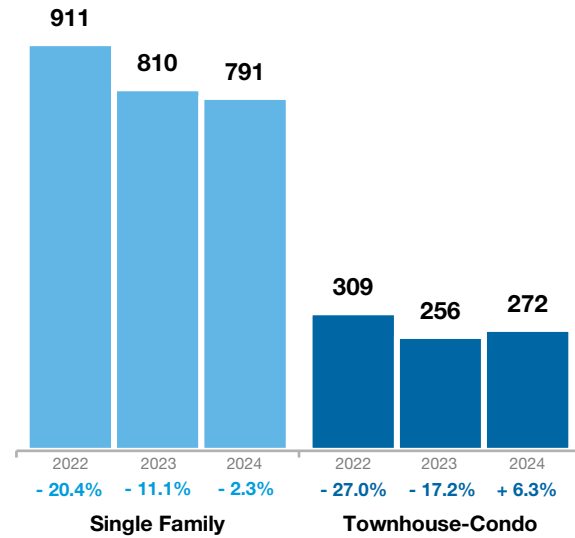
A count of the actual sales that closed in a given month.



## May

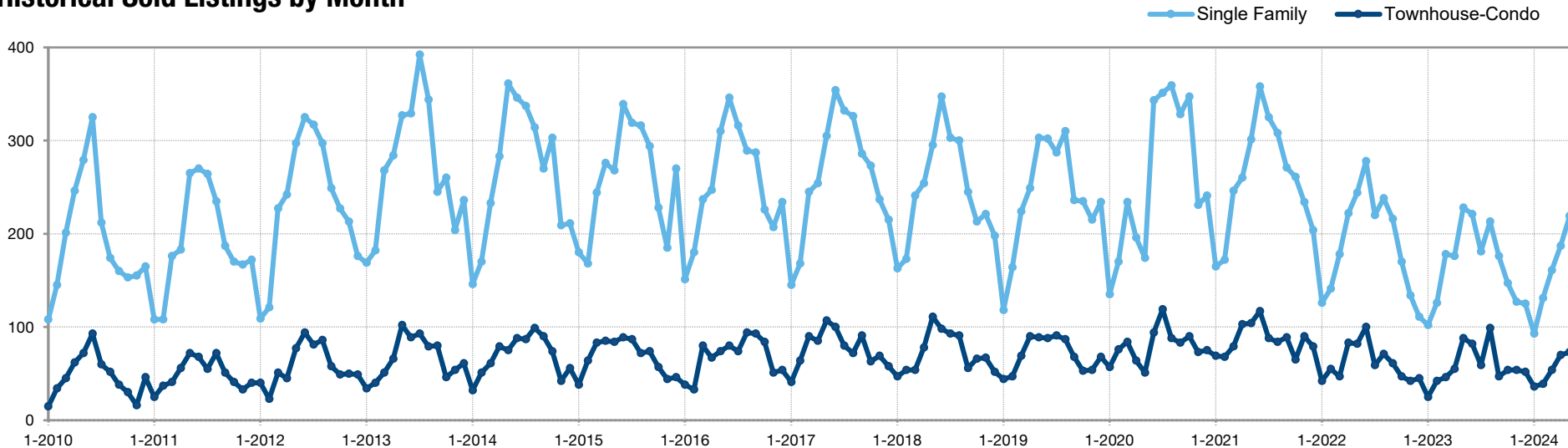


## Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2023	221	-20.5%	82	-18.0%
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	187	+6.3%	70	+27.3%
<b>May-2024</b>	<b>219</b>	<b>-3.9%</b>	<b>73</b>	<b>-17.0%</b>
12-Month Avg	165	-9.0%	60	+5.6%

## Historical Sold Listings by Month



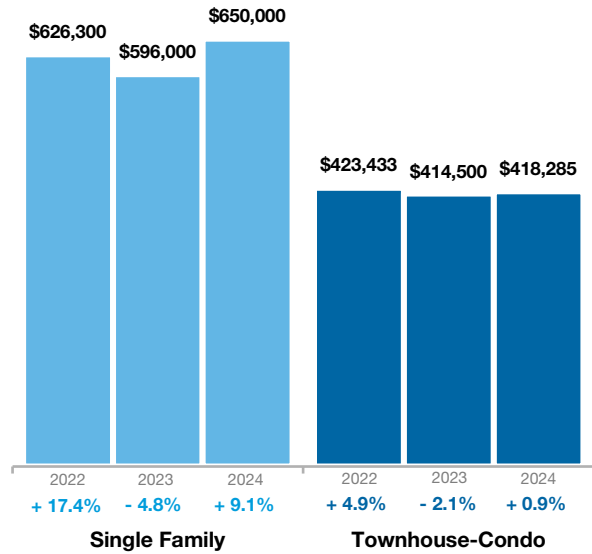


# Median Sales Price

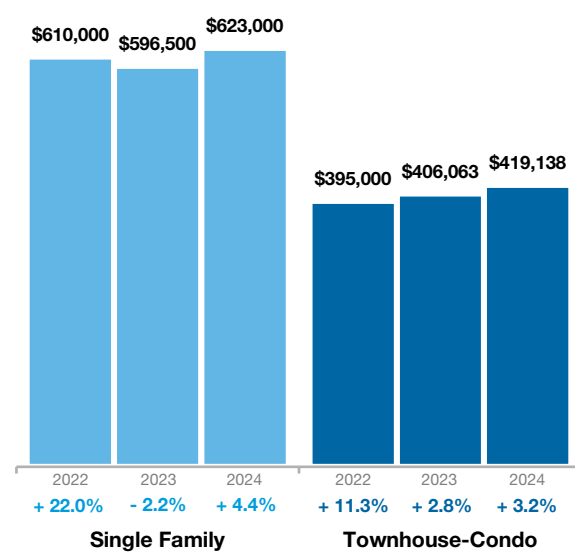
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## May



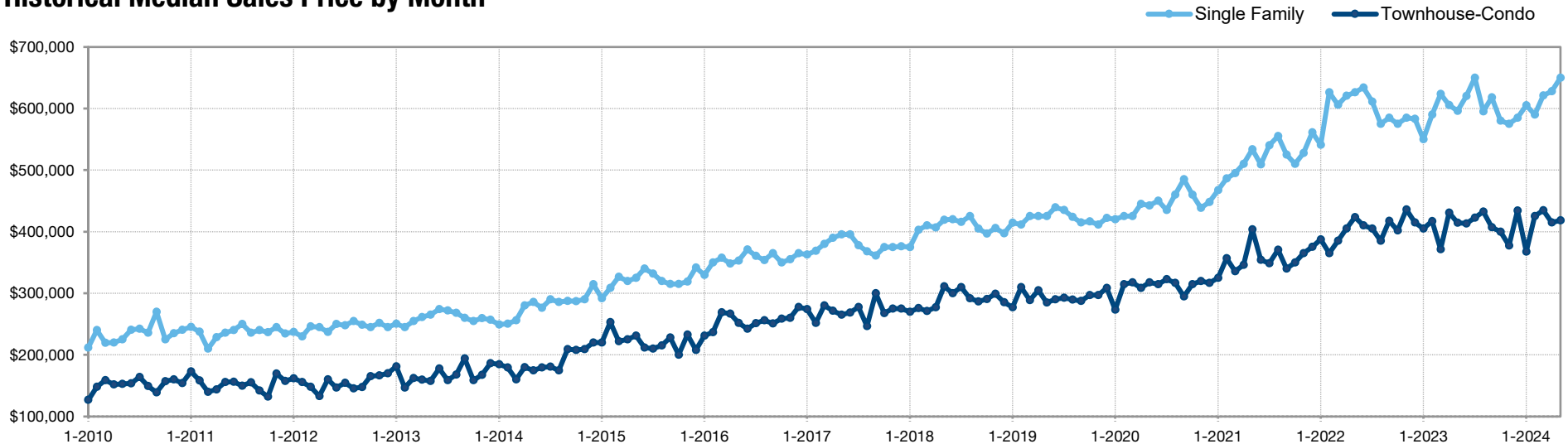
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2023	\$620,000	-2.2%	\$413,250	+0.8%
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	\$627,790	+3.7%	\$415,000	-3.7%
<b>May-2024</b>	<b>\$650,000</b>	<b>+9.1%</b>	<b>\$418,285</b>	<b>+0.9%</b>
12-Month Avg*	\$610,000	+2.2%	\$420,000	+3.2%

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

## Historical Median Sales Price by Month



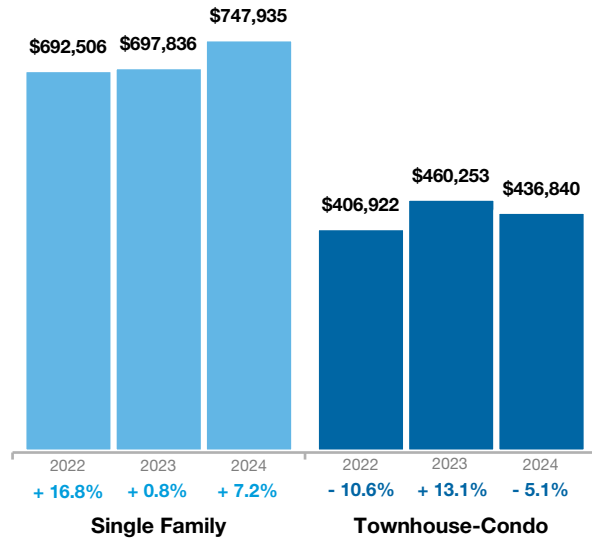


# Average Sales Price

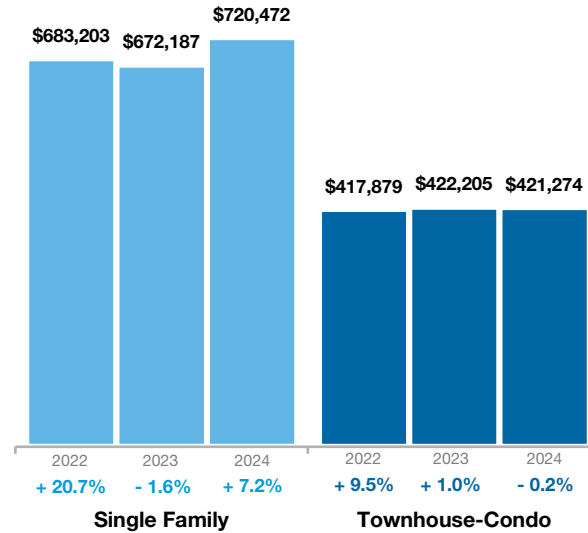
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## May



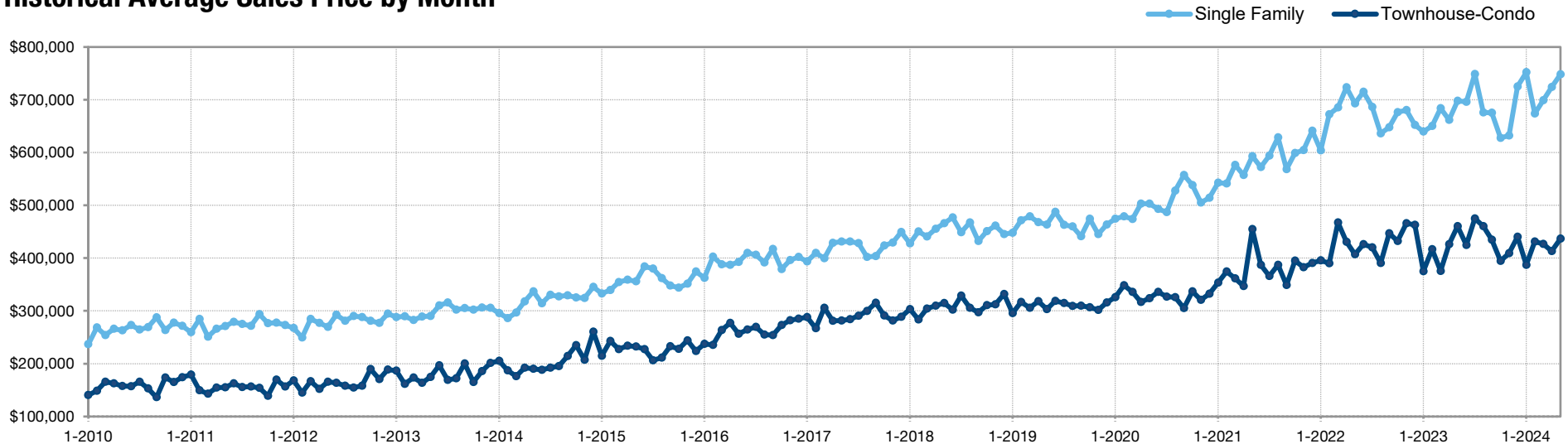
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2023	\$695,832	-2.7%	\$424,626	-0.4%
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	\$723,875	+9.4%	\$412,898	-3.1%
<b>May-2024</b>	<b>\$747,935</b>	<b>+7.2%</b>	<b>\$436,840</b>	<b>-5.1%</b>
12-Month Avg*	\$699,158	+4.0%	\$430,805	+0.8%

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

## Historical Average Sales Price by Month

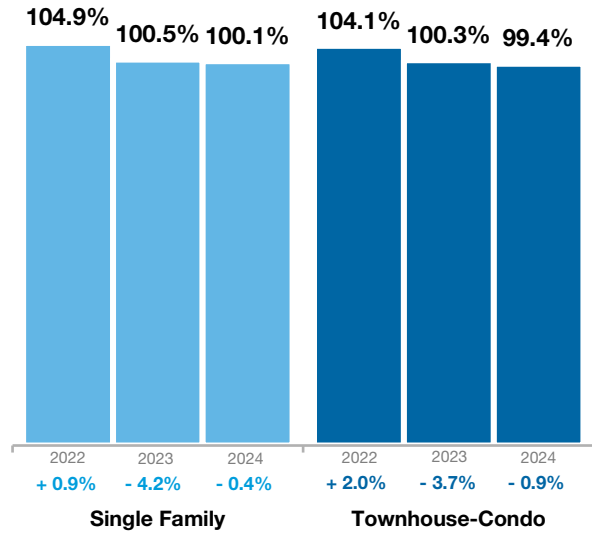


# Percent of List Price Received

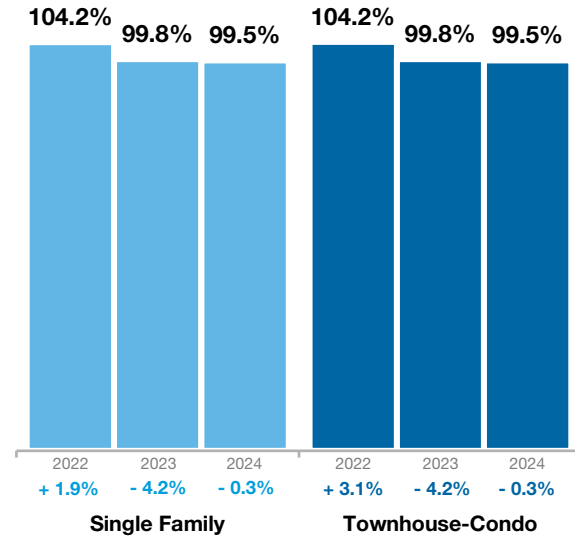
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## May



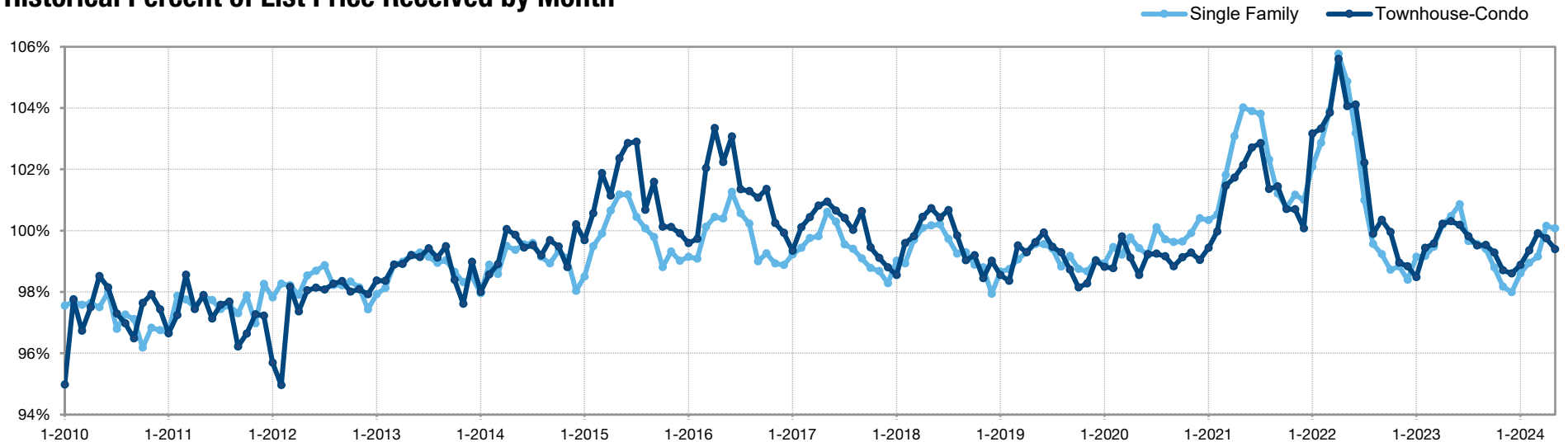
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2023	100.9%	-2.2%	100.2%	-3.7%
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%
<b>May-2024</b>	<b>100.1%</b>	<b>-0.4%</b>	<b>99.4%</b>	<b>-0.9%</b>
12-Month Avg*	99.4%	-0.6%	99.5%	-1.1%

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

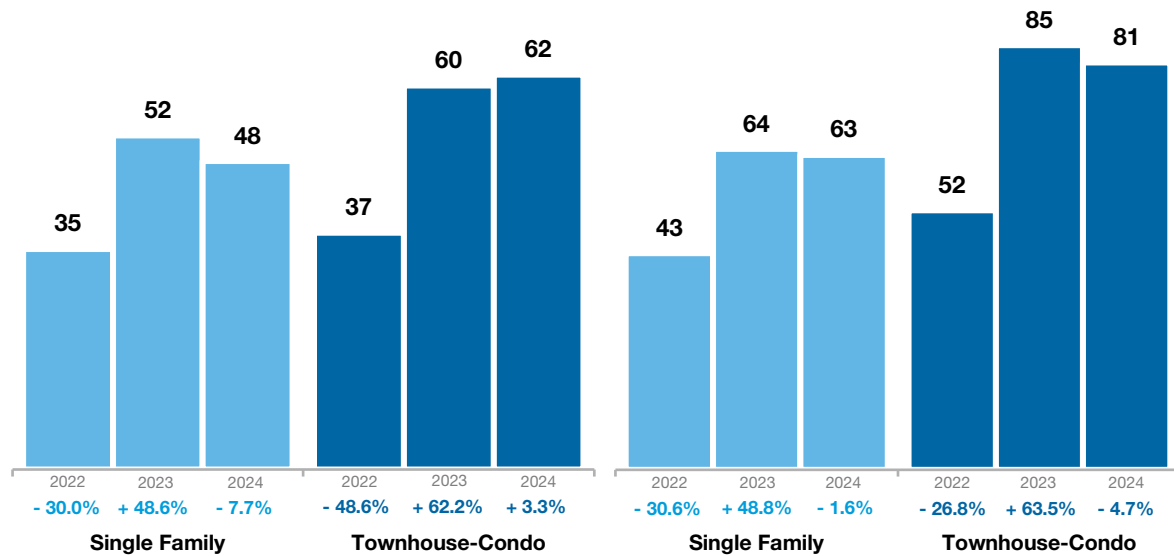
## Historical Percent of List Price Received by Month



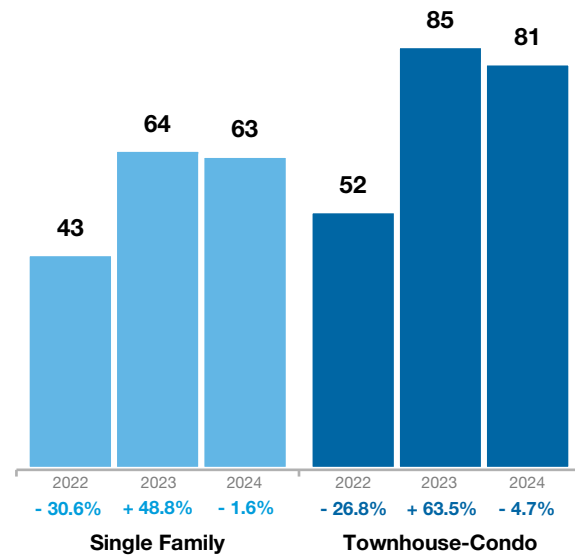
# Days on Market Until Sale



## May



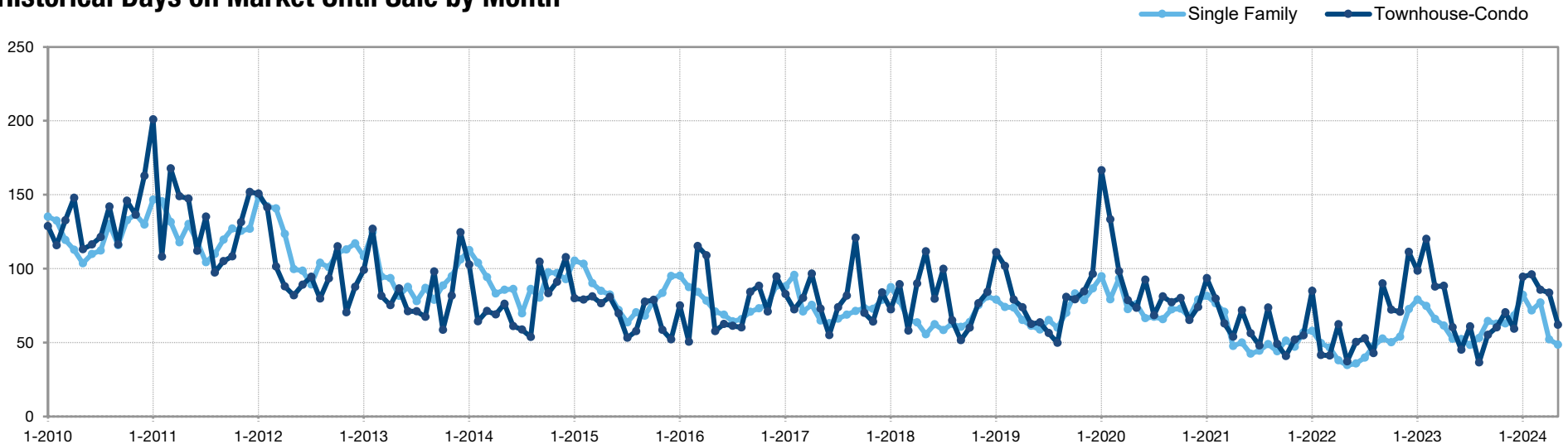
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2023	52	+44.4%	45	-10.0%
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	52	-14.8%	84	-4.5%
<b>May-2024</b>	<b>48</b>	<b>-7.7%</b>	<b>62</b>	<b>+3.3%</b>
12-Month Avg	60	+11.1%	64	-12.9%

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

## Historical Days on Market Until Sale by Month



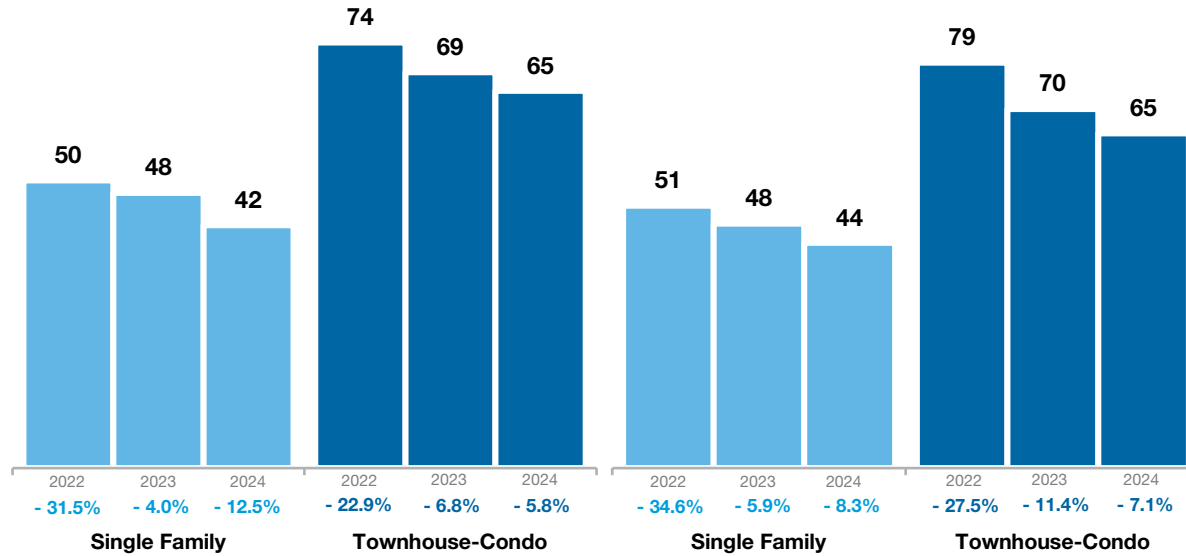
# Housing Affordability Index

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.



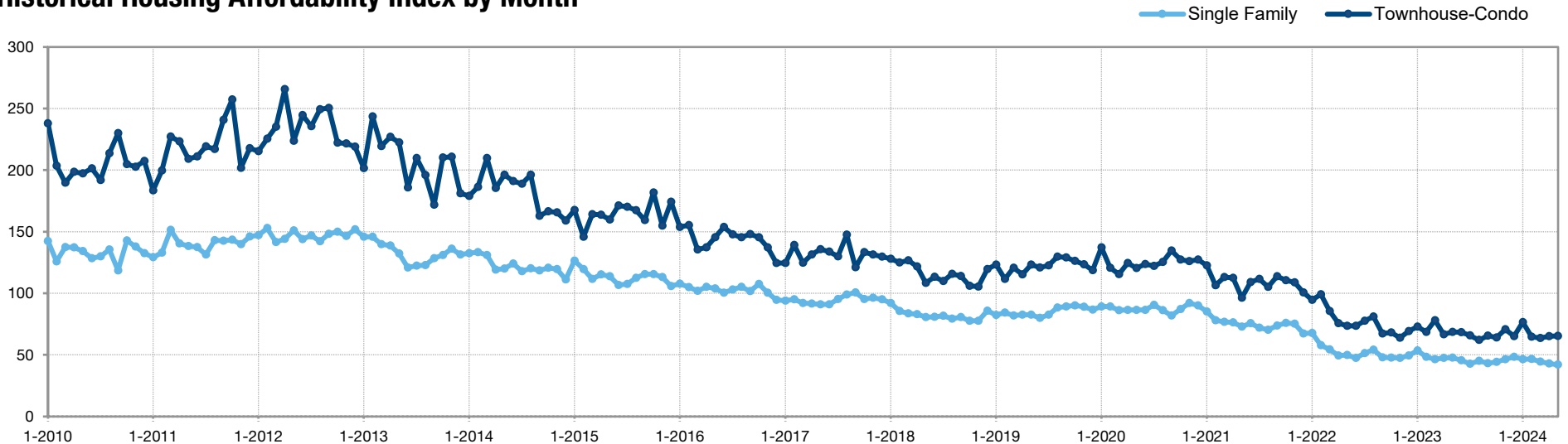
## May

## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2023	46	-4.2%	68	-6.8%
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%
<b>May-2024</b>	<b>42</b>	<b>-12.5%</b>	<b>65</b>	<b>-5.8%</b>
12-Month Avg	45	-14.5%	49	-8.8%

## Historical Housing Affordability Index by Month

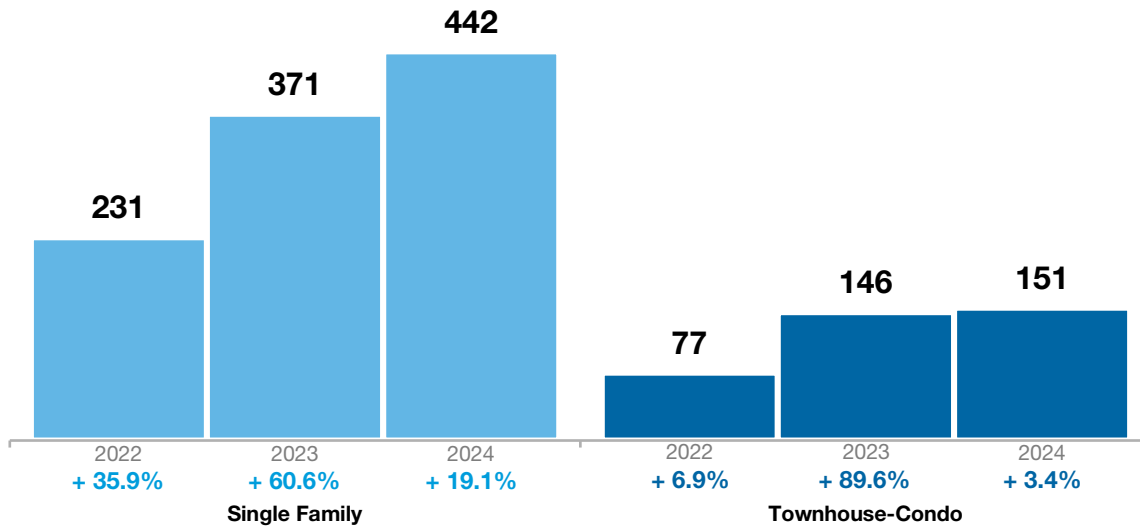


# Inventory of Active Listings

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



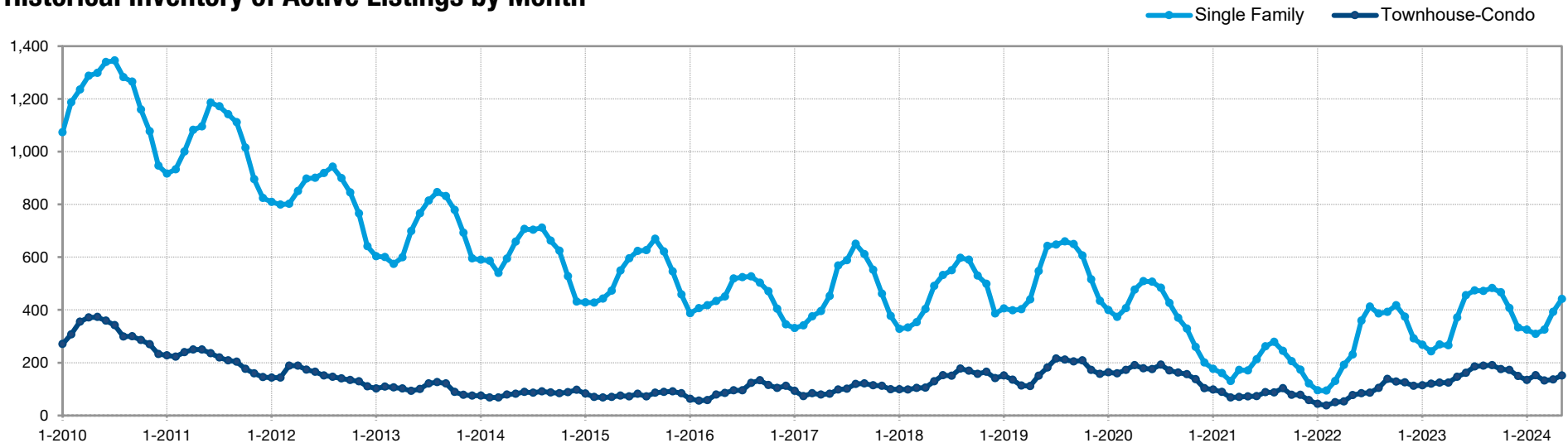
## May



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2023	456	+27.0%	161	+91.7%
Jul-2023	474	+15.0%	186	+116.3%
Aug-2023	472	+22.3%	189	+81.7%
Sep-2023	483	+23.2%	191	+38.4%
Oct-2023	467	+12.0%	176	+37.5%
Nov-2023	407	+8.8%	172	+37.6%
Dec-2023	333	+14.0%	149	+33.0%
Jan-2024	325	+21.3%	134	+17.5%
Feb-2024	309	+27.2%	152	+26.7%
Mar-2024	325	+20.8%	132	+6.5%
Apr-2024	392	+47.4%	136	+9.7%
<b>May-2024</b>	<b>442</b>	<b>+19.1%</b>	<b>151</b>	<b>+3.4%</b>
12-Month Avg*	407	+20.6%	161	+37.3%

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

## Historical Inventory of Active Listings by Month

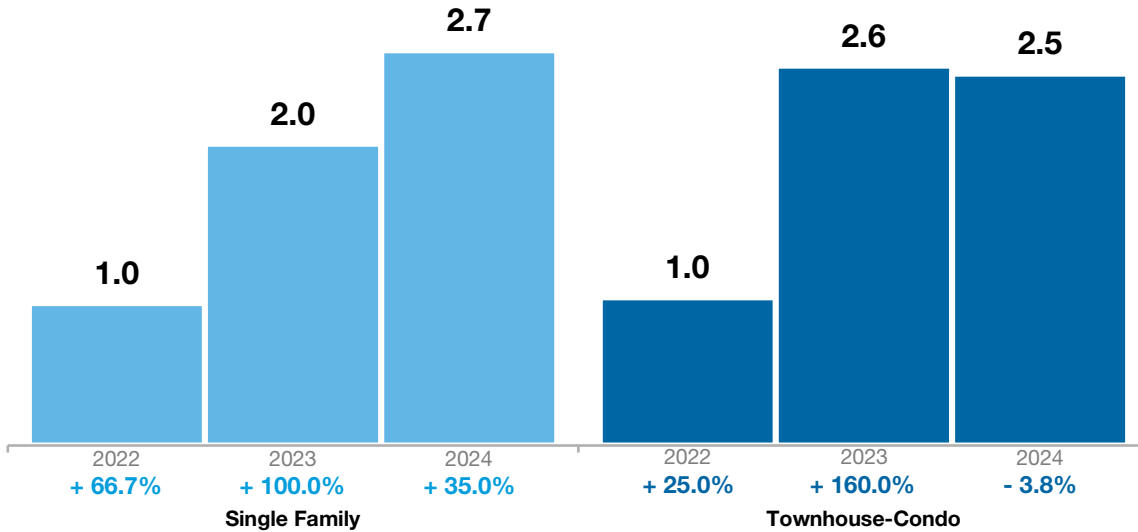


# Months Supply of Inventory

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.



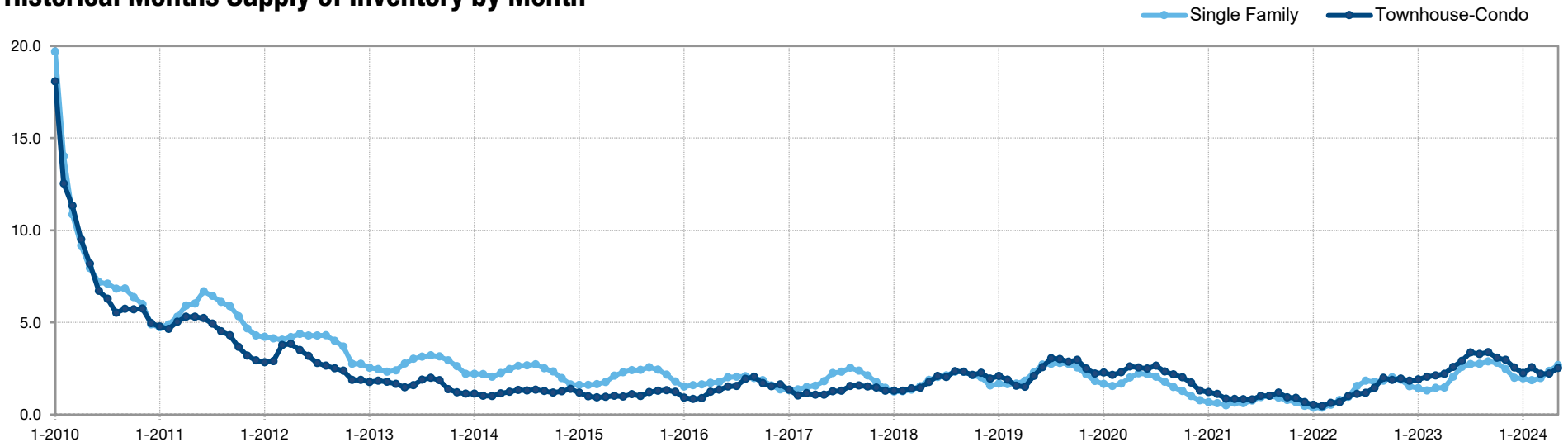
## May



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2023	2.6	+73.3%	2.9	+163.6%
Jul-2023	2.7	+50.0%	3.4	+183.3%
Aug-2023	2.8	+55.6%	3.3	+135.7%
Sep-2023	2.9	+61.1%	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	+33.3%	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	+42.9%	2.2	+4.8%
Apr-2024	2.4	+60.0%	2.2	0.0%
<b>May-2024</b>	<b>2.7</b>	<b>+35.0%</b>	<b>2.5</b>	<b>-3.8%</b>
12-Month Avg*	2.4	+44.4%	2.8	+49.8%

\* Months Supply for all properties from June 2023 through May 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	5-2023	5-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
<b>New Listings</b>		439	<b>439</b>	0.0%	1,503	<b>1,668</b>	+ 11.0%
<b>Pending Sales</b>		269	<b>297</b>	+ 10.4%	298	<b>322</b>	+ 8.1%
<b>Under Contract</b>	Not enough historical data for chart	--	--	--	--	--	--
<b>Sold Listings</b>		316	<b>292</b>	- 7.6%	1,066	<b>1,063</b>	- 0.3%
<b>Median Sales Price</b>		\$557,325	<b>\$580,000</b>	+ 4.1%	\$547,875	<b>\$565,000</b>	+ 3.1%
<b>Avg. Sales Price</b>		\$631,674	<b>\$670,161</b>	+ 5.2%	\$612,154	<b>\$643,914</b>	+ 5.2%
<b>Pct. of List Price Received</b>		100.4%	<b>99.9%</b>	- 0.3%	99.8%	<b>99.5%</b>	- 0.3%
<b>Days on Market</b>		55	<b>52</b>	- 1.4%	69	<b>68</b>	- 1.4%
<b>Affordability Index</b>		52	<b>47</b>	- 7.7%	53	<b>49</b>	- 7.7%
<b>Active Listings</b>		517	<b>593</b>	+ 14.7%	--	--	--
<b>Months Supply</b>		2.2	<b>2.6</b>	+ 21.4%	--	--	--

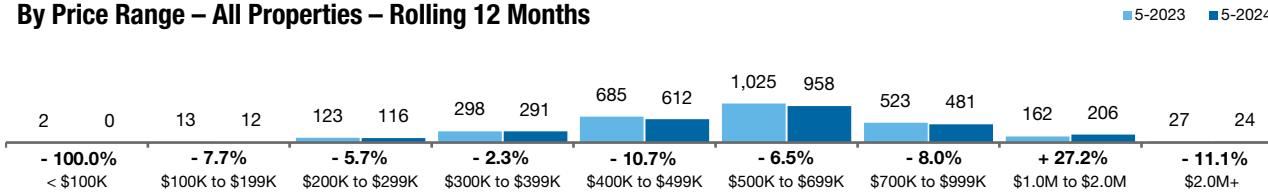


# Sold Listings

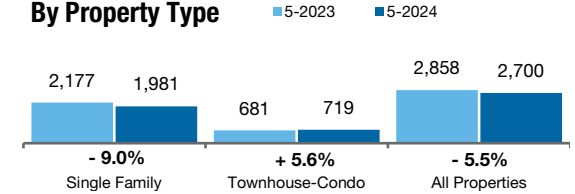
Actual sales that have closed in a given quarter.



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



## By Property Type

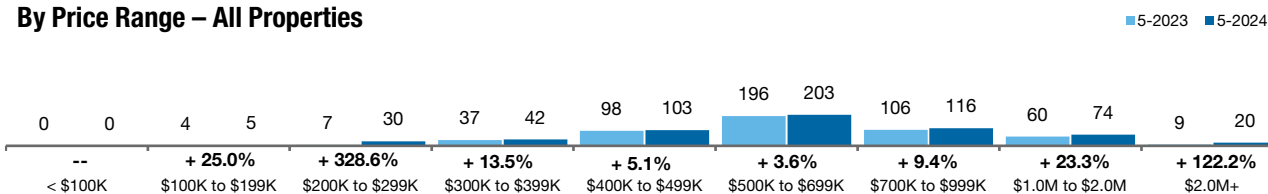


By Price Range	Rolling 12 Months			Compared to Prior Month			Year to Date		
	Single Family	Townhouse-Condo	Change	Single Family	Townhouse-Condo	Change	Single Family	Townhouse-Condo	Change
\$99,999 and Below	2	0	-100.0%	0	0	--	1	0	-100.0%
\$100,000 to \$199,999	9	11	+22.2%	4	1	-75.0%	3	3	0.0%
\$200,000 to \$299,999	25	28	+12.0%	98	88	-10.2%	8	8	0.0%
\$300,000 to \$399,999	91	71	-22.0%	207	220	+6.3%	25	23	-8.0%
\$400,000 to \$499,999	427	335	-21.5%	258	277	+7.4%	158	116	-26.6%
\$500,000 to \$699,999	950	855	-10.0%	75	103	+37.3%	364	361	-0.8%
\$700,000 to \$999,999	493	464	-5.9%	30	17	-43.3%	187	182	-2.7%
\$1,000,000 to \$1,999,999	153	193	+26.1%	9	13	+44.4%	55	84	+52.7%
\$2,000,000 and Above	27	24	-11.1%	0	0	--	9	14	+55.6%
<b>All Price Ranges</b>	<b>2,177</b>	<b>1,981</b>	<b>-9.0%</b>	<b>681</b>	<b>719</b>	<b>+5.6%</b>	<b>187</b>	<b>219</b>	<b>+17.1%</b>

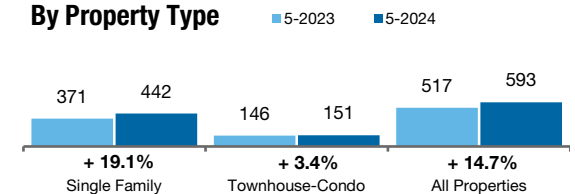
# Inventory of Active Listings

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

## By Price Range – All Properties



## By Property Type



By Price Range	Year over Year			Compared to Prior Month			Year to Date		
	Single Family	Townhouse-Condo	Change	Single Family	Townhouse-Condo	Change	Single Family	Townhouse-Condo	Change
\$99,999 and Below	0	0	--	0	0	--	0	0	--
\$100,000 to \$199,999	3	5	+66.7%	6	5	-16.7%	6	5	-16.7%
\$200,000 to \$299,999	3	8	+166.7%	6	8	+33.3%	6	8	+33.3%
\$300,000 to \$399,999	18	13	-27.8%	8	13	+62.5%	8	13	+62.5%
\$400,000 to \$499,999	35	47	+34.3%	42	47	+11.9%	28	29	+3.6%
\$500,000 to \$699,999	157	174	+10.8%	156	174	+11.5%	48	56	+16.7%
\$700,000 to \$999,999	95	104	+9.5%	90	104	+15.6%	30	29	-3.3%
\$1,000,000 to \$1,999,999	51	72	+41.2%	66	72	+9.1%	13	12	-7.7%
\$2,000,000 and Above	9	19	+111.1%	18	19	+5.6%	0	2	--
<b>All Price Ranges</b>	<b>371</b>	<b>442</b>	<b>+19.1%</b>	<b>392</b>	<b>442</b>	<b>+12.8%</b>	<b>136</b>	<b>151</b>	<b>+11.0%</b>

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers (e.g., Q3 New Listings are those listings with a system list date from July 1 through September 30).
<b>Pending Sales</b>	A count of all the listings that went into Pending status during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
<b>Under Contract Activity</b>	A count of all listings Under Contract during the reported period. Listings that go Under Contract are counted each day. There is no maximum number of times a listing can be counted as Under Contract. For example, if a listing goes into Under Contract, out of Under Contract, then back into Under Contract all in one reported period, this listing would be counted twice.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
<b>Active Listings</b>	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
<b>Months Supply of Inventory</b>	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.

# Local Market Update for May 2024

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## Windsor

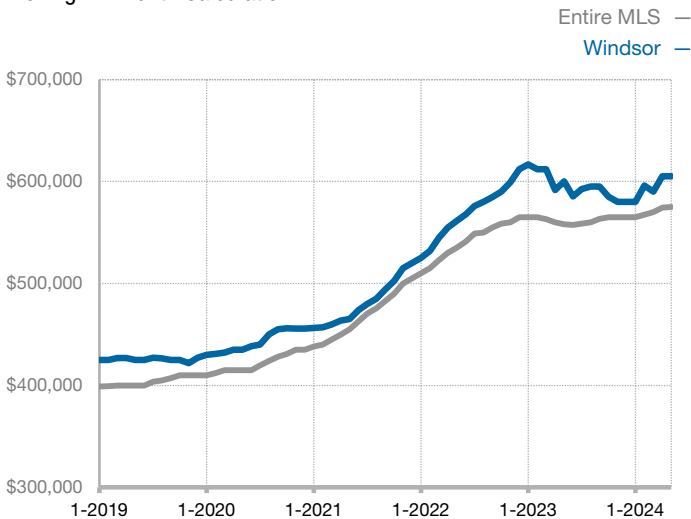
Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	105	129	+ 22.9%	485	554	+ 14.2%
Closed Sales	106	86	- 18.9%	395	334	- 15.4%
Median Sales Price*	\$562,500	\$593,340	+ 5.5%	\$550,000	\$599,950	+ 9.1%
Average Sales Price*	\$622,746	\$673,723	+ 8.2%	\$623,333	\$709,022	+ 13.7%
Percent of List Price Received*	99.4%	100.0%	+ 0.6%	99.8%	99.5%	- 0.3%
Days on Market Until Sale	79	63	- 20.3%	110	73	- 33.6%
Inventory of Homes for Sale	152	215	+ 41.4%	--	--	--
Months Supply of Inventory	2.1	3.6	+ 71.4%	--	--	--

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

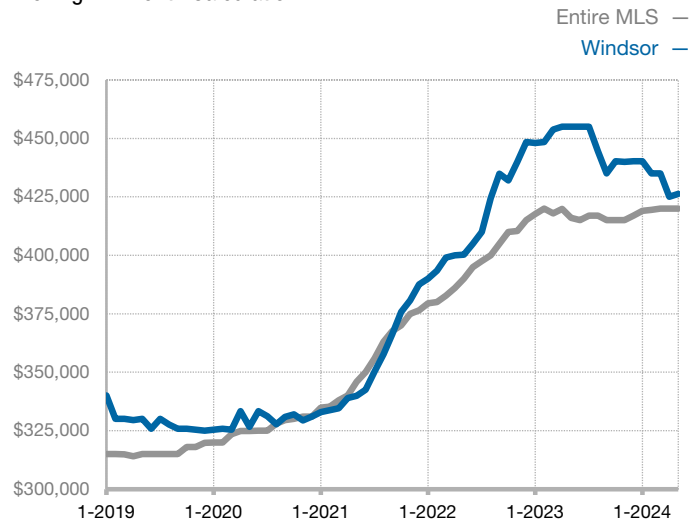
Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	11	18	+ 63.6%	57	73	+ 28.1%
Closed Sales	11	15	+ 36.4%	46	41	- 10.9%
Median Sales Price*	\$415,000	\$428,000	+ 3.1%	\$441,945	\$416,075	- 5.9%
Average Sales Price*	\$452,329	\$431,563	- 4.6%	\$462,687	\$413,621	- 10.6%
Percent of List Price Received*	98.7%	98.9%	+ 0.2%	100.7%	98.6%	- 2.1%
Days on Market Until Sale	47	96	+ 104.3%	126	101	- 19.8%
Inventory of Homes for Sale	26	40	+ 53.8%	--	--	--
Months Supply of Inventory	2.3	4.0	+ 73.9%	--	--	--

\* 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 May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Boulder

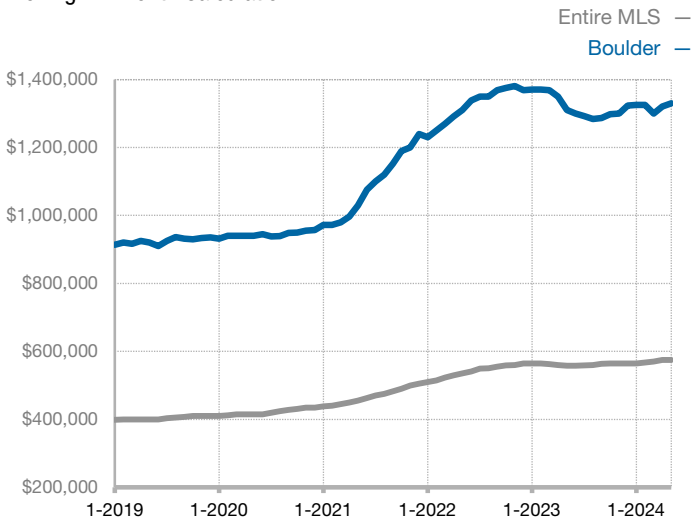
Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	168	188	+ 11.9%	674	737	+ 9.3%
Closed Sales	100	99	- 1.0%	344	371	+ 7.8%
Median Sales Price*	\$1,260,000	\$1,435,000	+ 13.9%	\$1,340,000	\$1,400,000	+ 4.5%
Average Sales Price*	\$1,586,688	\$1,672,694	+ 5.4%	\$1,718,288	\$1,624,300	- 5.5%
Percent of List Price Received*	99.3%	97.3%	- 2.0%	98.6%	97.4%	- 1.2%
Days on Market Until Sale	44	61	+ 38.6%	53	72	+ 35.8%
Inventory of Homes for Sale	295	360	+ 22.0%	--	--	--
Months Supply of Inventory	3.8	4.7	+ 23.7%	--	--	--

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

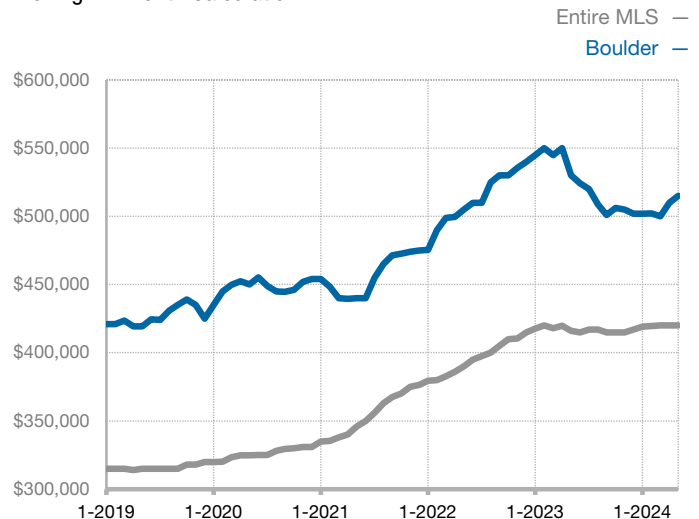
Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	90	119	+ 32.2%	356	504	+ 41.6%
Closed Sales	72	59	- 18.1%	245	251	+ 2.4%
Median Sales Price*	\$503,500	\$535,000	+ 6.3%	\$502,000	\$525,000	+ 4.6%
Average Sales Price*	\$578,421	\$577,573	- 0.1%	\$591,723	\$615,393	+ 4.0%
Percent of List Price Received*	100.1%	99.0%	- 1.1%	99.7%	98.7%	- 1.0%
Days on Market Until Sale	29	49	+ 69.0%	41	61	+ 48.8%
Inventory of Homes for Sale	115	230	+ 100.0%	--	--	--
Months Supply of Inventory	2.0	4.7	+ 135.0%	--	--	--

\* 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 May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Longmont

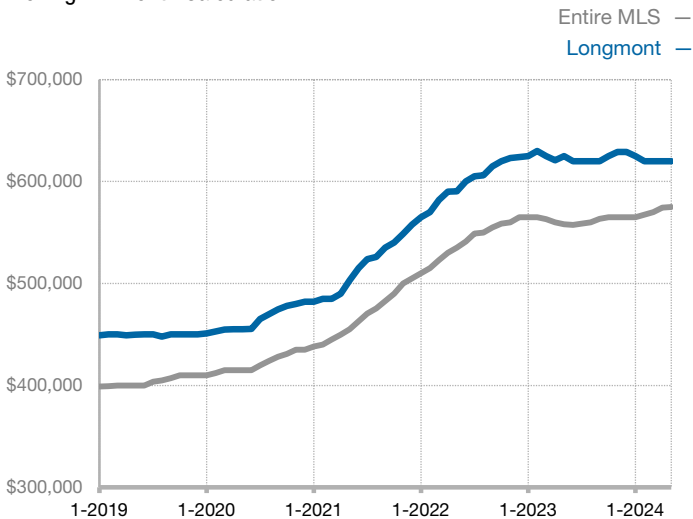
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	165	191	+ 15.8%	612	690	+ 12.7%
Closed Sales	123	126	+ 2.4%	435	459	+ 5.5%
Median Sales Price*	\$665,000	<b>\$642,500</b>	- 3.4%	\$645,890	<b>\$620,000</b>	- 4.0%
Average Sales Price*	\$788,525	<b>\$807,738</b>	+ 2.4%	\$759,871	<b>\$741,345</b>	- 2.4%
Percent of List Price Received*	100.6%	<b>99.1%</b>	- 1.5%	99.5%	<b>99.2%</b>	- 0.3%
Days on Market Until Sale	41	40	- 2.4%	54	53	- 1.9%
Inventory of Homes for Sale	190	234	+ 23.2%	--	--	--
Months Supply of Inventory	1.9	2.6	+ 36.8%	--	--	--

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

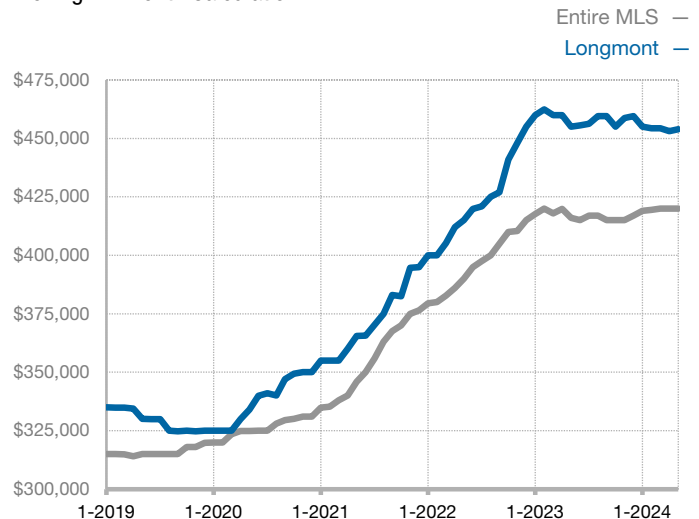
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	38	53	+ 39.5%	177	195	+ 10.2%
Closed Sales	34	38	+ 11.8%	127	134	+ 5.5%
Median Sales Price*	\$453,368	<b>\$482,500</b>	+ 6.4%	\$460,000	<b>\$449,829</b>	- 2.2%
Average Sales Price*	\$470,272	<b>\$488,086</b>	+ 3.8%	\$476,525	<b>\$460,396</b>	- 3.4%
Percent of List Price Received*	100.4%	<b>99.3%</b>	- 1.1%	99.9%	<b>99.1%</b>	- 0.8%
Days on Market Until Sale	70	67	- 4.3%	64	128	+ 100.0%
Inventory of Homes for Sale	103	79	- 23.3%	--	--	--
Months Supply of Inventory	3.8	2.8	- 26.3%	--	--	--

\* 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 May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Berthoud

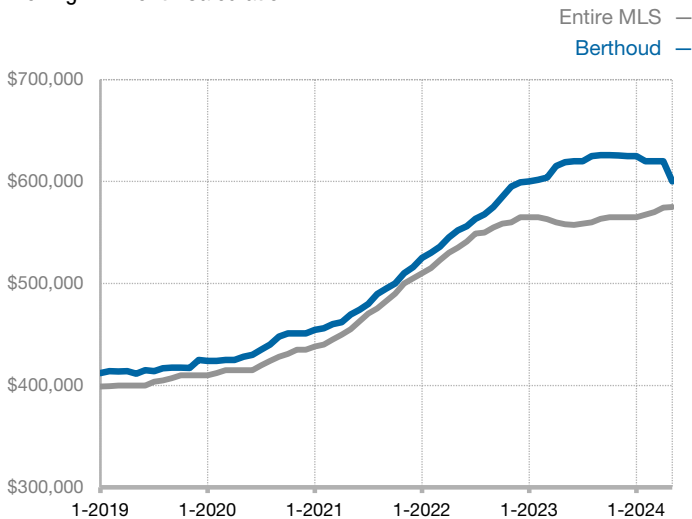
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	65	<b>73</b>	+ 12.3%	243	<b>291</b>	+ 19.8%
Closed Sales	37	<b>53</b>	+ 43.2%	164	<b>163</b>	- 0.6%
Median Sales Price*	\$667,000	<b>\$615,000</b>	- 7.8%	\$639,000	<b>\$599,990</b>	- 6.1%
Average Sales Price*	\$761,598	<b>\$669,894</b>	- 12.0%	\$796,306	<b>\$723,948</b>	- 9.1%
Percent of List Price Received*	99.7%	<b>100.2%</b>	+ 0.5%	99.3%	<b>99.6%</b>	+ 0.3%
Days on Market Until Sale	55	<b>67</b>	+ 21.8%	82	<b>92</b>	+ 12.2%
Inventory of Homes for Sale	110	<b>122</b>	+ 10.9%	--	--	--
Months Supply of Inventory	3.0	<b>3.8</b>	+ 26.7%	--	--	--

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

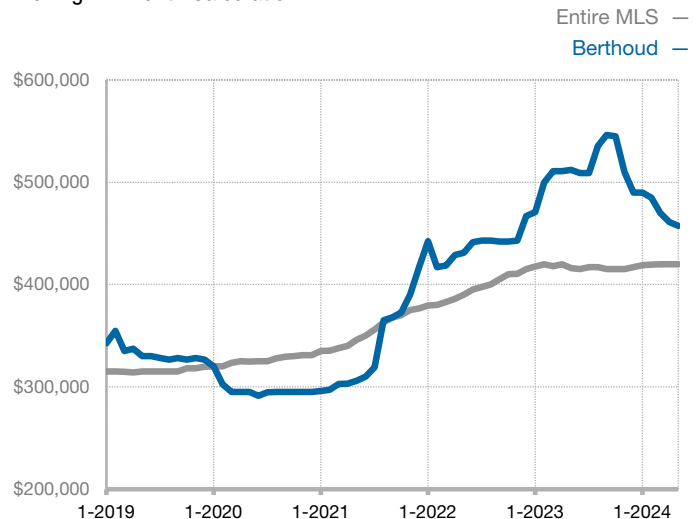
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	<b>4</b>	+ 33.3%	31	<b>16</b>	- 48.4%
Closed Sales	3	<b>2</b>	- 33.3%	25	<b>11</b>	- 56.0%
Median Sales Price*	\$505,000	<b>\$377,450</b>	- 25.3%	\$511,000	<b>\$425,000</b>	- 16.8%
Average Sales Price*	\$492,000	<b>\$377,450</b>	- 23.3%	\$543,658	<b>\$414,716</b>	- 23.7%
Percent of List Price Received*	100.0%	<b>103.1%</b>	+ 3.1%	102.3%	<b>99.5%</b>	- 2.7%
Days on Market Until Sale	71	<b>25</b>	- 64.8%	165	<b>87</b>	- 47.3%
Inventory of Homes for Sale	13	<b>11</b>	- 15.4%	--	--	--
Months Supply of Inventory	2.5	<b>3.9</b>	+ 56.0%	--	--	--

\* 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 May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Wellington

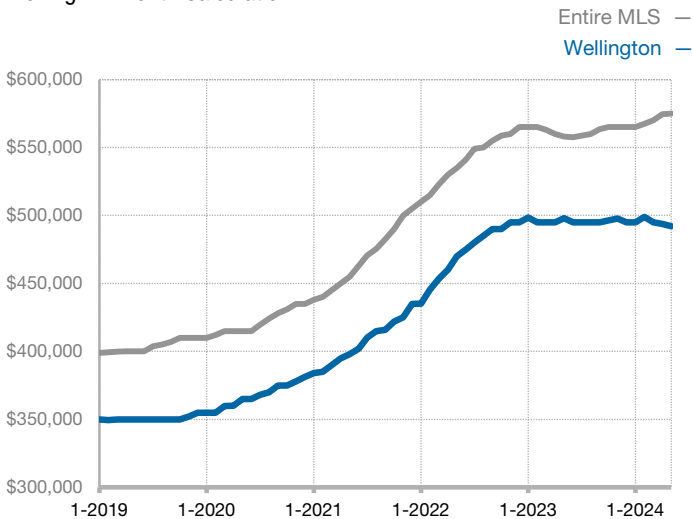
Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	23	48	+ 108.7%	148	169	+ 14.2%
Closed Sales	38	29	- 23.7%	149	96	- 35.6%
Median Sales Price*	\$512,000	<b>\$509,000</b>	- 0.6%	\$499,000	<b>\$506,250</b>	+ 1.5%
Average Sales Price*	\$568,668	<b>\$590,606</b>	+ 3.9%	\$517,760	<b>\$580,070</b>	+ 12.0%
Percent of List Price Received*	99.1%	<b>100.3%</b>	+ 1.2%	99.5%	<b>99.9%</b>	+ 0.4%
Days on Market Until Sale	66	48	- 27.3%	74	62	- 16.2%
Inventory of Homes for Sale	40	74	+ 85.0%	--	--	--
Months Supply of Inventory	1.5	4.1	+ 173.3%	--	--	--

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

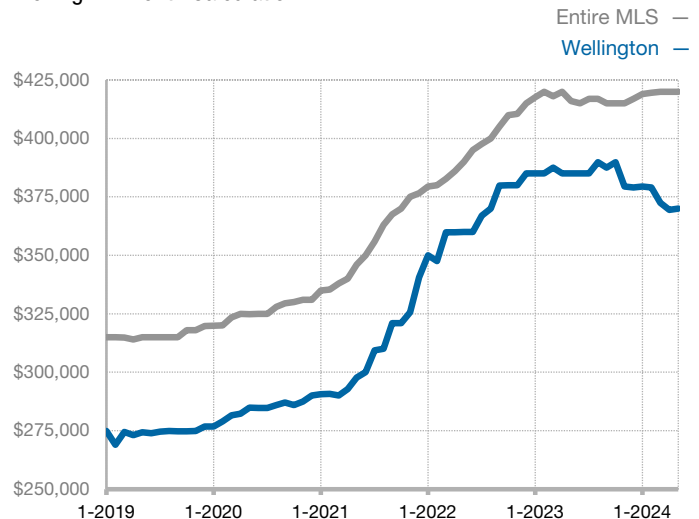
Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	4	6	+ 50.0%	17	22	+ 29.4%
Closed Sales	3	4	+ 33.3%	6	14	+ 133.3%
Median Sales Price*	\$380,000	<b>\$378,000</b>	- 0.5%	\$379,500	<b>\$372,500</b>	- 1.8%
Average Sales Price*	\$375,736	<b>\$374,750</b>	- 0.3%	\$380,185	<b>\$363,429</b>	- 4.4%
Percent of List Price Received*	96.5%	<b>99.6%</b>	+ 3.2%	97.1%	<b>99.1%</b>	+ 2.1%
Days on Market Until Sale	55	97	+ 76.4%	47	89	+ 89.4%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

\* 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 May 2024

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## Johnstown

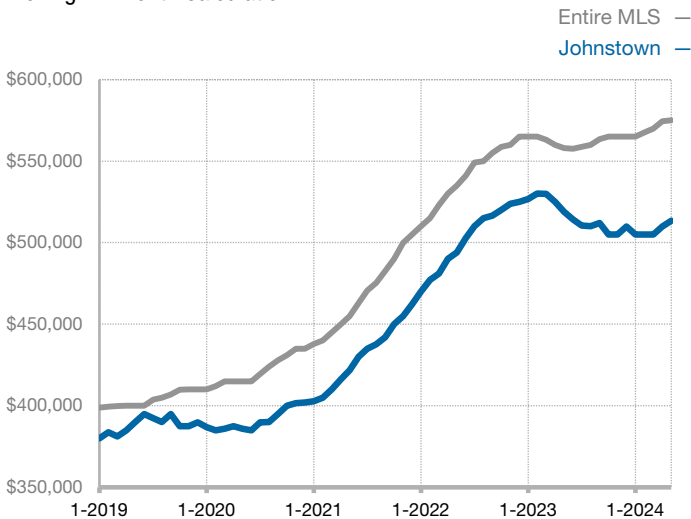
Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	50	73	+ 46.0%	295	335	+ 13.6%
Closed Sales	71	60	- 15.5%	254	217	- 14.6%
Median Sales Price*	\$501,335	\$539,950	+ 7.7%	\$507,500	\$524,950	+ 3.4%
Average Sales Price*	\$536,594	\$569,294	+ 6.1%	\$535,352	\$541,823	+ 1.2%
Percent of List Price Received*	99.6%	99.8%	+ 0.2%	99.8%	99.5%	- 0.3%
Days on Market Until Sale	59	57	- 3.4%	63	55	- 12.7%
Inventory of Homes for Sale	64	117	+ 82.8%	--	--	--
Months Supply of Inventory	1.3	2.8	+ 115.4%	--	--	--

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

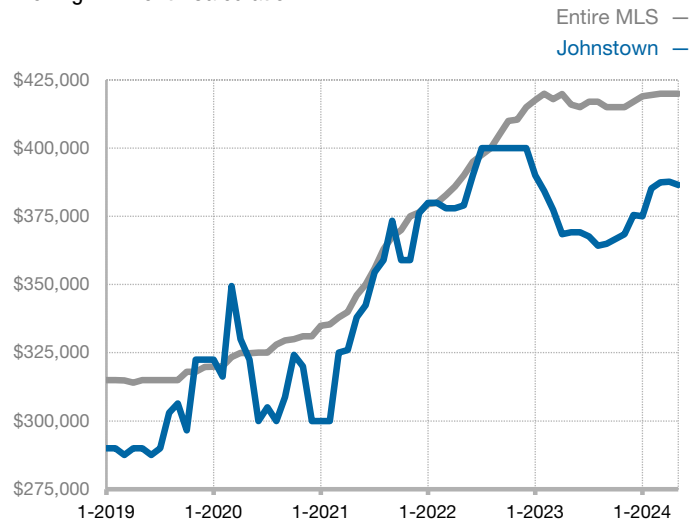
Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	2	8	+ 300.0%	14	77	+ 450.0%
Closed Sales	1	4	+ 300.0%	15	45	+ 200.0%
Median Sales Price*	\$388,030	\$345,125	- 11.1%	\$344,250	\$399,990	+ 16.2%
Average Sales Price*	\$388,030	\$352,588	- 9.1%	\$365,932	\$392,239	+ 7.2%
Percent of List Price Received*	99.8%	99.9%	+ 0.1%	100.1%	99.7%	- 0.4%
Days on Market Until Sale	54	46	- 14.8%	80	60	- 25.0%
Inventory of Homes for Sale	5	47	+ 840.0%	--	--	--
Months Supply of Inventory	1.9	7.6	+ 300.0%	--	--	--

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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 May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Loveland

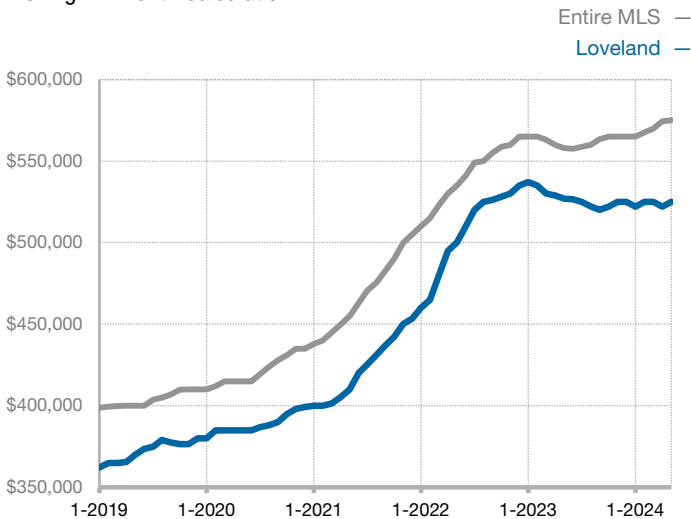
Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	187	164	- 12.3%	658	650	- 1.2%
Closed Sales	136	107	- 21.3%	535	460	- 14.0%
Median Sales Price*	\$527,500	\$551,000	+ 4.5%	\$527,000	\$526,263	- 0.1%
Average Sales Price*	\$561,959	\$643,904	+ 14.6%	\$621,571	\$627,853	+ 1.0%
Percent of List Price Received*	99.8%	99.7%	- 0.1%	99.3%	99.5%	+ 0.2%
Days on Market Until Sale	45	53	+ 17.8%	58	57	- 1.7%
Inventory of Homes for Sale	191	183	- 4.2%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--

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

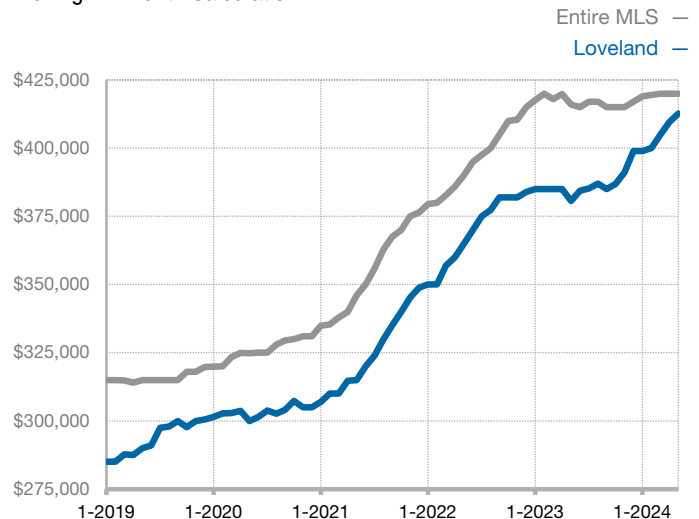
Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	32	51	+ 59.4%	159	160	+ 0.6%
Closed Sales	35	29	- 17.1%	134	112	- 16.4%
Median Sales Price*	\$385,087	\$414,590	+ 7.7%	\$387,000	\$413,986	+ 7.0%
Average Sales Price*	\$431,977	\$429,297	- 0.6%	\$411,993	\$418,974	+ 1.7%
Percent of List Price Received*	100.2%	99.9%	- 0.3%	100.8%	99.9%	- 0.9%
Days on Market Until Sale	49	88	+ 79.6%	137	97	- 29.2%
Inventory of Homes for Sale	92	68	- 26.1%	--	--	--
Months Supply of Inventory	3.0	2.8	- 6.7%	--	--	--

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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 May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Fort Collins

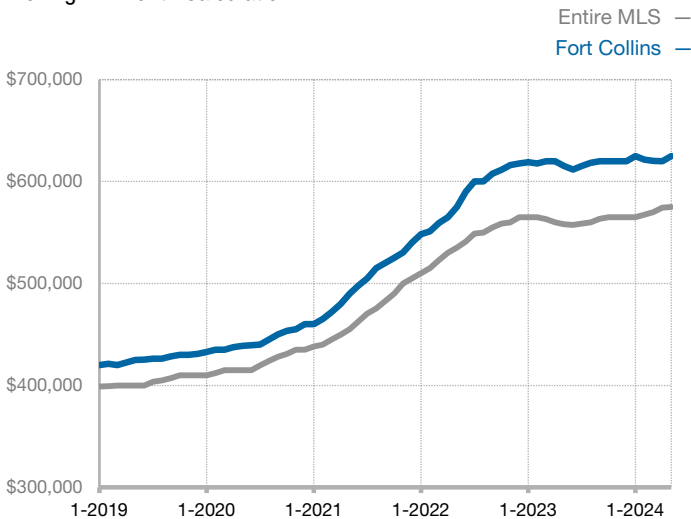
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	278	261	- 6.1%	939	1,021	+ 8.7%
Closed Sales	182	189	+ 3.8%	671	680	+ 1.3%
Median Sales Price*	\$634,500	<b>\$665,000</b>	+ 4.8%	\$625,000	<b>\$630,000</b>	+ 0.8%
Average Sales Price*	\$746,474	<b>\$765,187</b>	+ 2.5%	\$696,227	<b>\$729,044</b>	+ 4.7%
Percent of List Price Received*	100.8%	<b>100.2%</b>	- 0.6%	100.0%	<b>99.8%</b>	- 0.2%
Days on Market Until Sale	39	43	+ 10.3%	53	55	+ 3.8%
Inventory of Homes for Sale	272	299	+ 9.9%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

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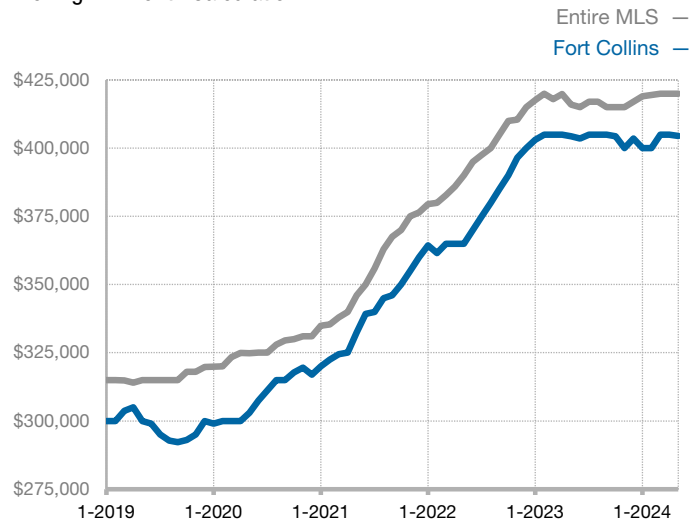
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	98	104	+ 6.1%	357	396	+ 10.9%
Closed Sales	84	64	- 23.8%	278	267	- 4.0%
Median Sales Price*	\$416,000	<b>\$413,750</b>	- 0.5%	\$404,405	<b>\$407,000</b>	+ 0.6%
Average Sales Price*	\$443,385	<b>\$415,329</b>	- 6.3%	\$409,900	<b>\$405,914</b>	- 1.0%
Percent of List Price Received*	100.3%	<b>99.3%</b>	- 1.0%	99.7%	<b>99.4%</b>	- 0.3%
Days on Market Until Sale	51	56	+ 9.8%	74	79	+ 6.8%
Inventory of Homes for Sale	126	149	+ 18.3%	--	--	--
Months Supply of Inventory	2.0	2.7	+ 35.0%	--	--	--

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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 May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Greeley

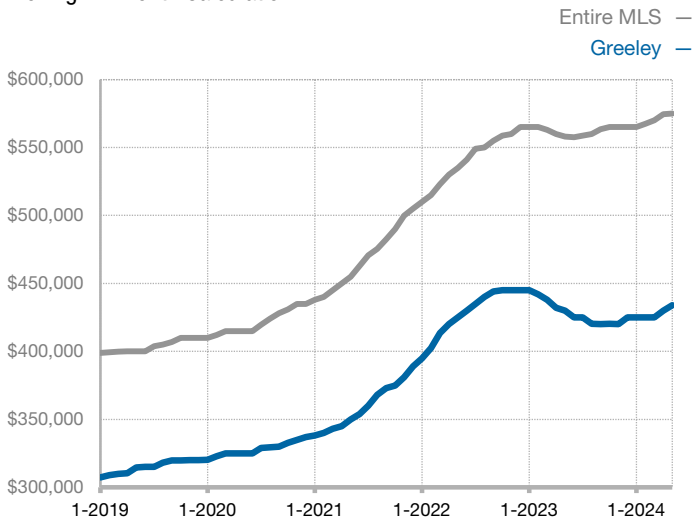
Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	154	159	+ 3.2%	581	655	+ 12.7%
Closed Sales	102	138	+ 35.3%	484	512	+ 5.8%
Median Sales Price*	\$432,500	\$449,750	+ 4.0%	\$420,000	\$440,968	+ 5.0%
Average Sales Price*	\$493,312	\$470,031	- 4.7%	\$442,969	\$458,860	+ 3.6%
Percent of List Price Received*	100.5%	99.4%	- 1.1%	99.9%	99.5%	- 0.4%
Days on Market Until Sale	45	56	+ 24.4%	64	62	- 3.1%
Inventory of Homes for Sale	181	184	+ 1.7%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

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Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	26	39	+ 50.0%	126	125	- 0.8%
Closed Sales	21	17	- 19.0%	105	88	- 16.2%
Median Sales Price*	\$344,000	\$349,900	+ 1.7%	\$331,150	\$352,500	+ 6.4%
Average Sales Price*	\$351,661	\$345,127	- 1.9%	\$338,185	\$341,121	+ 0.9%
Percent of List Price Received*	99.4%	100.1%	+ 0.7%	99.3%	99.6%	+ 0.3%
Days on Market Until Sale	44	69	+ 56.8%	60	75	+ 25.0%
Inventory of Homes for Sale	32	41	+ 28.1%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--

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



**Median Sales Price – Townhouse-Condo**  
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