



FCBR 2022

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David Biggers
Mortgage Loan Officer
970.494.6140
NMLS 500556

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Monthly Indicators



October 2022

New Listings were down 1.3 percent for single family homes and 43.0 percent for townhouse-condo properties. Pending Sales landed at 156 for single family homes and 47 for townhouse-condo properties.

The Median Sales Price was up 12.7 percent to \$575,000 for single family homes and 14.9 percent to \$402,000 for townhouse-condo properties. Days on Market remained flat for single family homes but increased 75.6 percent for townhouse-condo properties.

The US housing market is undergoing a major shift, and affordability continues to be an obstacle for buyers and sellers. Mortgage rates have doubled since March, and home prices remain elevated due to a limited supply of homes, although price gains are slowing at a quickening pace. As a result, many homeowners are waiting until market conditions improve to sell their home, while other sellers are increasingly cutting prices and offering concessions to attract a greater number of buyers.

Activity Snapshot

- 36.4%	0.0%	+ 12.7%
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	10-2021	10-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		235	232	- 1.3%	2,979	2,687	- 9.8%
Pending Sales		249	156	- 37.3%	2,706	2,041	- 24.6%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		261	166	- 36.4%	2,669	2,026	- 24.1%
Median Sales Price		\$510,000	\$575,000	+ 12.7%	\$515,000	\$601,376	+ 16.8%
Avg. Sales Price		\$598,918	\$677,247	+ 13.1%	\$581,060	\$677,789	+ 16.6%
Pct. of List Price Received		100.8%	98.8%	- 2.0%	102.4%	102.2%	- 0.2%
Days on Market		51	51	0.0%	53	44	- 17.0%
Affordability Index		76	48	- 36.8%	75	46	- 38.7%
Active Listings		228	414	+ 81.6%	--	--	--
Months Supply		0.9	2.0	+ 122.2%	--	--	--

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.



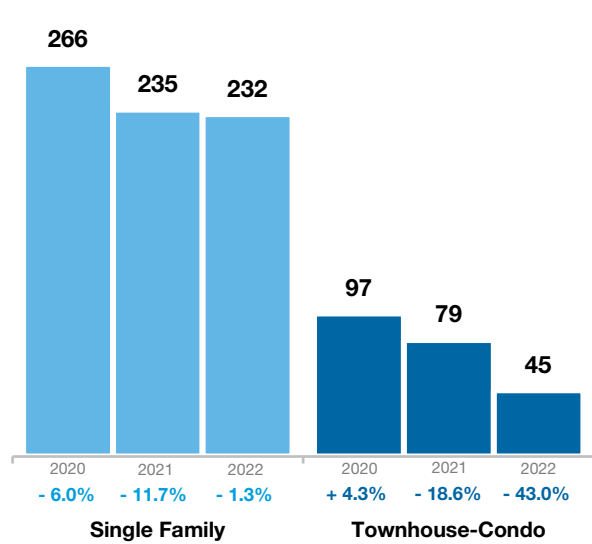
Key Metrics	Historical Sparkbars	10-2021	10-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		79	45	- 43.0%	963	754	- 21.7%
Pending Sales		96	47	- 51.0%	886	636	- 28.2%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		65	47	- 27.7%	864	646	- 25.2%
Median Sales Price		\$350,000	\$402,000	+ 14.9%	\$353,000	\$401,250	+ 13.7%
Avg. Sales Price		\$395,165	\$432,385	+ 9.4%	\$378,181	\$420,141	+ 11.1%
Pct. of List Price Received		100.7%	99.9%	- 0.8%	101.5%	102.9%	+ 1.4%
Days on Market		41	72	+ 75.6%	62	56	- 9.7%
Affordability Index		111	68	- 38.7%	110	68	- 38.2%
Active Listings		81	103	+ 27.2%	--	--	--
Months Supply		1.0	1.5	+ 50.0%	--	--	--

New Listings

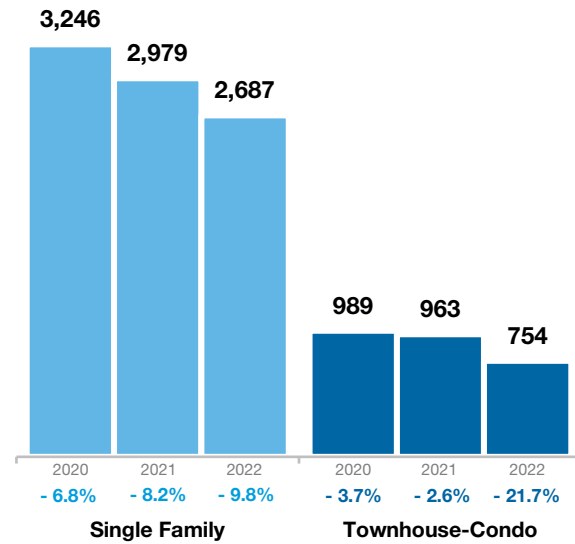
A count of the properties that have been newly listed on the market in a given month.



October

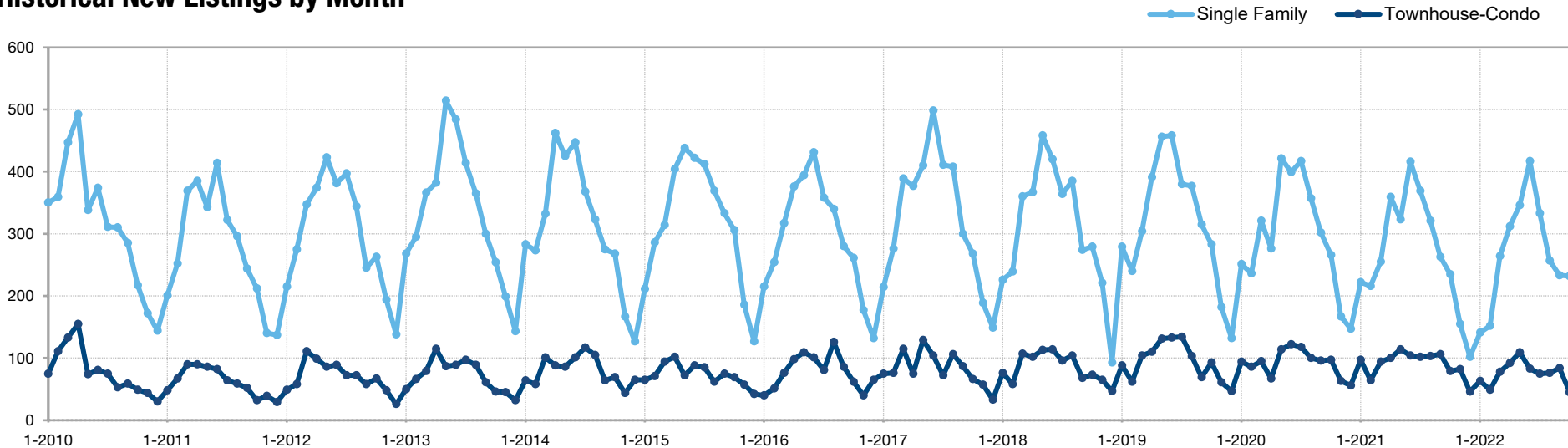


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2021	155	-7.2%	82	+30.2%
Dec-2021	102	-30.6%	46	-17.9%
Jan-2022	141	-36.5%	63	-35.1%
Feb-2022	152	-29.6%	49	-23.4%
Mar-2022	264	+3.5%	78	-17.0%
Apr-2022	312	-13.1%	92	-8.0%
May-2022	346	+7.1%	109	-4.4%
Jun-2022	417	+0.2%	83	-20.2%
Jul-2022	333	-9.8%	75	-26.5%
Aug-2022	257	-19.9%	76	-26.2%
Sep-2022	233	-11.4%	84	-20.8%
Oct-2022	232	-1.3%	45	-43.0%
12-Month Avg	245	-10.6%	74	-18.5%

Historical New Listings by Month

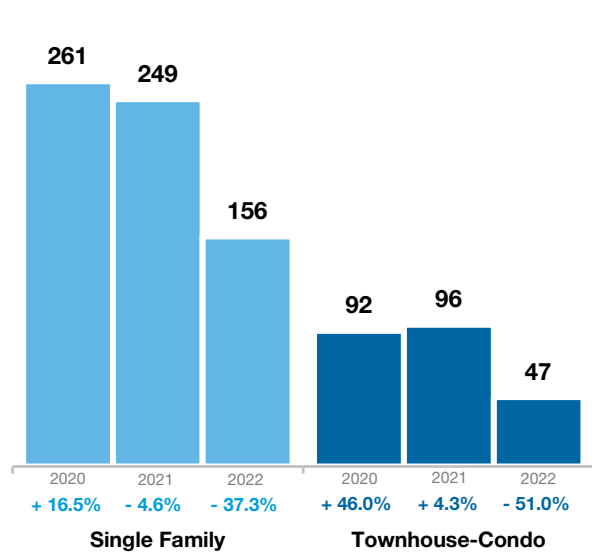


Pending Sales

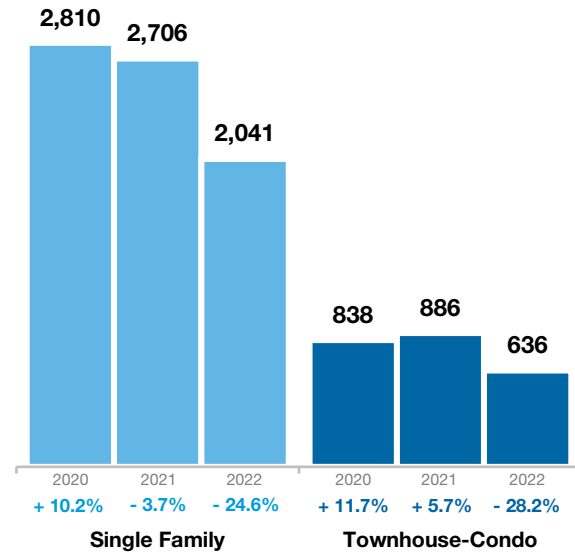
A count of the properties on which offers have been accepted in a given month.



October

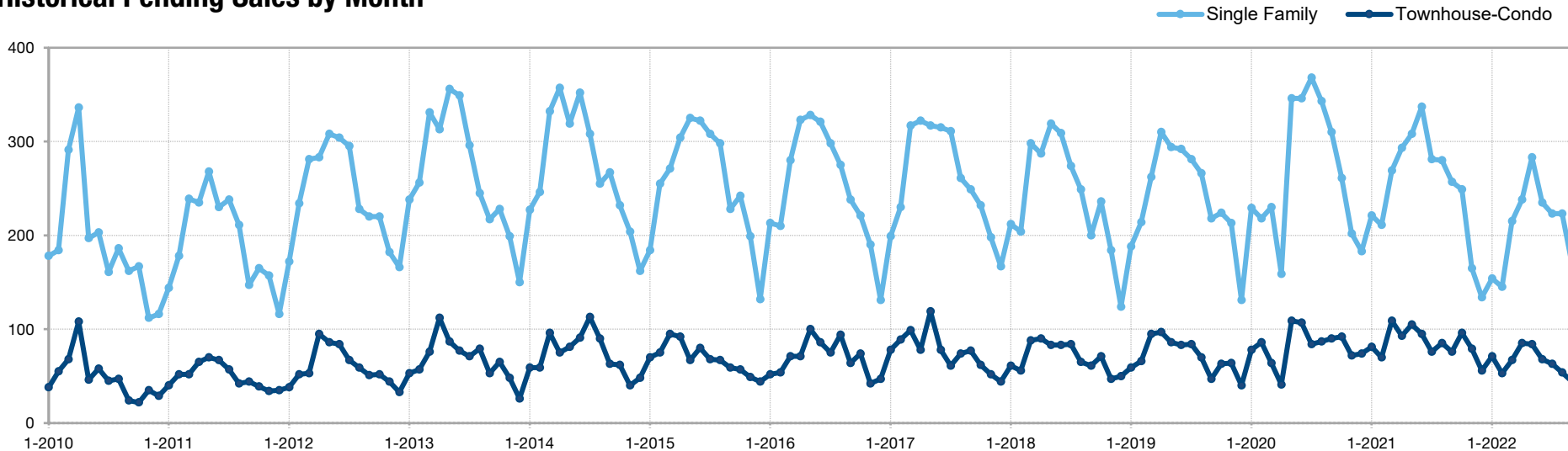


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2021	165	-18.3%	79	+9.7%
Dec-2021	134	-26.8%	56	-24.3%
Jan-2022	154	-30.3%	71	-12.3%
Feb-2022	145	-31.3%	53	-24.3%
Mar-2022	215	-20.1%	67	-38.5%
Apr-2022	238	-18.8%	85	-8.6%
May-2022	283	-8.1%	84	-20.0%
Jun-2022	235	-30.3%	68	-28.4%
Jul-2022	223	-20.6%	63	-17.1%
Aug-2022	223	-20.4%	54	-36.5%
Sep-2022	169	-34.2%	44	-42.1%
Oct-2022	156	-37.3%	47	-51.0%
12-Month Avg	195	-24.3%	64	-25.3%

Historical Pending Sales by Month

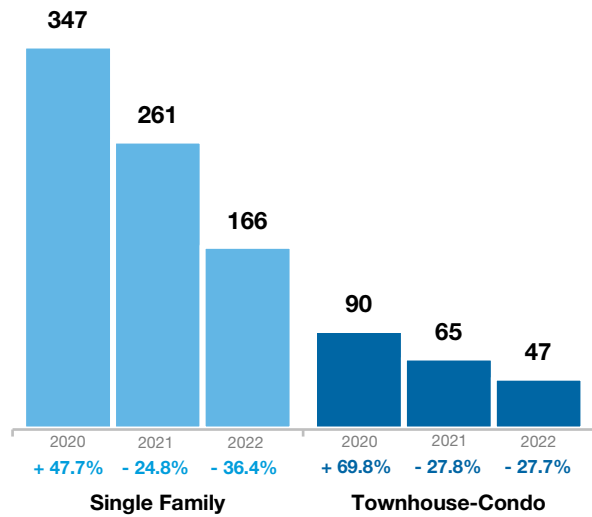


Sold Listings

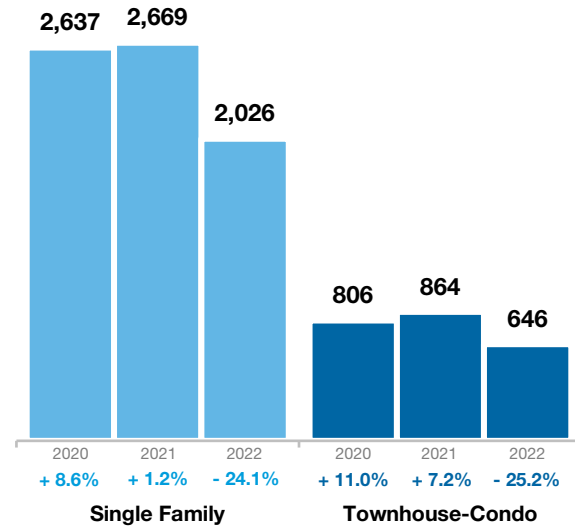
A count of the actual sales that closed in a given month.



October

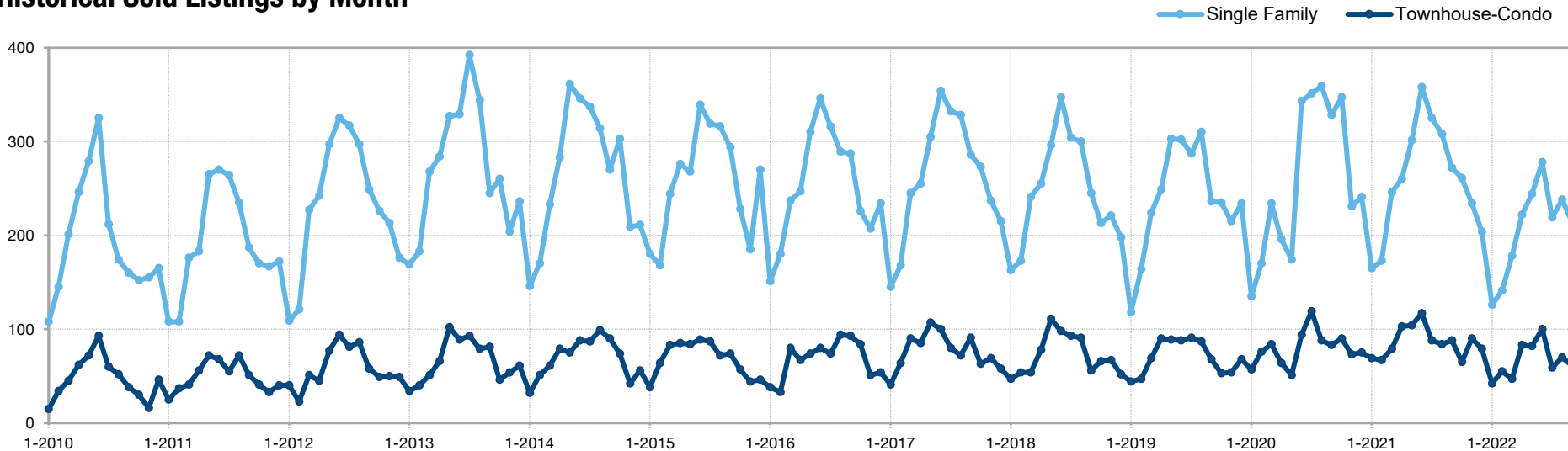


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2021	234	+1.3%	90	+23.3%
Dec-2021	204	-15.4%	79	+5.3%
Jan-2022	126	-23.6%	42	-39.1%
Feb-2022	141	-18.5%	55	-17.9%
Mar-2022	178	-27.6%	47	-40.5%
Apr-2022	222	-14.6%	83	-19.4%
May-2022	244	-18.9%	82	-21.2%
Jun-2022	278	-22.3%	100	-14.5%
Jul-2022	219	-32.6%	59	-33.0%
Aug-2022	238	-22.7%	70	-16.7%
Sep-2022	214	-21.3%	61	-30.7%
Oct-2022	166	-36.4%	47	-27.7%
12-Month Avg	205	-21.6%	68	-19.5%

Historical Sold Listings by Month

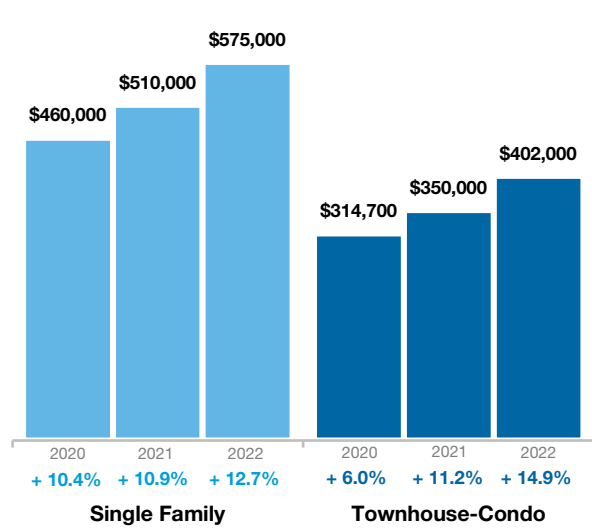


Median Sales Price

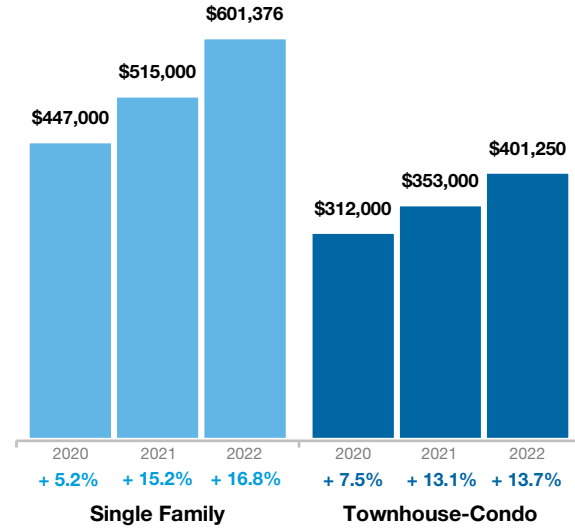
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



October



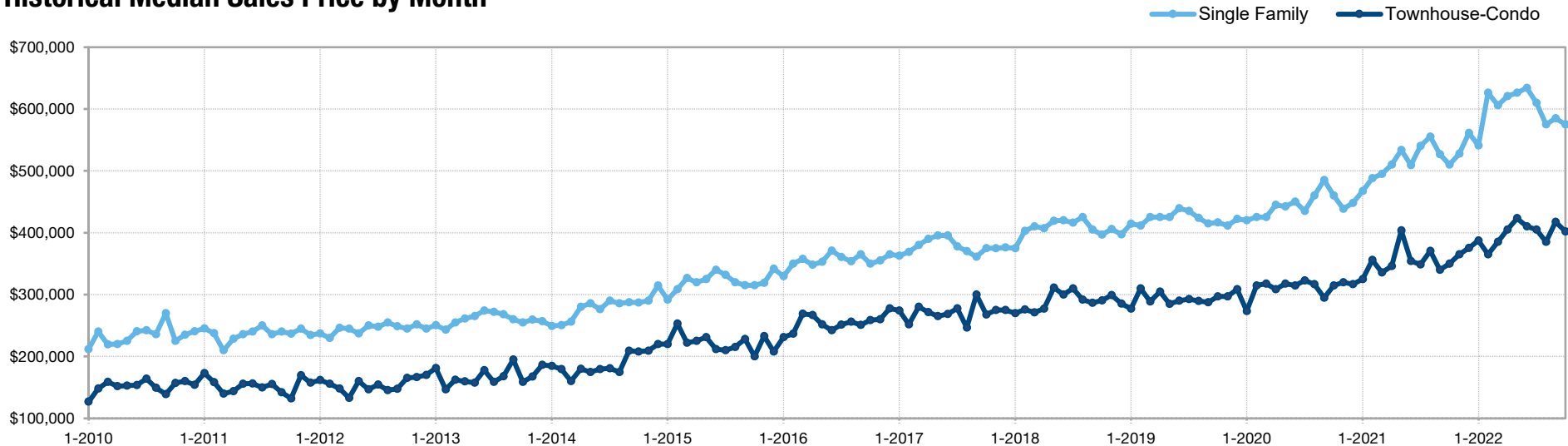
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2021	\$527,500	+20.2%	\$365,000	+14.1%
Dec-2021	\$561,000	+25.2%	\$375,135	+18.4%
Jan-2022	\$541,000	+15.7%	\$387,500	+19.2%
Feb-2022	\$626,221	+28.3%	\$364,810	+2.5%
Mar-2022	\$606,041	+22.4%	\$385,000	+14.8%
Apr-2022	\$620,495	+21.7%	\$405,000	+17.1%
May-2022	\$626,300	+17.4%	\$423,433	+4.9%
Jun-2022	\$633,947	+24.5%	\$410,000	+15.8%
Jul-2022	\$610,000	+13.0%	\$405,000	+16.2%
Aug-2022	\$575,000	+3.6%	\$385,000	+3.9%
Sep-2022	\$585,000	+11.1%	\$417,585	+22.8%
Oct-2022	\$575,000	+12.7%	\$402,000	+14.9%
12-Month Avg*	\$595,000	+18.3%	\$395,000	+13.8%

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

Historical Median Sales Price by Month

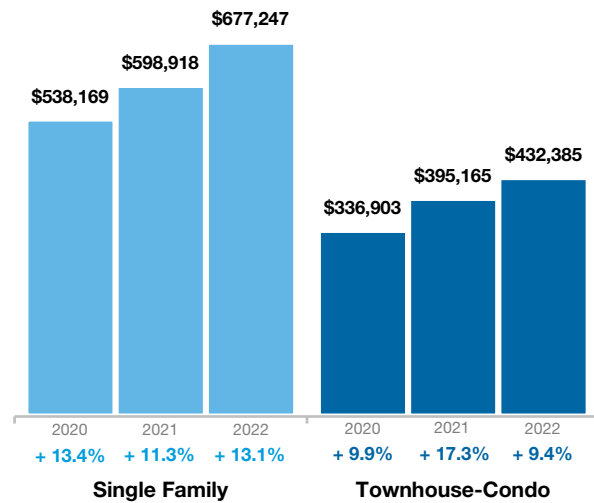


Average Sales Price

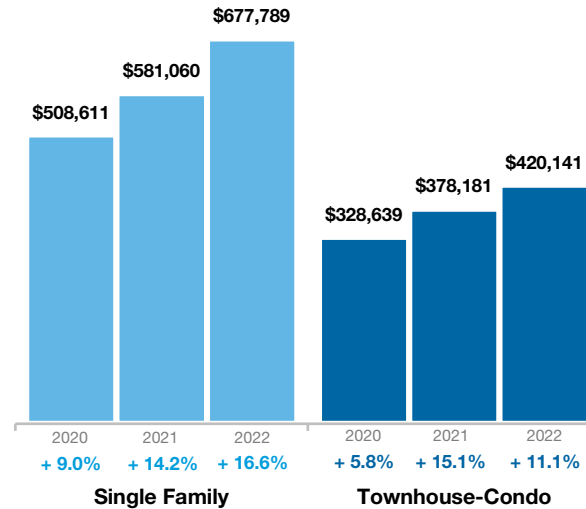
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



October



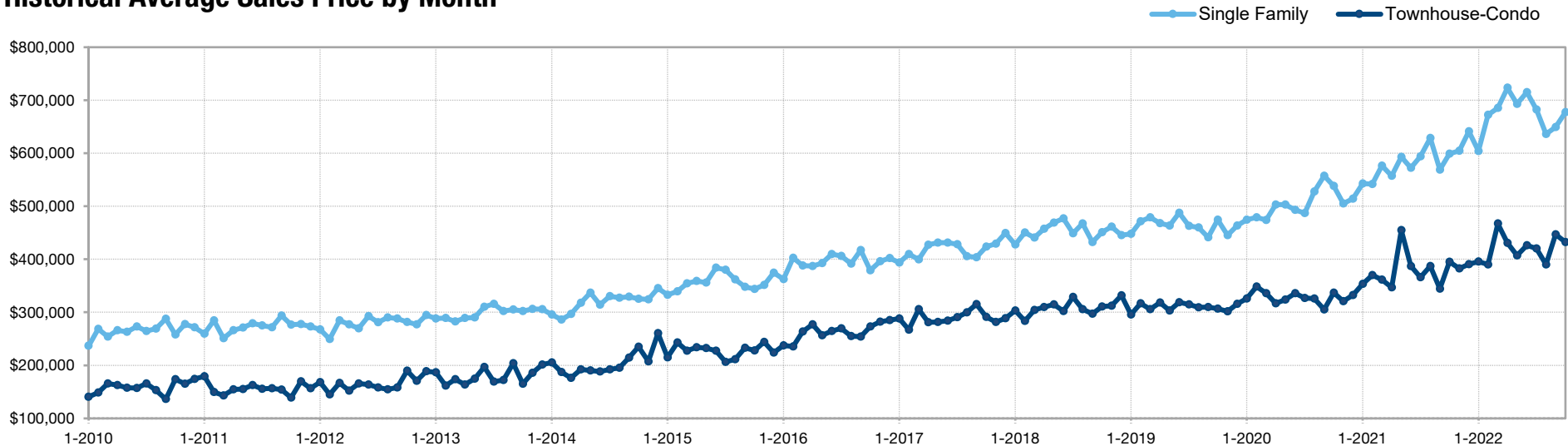
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2021	\$604,279	+19.7%	\$382,467	+19.2%
Dec-2021	\$640,947	+24.7%	\$390,490	+17.5%
Jan-2022	\$603,885	+11.3%	\$395,329	+11.9%
Feb-2022	\$672,361	+24.1%	\$390,127	+5.4%
Mar-2022	\$685,231	+19.0%	\$467,153	+29.3%
Apr-2022	\$723,257	+29.8%	\$430,603	+24.2%
May-2022	\$692,506	+16.8%	\$406,922	-10.6%
Jun-2022	\$715,072	+24.9%	\$426,142	+10.1%
Jul-2022	\$681,970	+14.8%	\$420,063	+14.8%
Aug-2022	\$635,873	+1.1%	\$390,285	+0.8%
Sep-2022	\$649,068	+14.1%	\$446,661	+29.7%
Oct-2022	\$677,247	+13.1%	\$432,385	+9.4%
12-Month Avg*	\$667,758	+17.1%	\$413,106	+11.5%

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

Historical Average Sales Price by Month



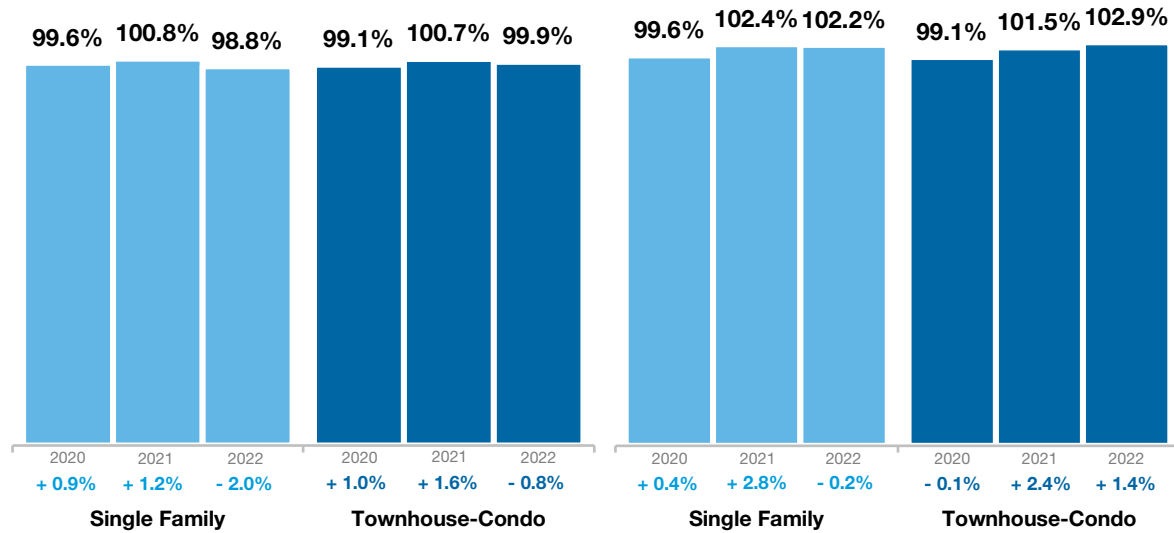
Percent of List Price Received

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.



October

Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	103.9%	+2.1%	103.8%	+2.3%
Apr-2022	105.8%	+2.6%	105.6%	+3.8%
May-2022	104.9%	+0.9%	104.1%	+2.0%
Jun-2022	103.2%	-0.7%	104.1%	+1.4%
Jul-2022	101.0%	-2.7%	102.2%	-0.7%
Aug-2022	99.6%	-2.6%	100.0%	-1.4%
Sep-2022	99.2%	-2.0%	100.4%	-1.1%
Oct-2022	98.8%	-2.0%	99.9%	-0.8%
12-Month Avg*	102.0%	-0.1%	102.4%	+1.2%

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

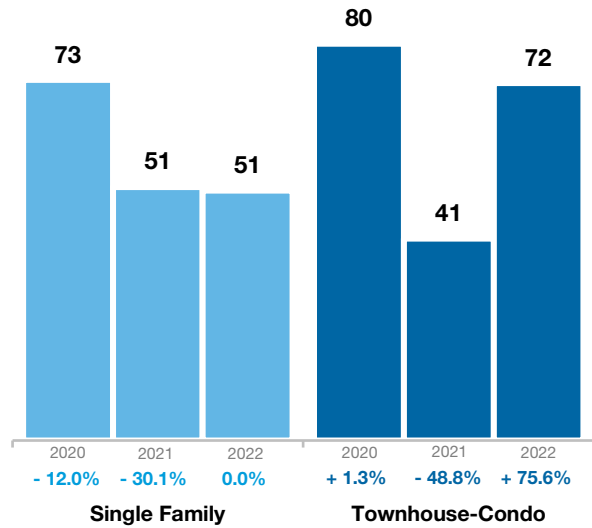
Historical Percent of List Price Received by Month



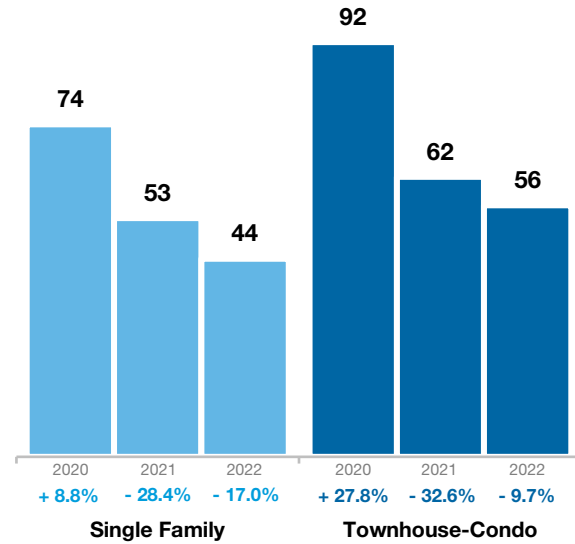
Days on Market Until Sale



October



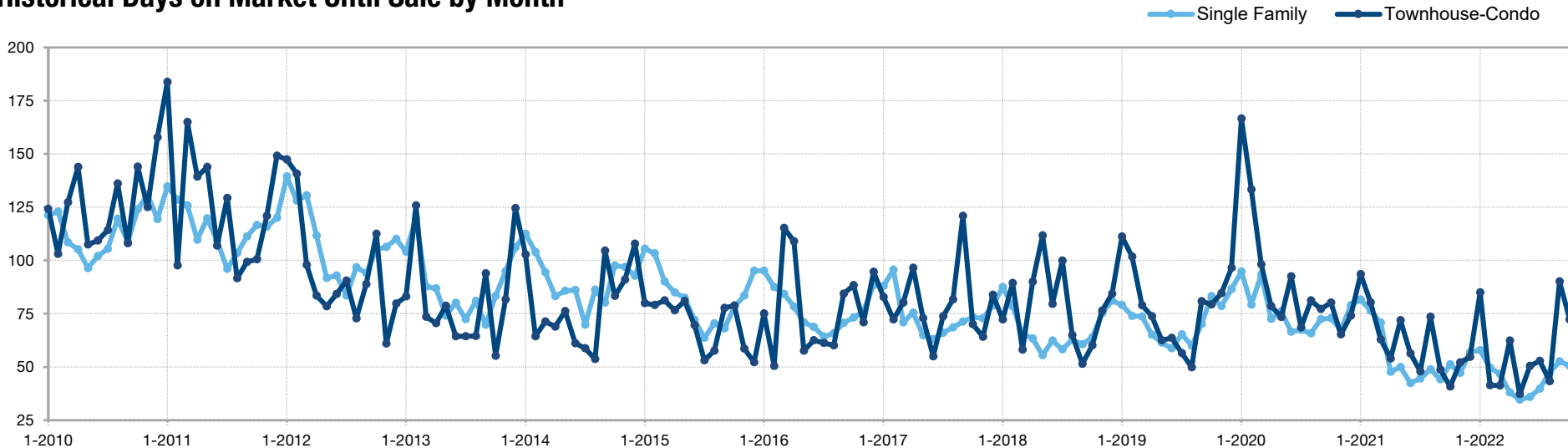
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2021	47	-29.9%	52	-20.0%
Dec-2021	57	-27.8%	55	-25.7%
Jan-2022	58	-29.3%	85	-9.6%
Feb-2022	50	-34.2%	41	-48.8%
Mar-2022	47	-33.8%	41	-34.9%
Apr-2022	38	-20.8%	62	+14.8%
May-2022	35	-30.0%	37	-48.6%
Jun-2022	36	-14.3%	50	-10.7%
Jul-2022	40	-9.1%	53	+10.4%
Aug-2022	47	-4.1%	43	-41.9%
Sep-2022	53	+20.5%	90	+83.7%
Oct-2022	51	0.0%	72	+75.6%
12-Month Avg	45	-19.2%	55	-12.6%

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

Historical Days on Market Until Sale by Month



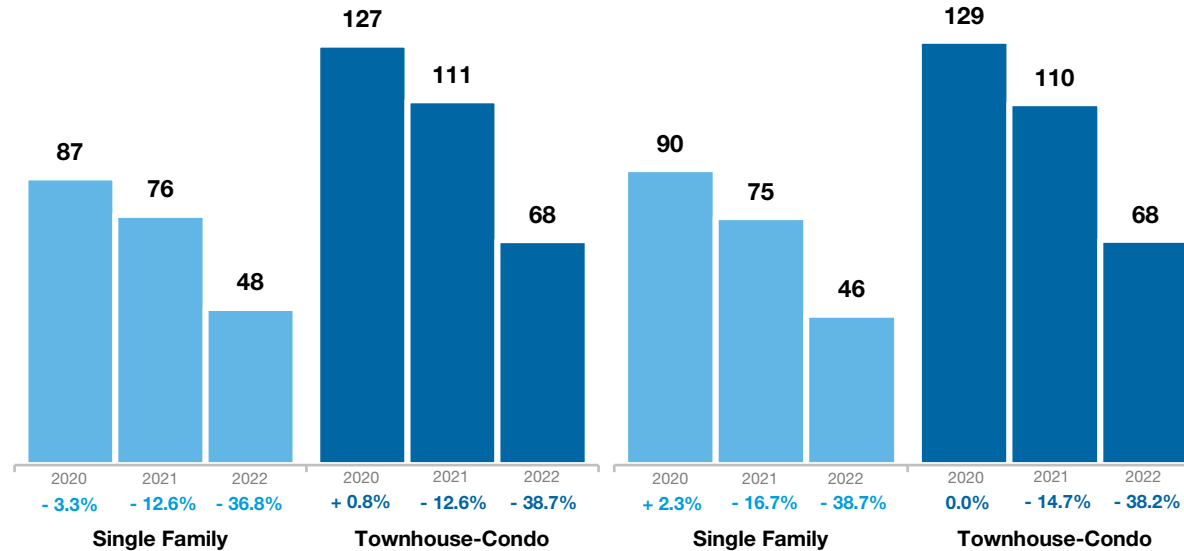
Housing Affordability Index

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.



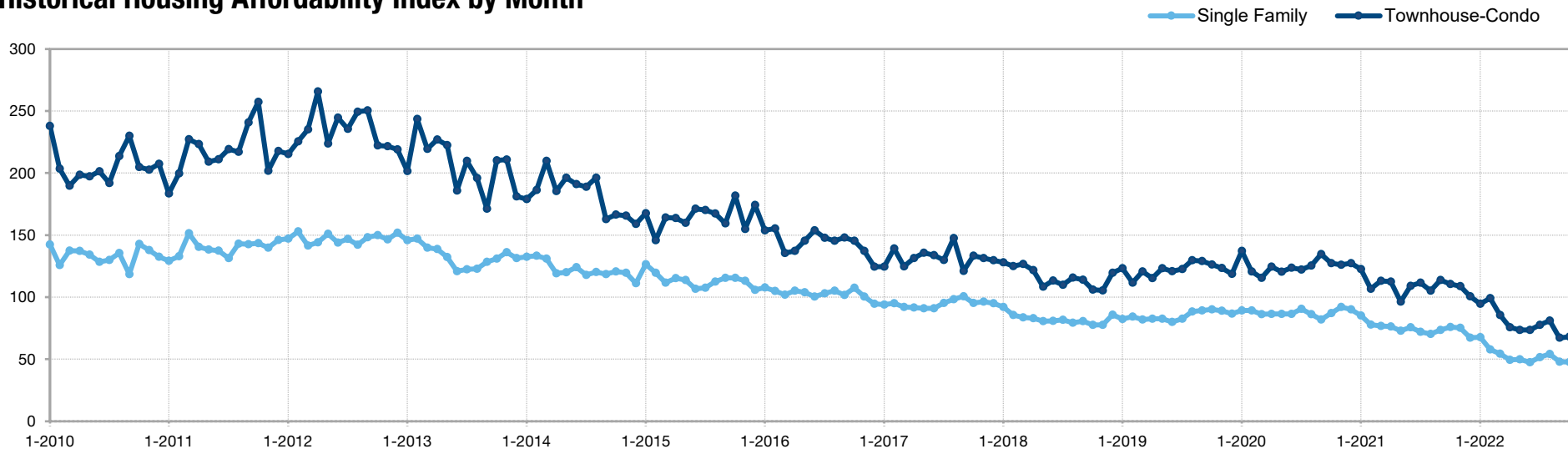
October

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2021	75	-18.5%	109	-13.5%
Dec-2021	67	-25.6%	101	-20.5%
Jan-2022	68	-20.0%	95	-22.8%
Feb-2022	58	-25.6%	99	-7.5%
Mar-2022	54	-29.9%	86	-23.9%
Apr-2022	49	-35.5%	76	-32.1%
May-2022	50	-31.5%	74	-22.9%
Jun-2022	48	-36.8%	73	-33.0%
Jul-2022	52	-27.8%	78	-30.4%
Aug-2022	54	-22.9%	81	-22.9%
Sep-2022	48	-34.2%	67	-41.2%
Oct-2022	48	-36.8%	68	-38.7%
12-Month Avg	56	-38.6%	78	-39.8%

Historical Housing Affordability Index by Month

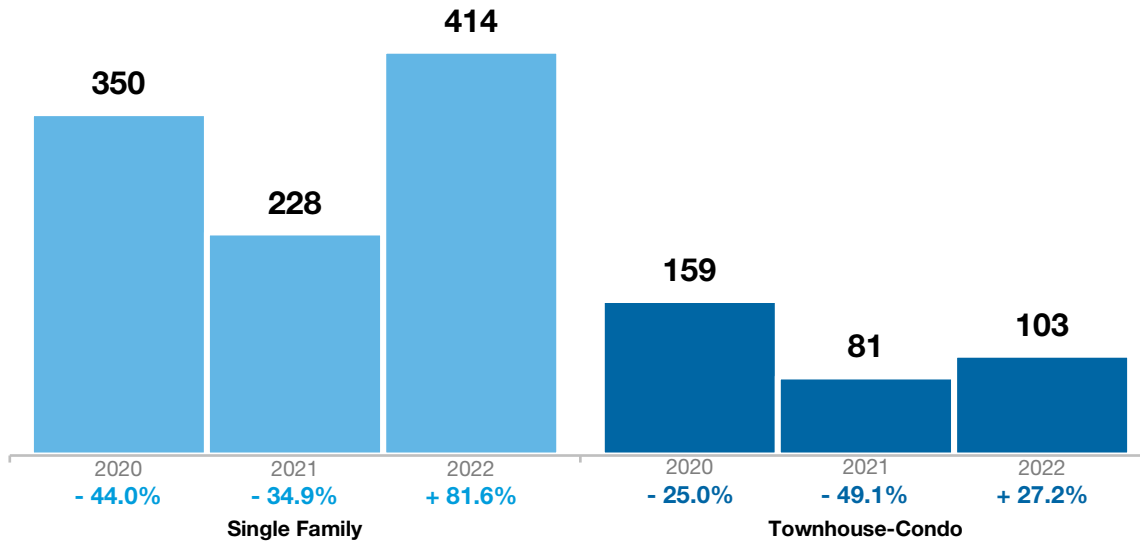


Inventory of Active Listings

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



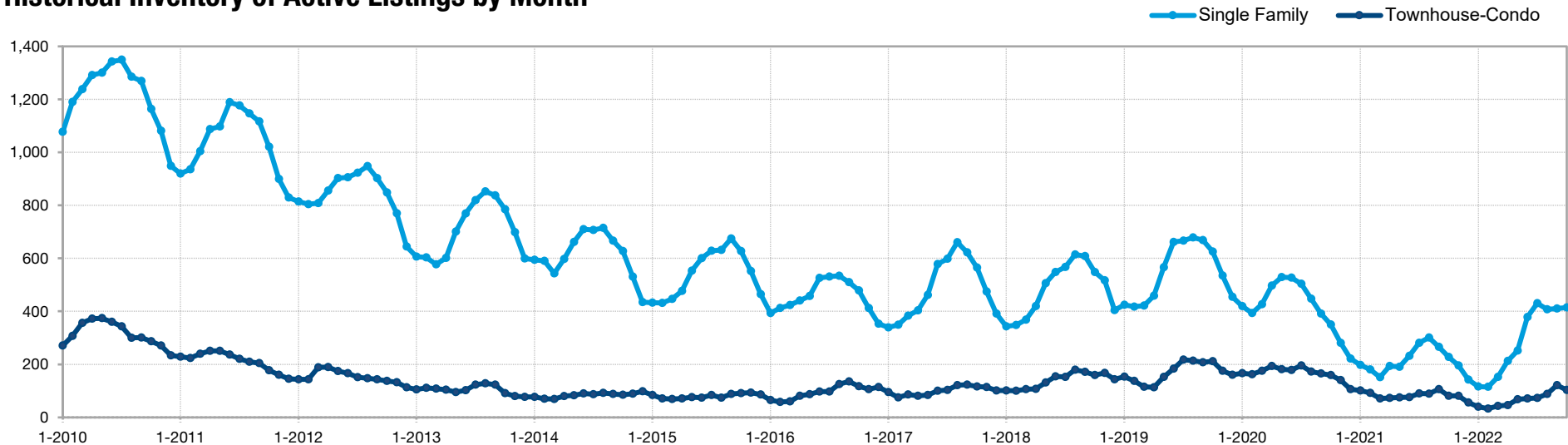
October



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2021	196	-30.2%	81	-42.1%
Dec-2021	142	-36.0%	56	-47.2%
Jan-2022	116	-41.4%	40	-60.4%
Feb-2022	115	-36.5%	33	-64.1%
Mar-2022	152	+0.7%	43	-39.4%
Apr-2022	213	+9.8%	46	-37.0%
May-2022	252	+31.9%	68	-9.3%
Jun-2022	378	+62.9%	71	-6.6%
Jul-2022	431	+53.4%	73	-18.9%
Aug-2022	407	+35.2%	88	-1.1%
Sep-2022	410	+54.1%	121	+14.2%
Oct-2022	414	+81.6%	103	+27.2%
12-Month Avg*	269	+18.3%	69	-25.2%

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

Historical Inventory of Active Listings by Month

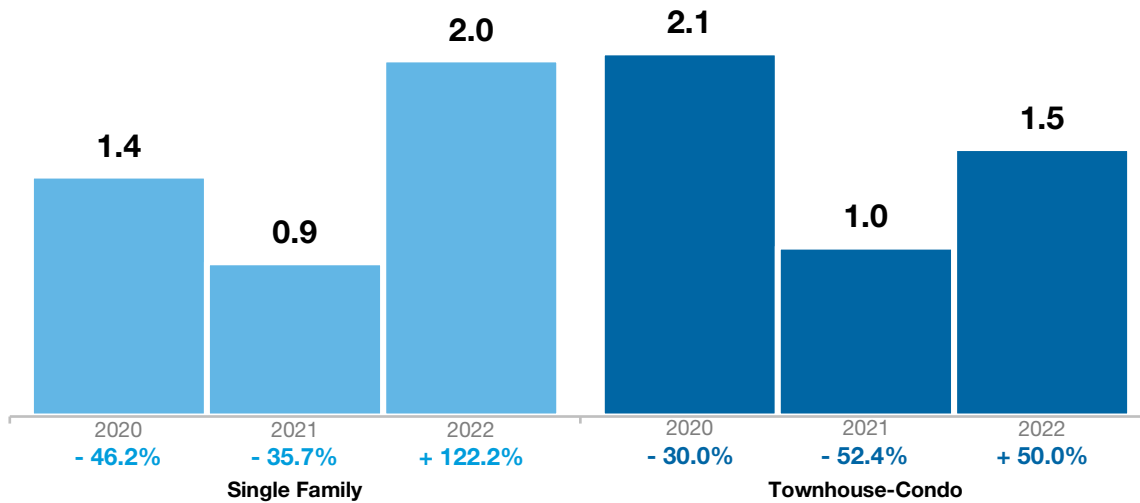


Months Supply of Inventory

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.



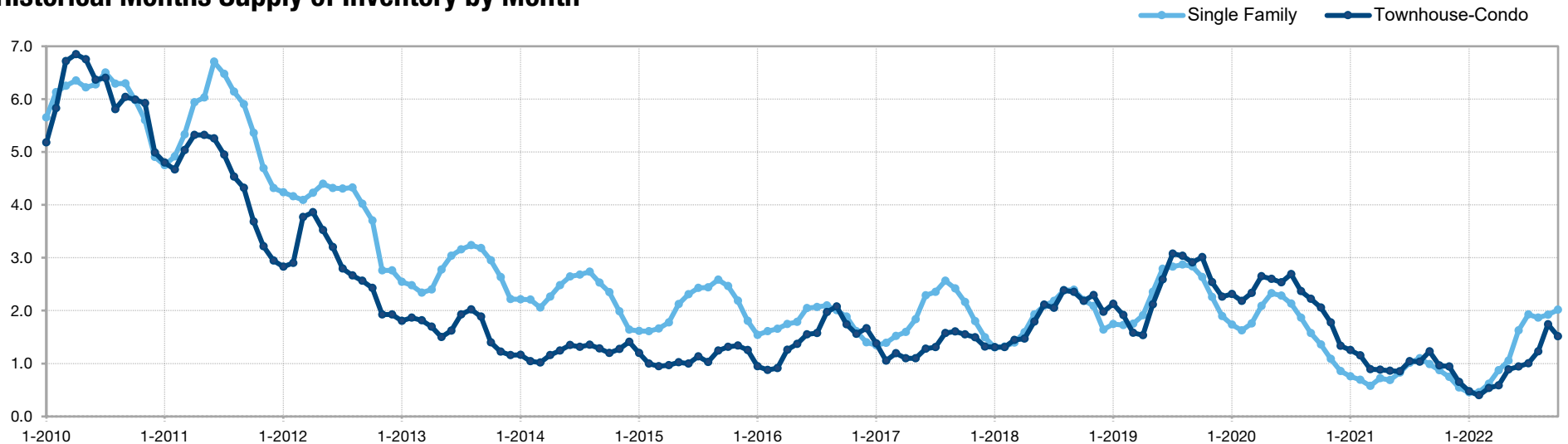
October



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2021	0.7	-36.4%	0.9	-50.0%
Dec-2021	0.5	-44.4%	0.7	-46.2%
Jan-2022	0.5	-37.5%	0.5	-61.5%
Feb-2022	0.5	-28.6%	0.4	-66.7%
Mar-2022	0.6	0.0%	0.5	-44.4%
Apr-2022	0.9	+28.6%	0.6	-33.3%
May-2022	1.1	+57.1%	0.9	0.0%
Jun-2022	1.6	+100.0%	0.9	0.0%
Jul-2022	1.9	+90.0%	1.0	0.0%
Aug-2022	1.9	+72.7%	1.2	+20.0%
Sep-2022	1.9	+90.0%	1.7	+41.7%
Oct-2022	2.0	+122.2%	1.5	+50.0%
12-Month Avg*	1.2	+38.5%	0.9	-17.8%

* Months Supply for all properties from November 2021 through October 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.



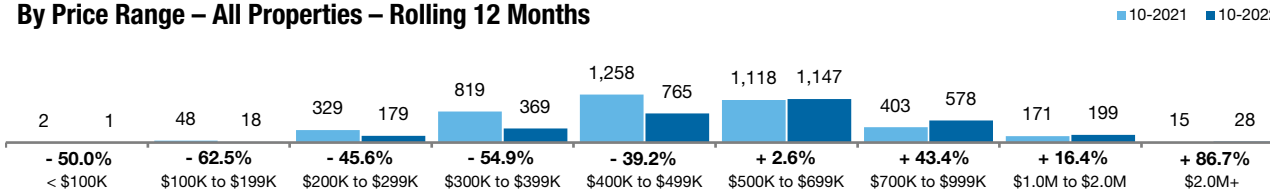
Key Metrics	Historical Sparkbars	10-2021	10-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		317	278	- 12.3%	3,959	3,453	- 12.8%
Pending Sales		346	203	- 41.3%	886	636	- 28.2%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		327	213	- 34.9%	3,543	2,675	- 24.5%
Median Sales Price		\$480,000	\$545,000	+ 13.5%	\$475,000	\$550,000	+ 15.8%
Avg. Sales Price		\$558,292	\$623,217	+ 16.1%	\$531,697	\$617,165	+ 16.1%
Pct. of List Price Received		100.7%	99.0%	+ 0.1%	102.2%	102.3%	+ 0.1%
Days on Market		50	55	- 14.5%	55	47	- 14.5%
Affordability Index		81	50	- 38.9%	81	50	- 38.9%
Active Listings		321	526	+ 63.9%	--	--	--
Months Supply		0.9	1.9	+ 107.7%	--	--	--

Sold Listings

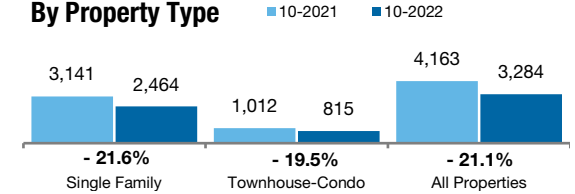
Actual sales that have closed in a given quarter.



By Price Range – All Properties – Rolling 12 Months



By Property Type

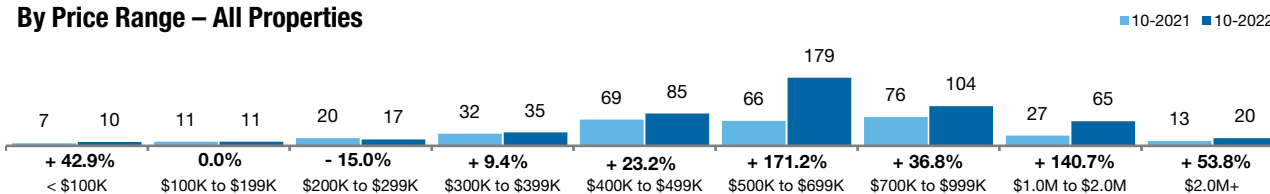


By Price Range	Rolling 12 Months			Compared to Prior Month			Year to Date		
	Single Family	Townhouse-Condo	Change	Single Family	Townhouse-Condo	Change	Single Family	Townhouse-Condo	Change
\$99,999 and Below	2	1	-50.0%	0	0	--	2	1	-50.0%
\$100,000 to \$199,999	25	11	-56.0%	22	7	-68.2%	21	10	-52.4%
\$200,000 to \$299,999	51	31	-39.2%	274	148	-46.0%	34	23	-32.4%
\$300,000 to \$399,999	386	105	-72.8%	432	264	-38.9%	268	78	-70.9%
\$400,000 to \$499,999	1,067	498	-53.3%	191	267	+39.8%	906	372	-58.9%
\$500,000 to \$699,999	1,059	1,064	+0.5%	58	82	+41.4%	938	888	-5.3%
\$700,000 to \$999,999	381	541	+42.0%	21	37	+76.2%	348	475	+36.5%
\$1,000,000 to \$1,999,999	157	187	+19.1%	12	9	-25.0%	140	155	+10.7%
\$2,000,000 and Above	13	26	+100.0%	2	1	-50.0%	12	24	+100.0%
All Price Ranges	3,141	2,464	-21.6%	1,012	815	-19.5%	214	166	-22.4%

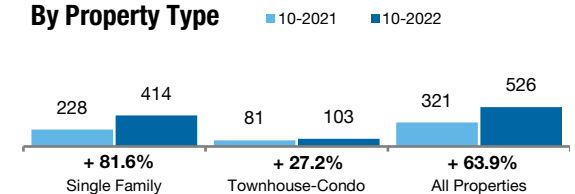
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



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	7	10	+42.9%	0	0	--	9	0	-100.0%
\$100,000 to \$199,999	10	11	+10.0%	1	0	-100.0%	10	11	+10.0%
\$200,000 to \$299,999	10	10	0.0%	10	7	-30.0%	9	10	+11.1%
\$300,000 to \$399,999	10	11	+10.0%	22	24	+9.1%	15	11	-26.7%
\$400,000 to \$499,999	34	50	+47.1%	34	35	+2.9%	42	50	+19.0%
\$500,000 to \$699,999	64	154	+140.6%	2	25	+1150.0%	147	154	+4.8%
\$700,000 to \$999,999	66	96	+45.5%	10	8	-20.0%	103	96	-6.8%
\$1,000,000 to \$1,999,999	22	59	+168.2%	2	4	+100.0%	61	59	-3.3%
\$2,000,000 and Above	5	13	+160.0%	0	0	--	14	13	-7.1%
All Price Ranges	228	414	+81.6%	81	103	+27.2%	410	414	+1.0%

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

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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 October 2022

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Greeley

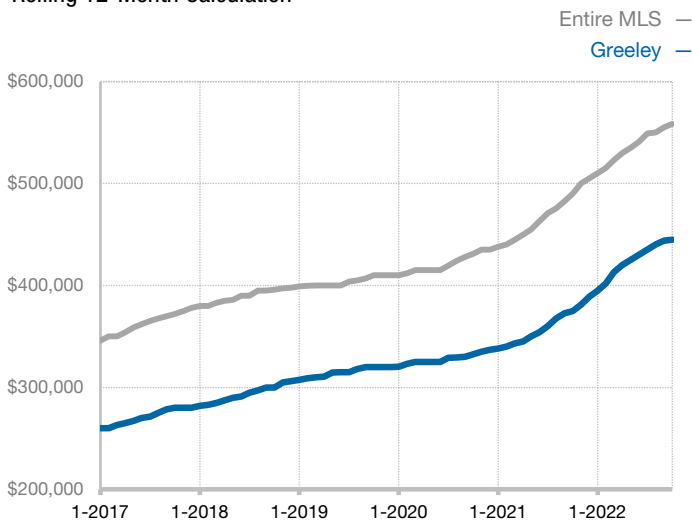
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
New Listings	206	154	- 25.2%	1,678	1,850	+ 10.3%
Closed Sales	136	119	- 12.5%	1,419	1,484	+ 4.6%
Median Sales Price*	\$405,000	\$405,000	0.0%	\$382,590	\$450,000	+ 17.6%
Average Sales Price*	\$410,614	\$416,081	+ 1.3%	\$407,422	\$454,271	+ 11.5%
Percent of List Price Received*	101.9%	99.4%	- 2.5%	102.3%	101.6%	- 0.7%
Days on Market Until Sale	34	48	+ 41.2%	35	46	+ 31.4%
Inventory of Homes for Sale	189	259	+ 37.0%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

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

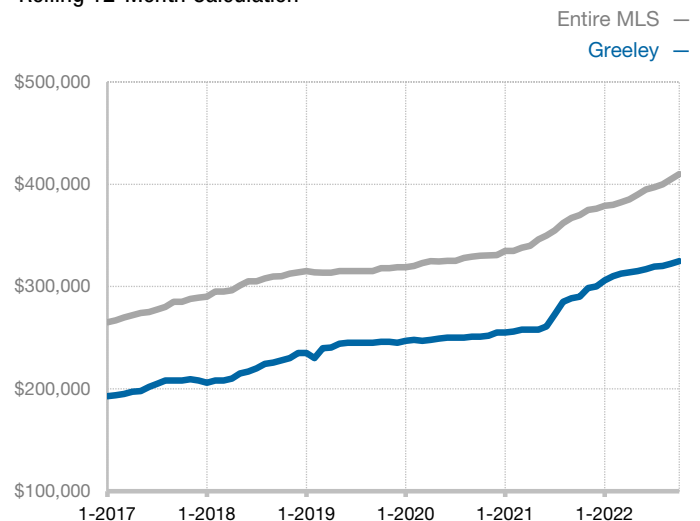
Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
New Listings	26	32	+ 23.1%	363	278	- 23.4%
Closed Sales	33	14	- 57.6%	277	286	+ 3.2%
Median Sales Price*	\$308,000	\$386,250	+ 25.4%	\$298,000	\$325,000	+ 9.1%
Average Sales Price*	\$312,872	\$399,929	+ 27.8%	\$295,628	\$332,182	+ 12.4%
Percent of List Price Received*	101.2%	98.3%	- 2.9%	101.2%	101.0%	- 0.2%
Days on Market Until Sale	57	86	+ 50.9%	50	70	+ 40.0%
Inventory of Homes for Sale	46	49	+ 6.5%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--

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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 October 2022

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Berthoud

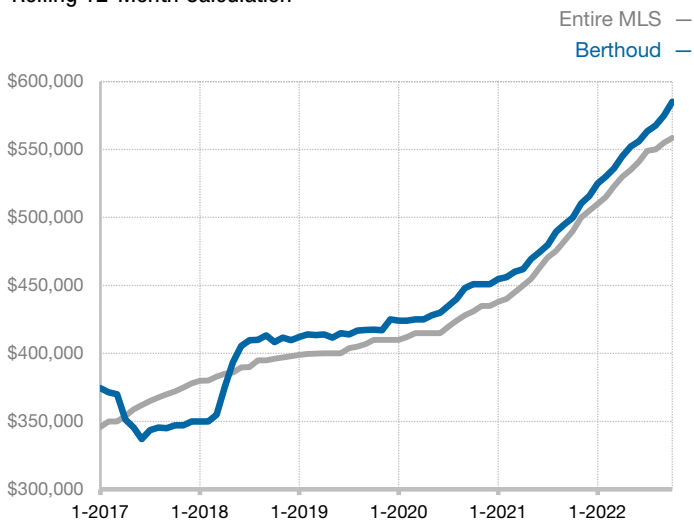
Key Metrics	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
New Listings	38	47	+ 23.7%	582	512	- 12.0%
Closed Sales	60	31	- 48.3%	542	443	- 18.3%
Median Sales Price*	\$535,000	\$630,000	+ 17.8%	\$511,350	\$599,450	+ 17.2%
Average Sales Price*	\$664,643	\$710,026	+ 6.8%	\$610,276	\$698,579	+ 14.5%
Percent of List Price Received*	101.4%	96.2%	- 5.1%	101.9%	101.8%	- 0.1%
Days on Market Until Sale	84	41	- 51.2%	75	62	- 17.3%
Inventory of Homes for Sale	89	105	+ 18.0%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--

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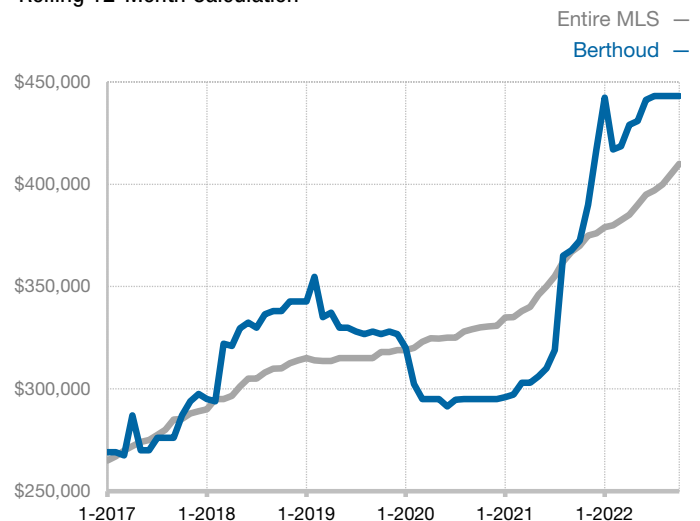
Key Metrics	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
New Listings	4	8	+ 100.0%	78	52	- 33.3%
Closed Sales	2	2	0.0%	53	57	+ 7.5%
Median Sales Price*	\$586,873	\$551,925	- 6.0%	\$443,877	\$448,000	+ 0.9%
Average Sales Price*	\$586,873	\$551,925	- 6.0%	\$453,004	\$486,331	+ 7.4%
Percent of List Price Received*	110.9%	103.3%	- 6.9%	102.0%	103.3%	+ 1.3%
Days on Market Until Sale	303	132	- 56.4%	91	174	+ 91.2%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--

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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 October 2022

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Johnstown

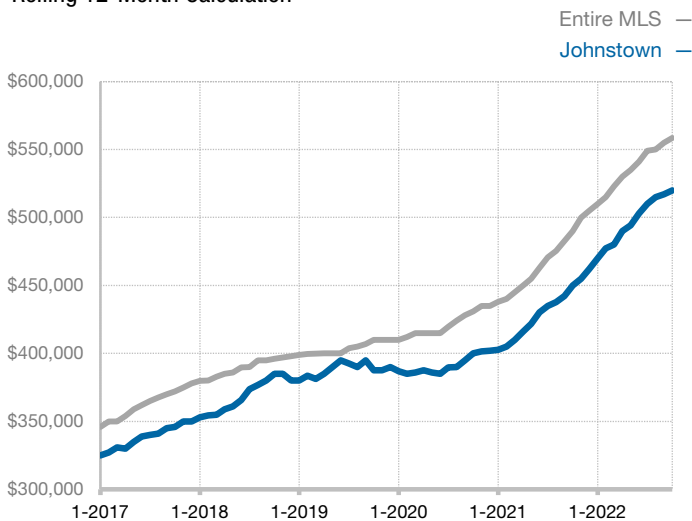
Key Metrics	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
New Listings	60	67	+ 11.7%	514	700	+ 36.2%
Closed Sales	46	49	+ 6.5%	449	519	+ 15.6%
Median Sales Price*	\$474,000	\$530,000	+ 11.8%	\$456,000	\$529,999	+ 16.2%
Average Sales Price*	\$517,749	\$580,712	+ 12.2%	\$497,845	\$554,325	+ 11.3%
Percent of List Price Received*	100.7%	99.4%	- 1.3%	102.4%	101.5%	- 0.9%
Days on Market Until Sale	34	42	+ 23.5%	31	35	+ 12.9%
Inventory of Homes for Sale	73	116	+ 58.9%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--

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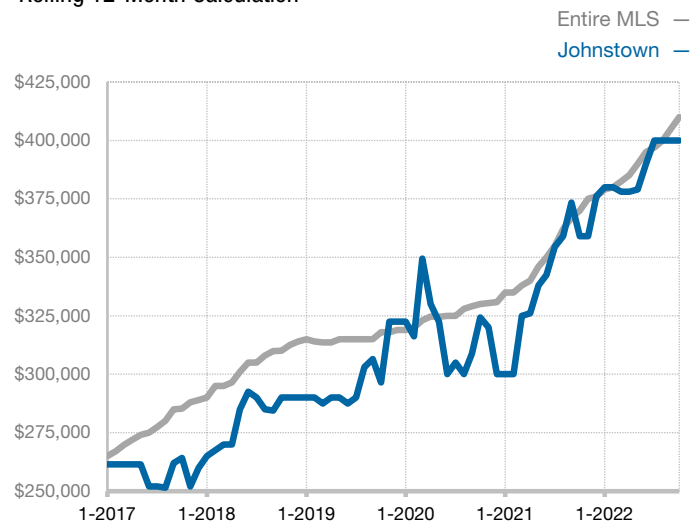
Key Metrics	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
New Listings	3	1	- 66.7%	22	20	- 9.1%
Closed Sales	1	2	+ 100.0%	22	15	- 31.8%
Median Sales Price*	\$355,000	\$394,600	+ 11.2%	\$373,450	\$400,000	+ 7.1%
Average Sales Price*	\$355,000	\$394,600	+ 11.2%	\$378,814	\$402,347	+ 6.2%
Percent of List Price Received*	104.7%	100.5%	- 4.0%	102.8%	102.3%	- 0.5%
Days on Market Until Sale	31	70	+ 125.8%	38	33	- 13.2%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--

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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 October 2022

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Loveland

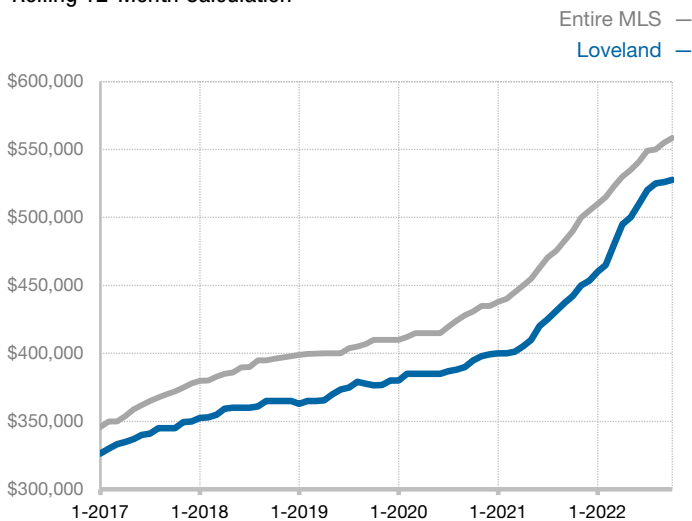
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
New Listings	159	153	- 3.8%	2,045	1,958	- 4.3%
Closed Sales	172	145	- 15.7%	1,811	1,525	- 15.8%
Median Sales Price*	\$480,000	\$506,000	+ 5.4%	\$450,000	\$540,000	+ 20.0%
Average Sales Price*	\$578,545	\$594,773	+ 2.8%	\$520,370	\$603,880	+ 16.0%
Percent of List Price Received*	100.6%	99.1%	- 1.5%	102.9%	101.9%	- 1.0%
Days on Market Until Sale	33	44	+ 33.3%	37	32	- 13.5%
Inventory of Homes for Sale	141	262	+ 85.8%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--

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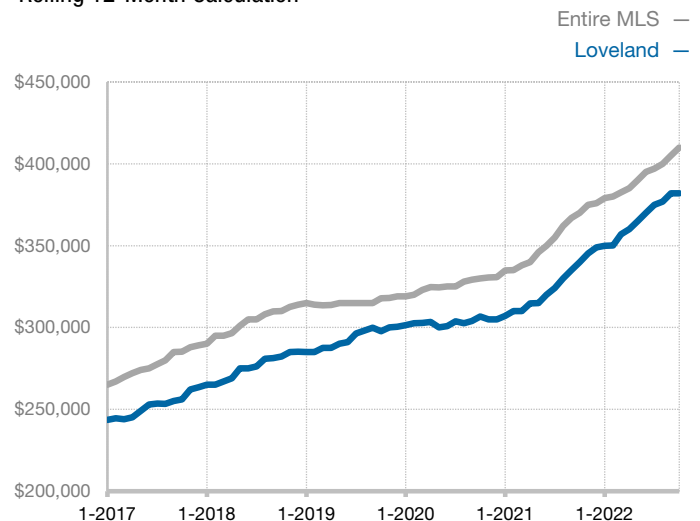
Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
New Listings	40	32	- 20.0%	469	345	- 26.4%
Closed Sales	47	17	- 63.8%	406	338	- 16.7%
Median Sales Price*	\$350,000	\$350,000	0.0%	\$345,000	\$389,001	+ 12.8%
Average Sales Price*	\$354,292	\$353,678	- 0.2%	\$357,776	\$401,715	+ 12.3%
Percent of List Price Received*	102.0%	99.5%	- 2.5%	102.5%	103.7%	+ 1.2%
Days on Market Until Sale	75	79	+ 5.3%	79	137	+ 73.4%
Inventory of Homes for Sale	16	53	+ 231.3%	--	--	--
Months Supply of Inventory	0.4	1.5	+ 275.0%	--	--	--

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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 October 2022

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Boulder

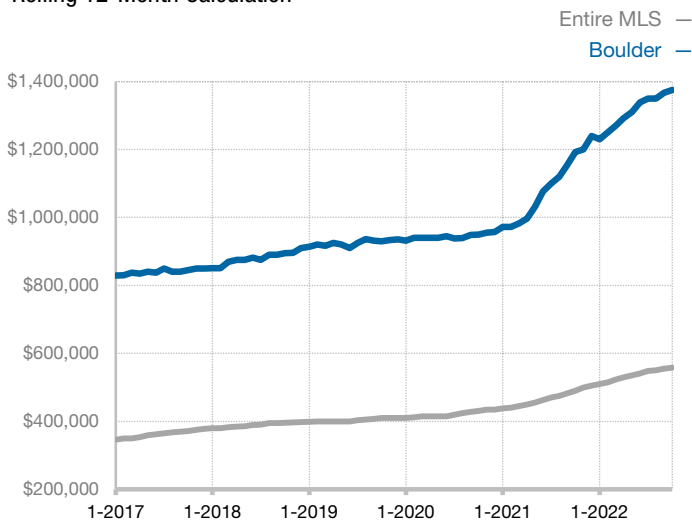
Key Metrics	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
New Listings	107	91	- 15.0%	1,494	1,316	- 11.9%
Closed Sales	129	65	- 49.6%	1,273	860	- 32.4%
Median Sales Price*	\$1,265,000	\$1,370,000	+ 8.3%	\$1,230,000	\$1,400,000	+ 13.8%
Average Sales Price*	\$1,684,179	\$1,621,904	- 3.7%	\$1,515,531	\$1,668,738	+ 10.1%
Percent of List Price Received*	101.2%	96.2%	- 4.9%	102.3%	103.3%	+ 1.0%
Days on Market Until Sale	41	48	+ 17.1%	47	39	- 17.0%
Inventory of Homes for Sale	144	214	+ 48.6%	--	--	--
Months Supply of Inventory	1.1	2.5	+ 127.3%	--	--	--

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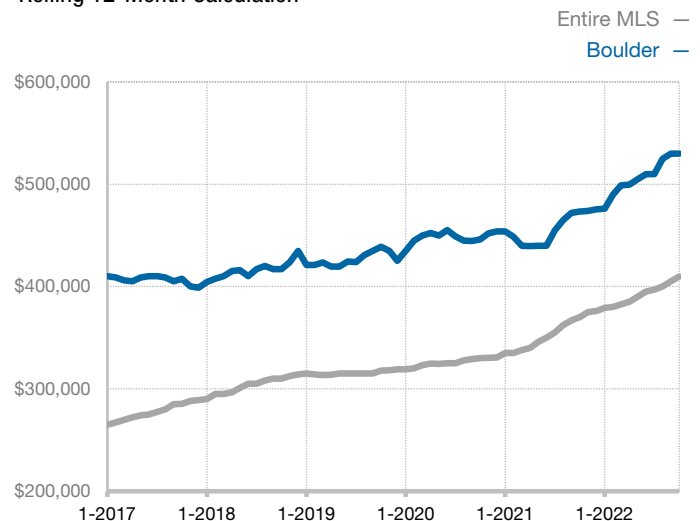
Key Metrics	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
New Listings	95	53	- 44.2%	1,044	836	- 19.9%
Closed Sales	71	51	- 28.2%	946	680	- 28.1%
Median Sales Price*	\$510,000	\$445,000	- 12.7%	\$475,000	\$544,936	+ 14.7%
Average Sales Price*	\$619,215	\$626,412	+ 1.2%	\$568,392	\$711,709	+ 25.2%
Percent of List Price Received*	99.6%	98.0%	- 1.6%	100.3%	101.9%	+ 1.6%
Days on Market Until Sale	56	56	0.0%	58	55	- 5.2%
Inventory of Homes for Sale	110	96	- 12.7%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--

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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 October 2022

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Fort Collins

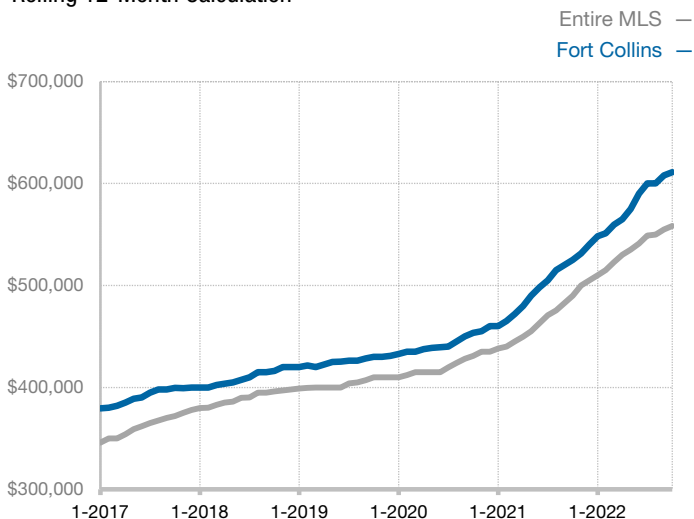
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
New Listings	237	211	- 11.0%	2,934	2,700	- 8.0%
Closed Sales	248	175	- 29.4%	2,593	2,131	- 17.8%
Median Sales Price*	\$549,275	\$575,000	+ 4.7%	\$535,000	\$620,000	+ 15.9%
Average Sales Price*	\$619,806	\$695,307	+ 12.2%	\$604,097	\$698,577	+ 15.6%
Percent of List Price Received*	101.2%	99.0%	- 2.2%	102.8%	102.7%	- 0.1%
Days on Market Until Sale	41	40	- 2.4%	36	32	- 11.1%
Inventory of Homes for Sale	208	330	+ 58.7%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--

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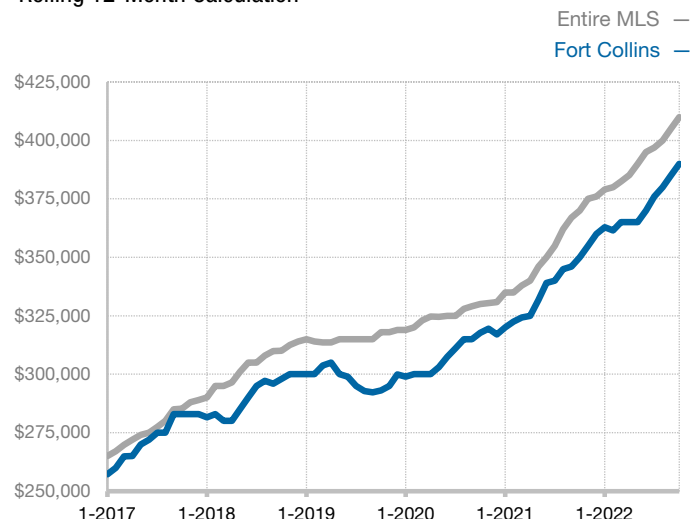
Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
New Listings	97	53	- 45.4%	1,218	888	- 27.1%
Closed Sales	82	51	- 37.8%	1,118	764	- 31.7%
Median Sales Price*	\$349,950	\$410,000	+ 17.2%	\$358,000	\$400,000	+ 11.7%
Average Sales Price*	\$417,624	\$412,640	- 1.2%	\$387,826	\$410,886	+ 5.9%
Percent of List Price Received*	100.8%	99.9%	- 0.9%	101.4%	102.8%	+ 1.4%
Days on Market Until Sale	32	39	+ 21.9%	48	30	- 37.5%
Inventory of Homes for Sale	80	100	+ 25.0%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--

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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 October 2022

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Windsor

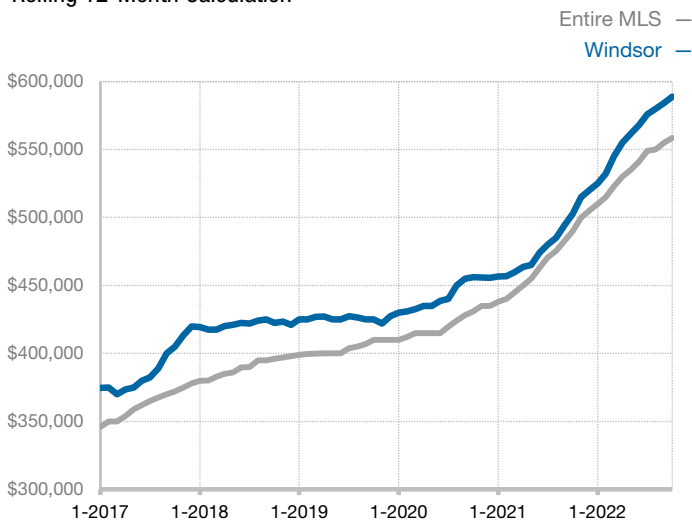
Key Metrics	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
New Listings	106	66	- 37.7%	1,533	1,115	- 27.3%
Closed Sales	113	57	- 49.6%	1,402	873	- 37.7%
Median Sales Price*	\$569,810	\$655,000	+ 15.0%	\$515,000	\$610,000	+ 18.4%
Average Sales Price*	\$626,867	\$754,907	+ 20.4%	\$577,546	\$673,814	+ 16.7%
Percent of List Price Received*	101.2%	98.3%	- 2.9%	101.6%	101.3%	- 0.3%
Days on Market Until Sale	59	58	- 1.7%	57	49	- 14.0%
Inventory of Homes for Sale	155	187	+ 20.6%	--	--	--
Months Supply of Inventory	1.1	2.0	+ 81.8%	--	--	--

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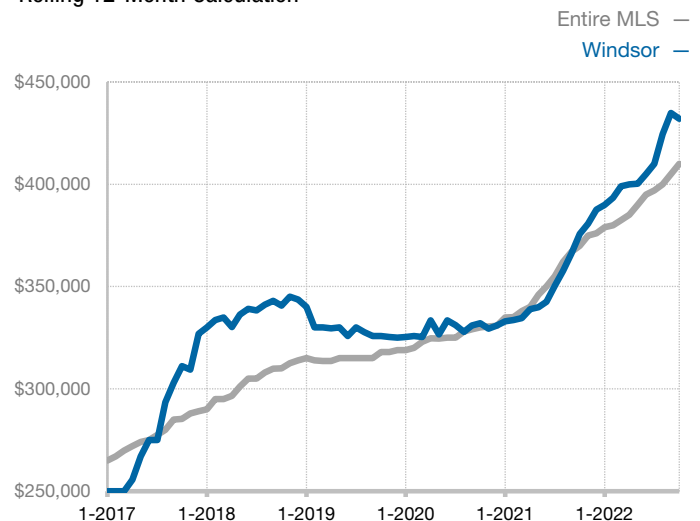
Key Metrics	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
New Listings	14	8	- 42.9%	183	117	- 36.1%
Closed Sales	15	14	- 6.7%	169	128	- 24.3%
Median Sales Price*	\$400,608	\$418,115	+ 4.4%	\$386,000	\$439,500	+ 13.9%
Average Sales Price*	\$400,168	\$427,651	+ 6.9%	\$381,600	\$457,591	+ 19.9%
Percent of List Price Received*	102.4%	101.8%	- 0.6%	101.5%	102.9%	+ 1.4%
Days on Market Until Sale	105	193	+ 83.8%	106	142	+ 34.0%
Inventory of Homes for Sale	9	17	+ 88.9%	--	--	--
Months Supply of Inventory	0.5	1.3	+ 160.0%	--	--	--

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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 October 2022

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Wellington

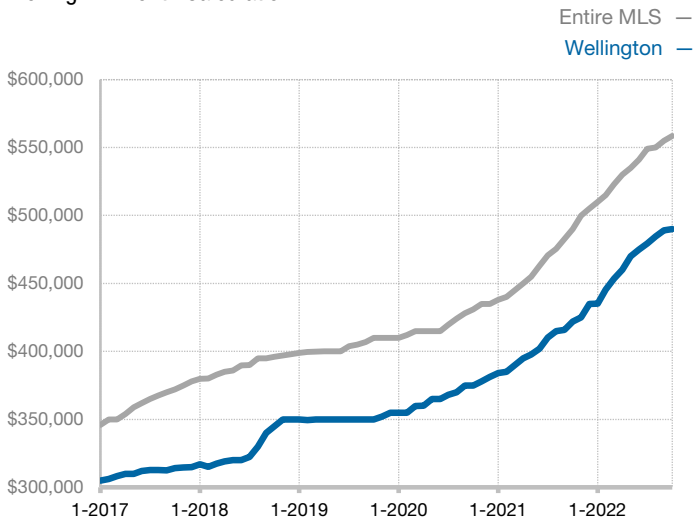
Key Metrics	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
New Listings	39	50	+ 28.2%	434	404	- 6.9%
Closed Sales	45	14	- 68.9%	409	298	- 27.1%
Median Sales Price*	\$460,000	\$447,500	- 2.7%	\$426,733	\$495,000	+ 16.0%
Average Sales Price*	\$484,091	\$467,505	- 3.4%	\$471,024	\$523,800	+ 11.2%
Percent of List Price Received*	101.4%	99.4%	- 2.0%	102.1%	102.6%	+ 0.5%
Days on Market Until Sale	44	59	+ 34.1%	62	49	- 21.0%
Inventory of Homes for Sale	37	94	+ 154.1%	--	--	--
Months Supply of Inventory	0.9	3.0	+ 233.3%	--	--	--

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

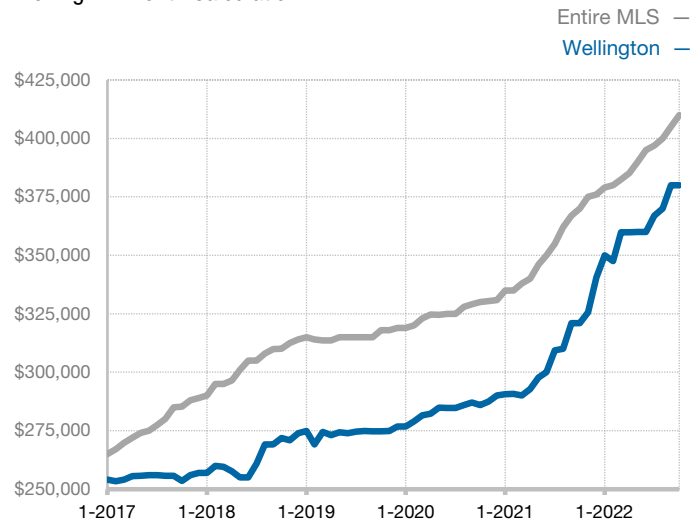
Key Metrics	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
New Listings	2	1	- 50.0%	67	40	- 40.3%
Closed Sales	2	4	+ 100.0%	63	33	- 47.6%
Median Sales Price*	\$314,510	\$377,500	+ 20.0%	\$326,300	\$385,000	+ 18.0%
Average Sales Price*	\$314,510	\$381,250	+ 21.2%	\$323,850	\$377,350	+ 16.5%
Percent of List Price Received*	100.9%	101.1%	+ 0.2%	101.5%	102.5%	+ 1.0%
Days on Market Until Sale	105	37	- 64.8%	62	31	- 50.0%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--

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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 October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Longmont

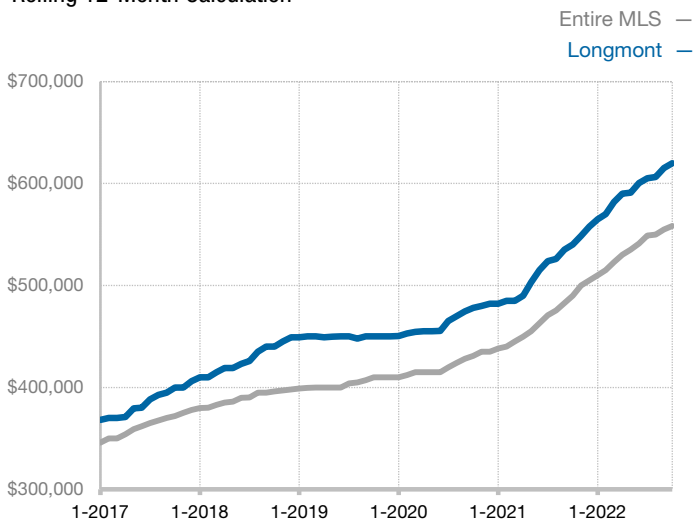
Key Metrics	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
New Listings	141	110	- 22.0%	1,678	1,555	- 7.3%
Closed Sales	156	88	- 43.6%	1,505	1,138	- 24.4%
Median Sales Price*	\$556,195	\$577,000	+ 3.7%	\$550,000	\$630,000	+ 14.5%
Average Sales Price*	\$631,480	\$668,534	+ 5.9%	\$686,737	\$724,956	+ 5.6%
Percent of List Price Received*	101.8%	98.8%	- 2.9%	103.8%	103.5%	- 0.3%
Days on Market Until Sale	27	39	+ 44.4%	31	29	- 6.5%
Inventory of Homes for Sale	141	271	+ 92.2%	--	--	--
Months Supply of Inventory	0.9	2.3	+ 155.6%	--	--	--

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

Key Metrics	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
New Listings	26	47	+ 80.8%	386	478	+ 23.8%
Closed Sales	41	24	- 41.5%	349	272	- 22.1%
Median Sales Price*	\$375,000	\$475,200	+ 26.7%	\$394,712	\$456,000	+ 15.5%
Average Sales Price*	\$376,295	\$473,267	+ 25.8%	\$404,334	\$469,300	+ 16.1%
Percent of List Price Received*	100.3%	99.4%	- 0.9%	102.6%	103.0%	+ 0.4%
Days on Market Until Sale	29	41	+ 41.4%	30	24	- 20.0%
Inventory of Homes for Sale	21	95	+ 352.4%	--	--	--
Months Supply of Inventory	0.6	3.3	+ 450.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

