



# FCBR 2024

FORT COLLINS BOARD OF REALTORS®



# Monthly Indicators



## October 2024

New Listings were up 8.9 percent for single family homes and 39.2 percent for townhouse-condo properties. Pending Sales landed at 195 for single family homes and 43 for townhouse-condo properties.

The Median Sales Price was up 8.4 percent to \$628,850 for single family homes and 0.9 percent to \$403,750 for townhouse-condo properties. Days on Market increased 11.1 percent for single family homes but decreased 5.0 percent for townhouse-condo properties.

There were 1.39 million homes for sale heading into October, a 1.5% increase from the previous month and a 23% increase from the same period last year, for a 4.3-month supply at the current sales pace, according to NAR. Even with improving supply and the slower sales pace, home prices have continued to rise nationwide, with NAR reporting a median existing-home price of \$404,500 as of last measure, a 3% increase from one year ago.

## Activity Snapshot

<b>+ 29.9%</b>	<b>+ 11.1%</b>	<b>+ 8.4%</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	10-2023	10-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
<b>New Listings</b>		224	<b>244</b>	+ 8.9%	2,512	<b>2,694</b>	+ 7.2%
<b>Pending Sales</b>		146	<b>195</b>	+ 33.6%	1,798	<b>1,824</b>	+ 1.4%
<b>Under Contract</b>	Not enough historical data for chart	--	--	--	--	--	--
<b>Sold Listings</b>		147	<b>191</b>	+ 29.9%	1,748	<b>1,722</b>	- 1.5%
<b>Median Sales Price</b>		\$580,000	<b>\$628,850</b>	+ 8.4%	\$600,000	<b>\$613,058</b>	+ 2.2%
<b>Avg. Sales Price</b>		\$627,558	<b>\$708,203</b>	+ 12.9%	\$680,045	<b>\$710,184</b>	+ 4.4%
<b>Pct. of List Price Received</b>		98.8%	<b>98.1%</b>	- 0.7%	99.8%	<b>99.2%</b>	- 0.6%
<b>Days on Market</b>		63	<b>70</b>	+ 11.1%	60	<b>62</b>	+ 3.3%
<b>Affordability Index</b>		66	<b>68</b>	+ 3.0%	64	<b>70</b>	+ 9.4%
<b>Active Listings</b>		469	<b>510</b>	+ 8.7%	--	--	--
<b>Months Supply</b>		2.8	<b>3.1</b>	+ 10.7%	--	--	--

# 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.



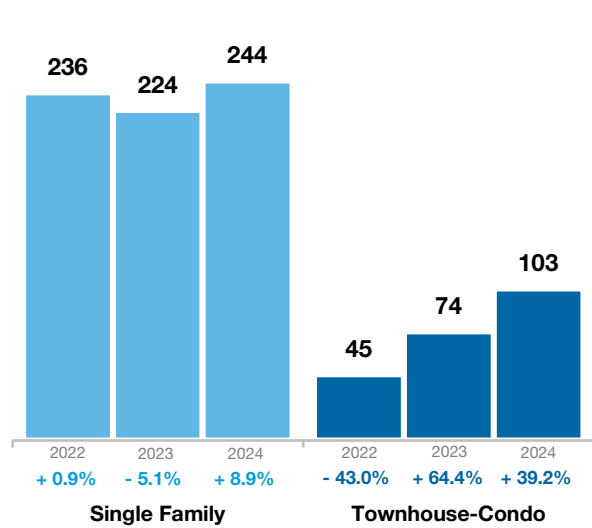
Key Metrics	Historical Sparkbars	10-2023	10-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
<b>New Listings</b>		74	<b>103</b>	+ 39.2%	844	<b>901</b>	+ 6.8%
<b>Pending Sales</b>		53	<b>43</b>	- 18.9%	616	<b>599</b>	- 2.8%
<b>Under Contract</b>	Not enough historical data for chart	--	--	--	--	--	--
<b>Sold Listings</b>		54	<b>52</b>	- 3.7%	597	<b>593</b>	- 0.7%
<b>Median Sales Price</b>		\$400,000	<b>\$403,750</b>	+ 0.9%	\$415,000	<b>\$412,000</b>	- 0.7%
<b>Avg. Sales Price</b>		\$394,662	<b>\$409,054</b>	+ 3.6%	\$432,605	<b>\$425,204</b>	- 1.7%
<b>Pct. of List Price Received</b>		99.3%	<b>98.7%</b>	- 0.6%	99.8%	<b>99.1%</b>	- 0.7%
<b>Days on Market</b>		60	<b>57</b>	- 5.0%	64	<b>76</b>	+ 18.8%
<b>Affordability Index</b>		96	<b>106</b>	+ 10.4%	93	<b>104</b>	+ 11.8%
<b>Active Listings</b>		178	<b>221</b>	+ 24.2%	--	--	--
<b>Months Supply</b>		3.1	<b>3.8</b>	+ 22.6%	--	--	--

# New Listings

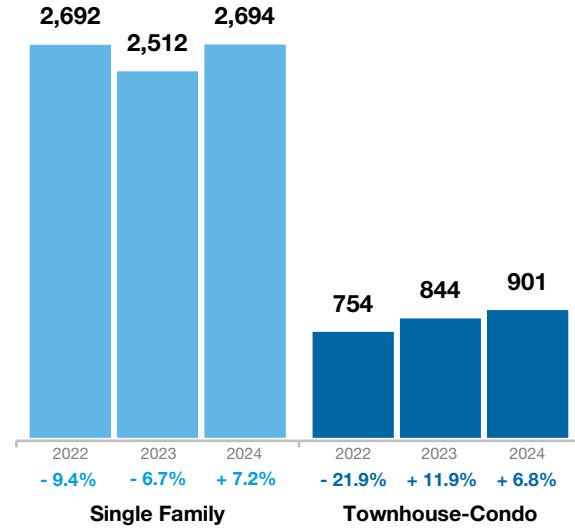
A count of the properties that have been newly listed on the market in a given month.



## October

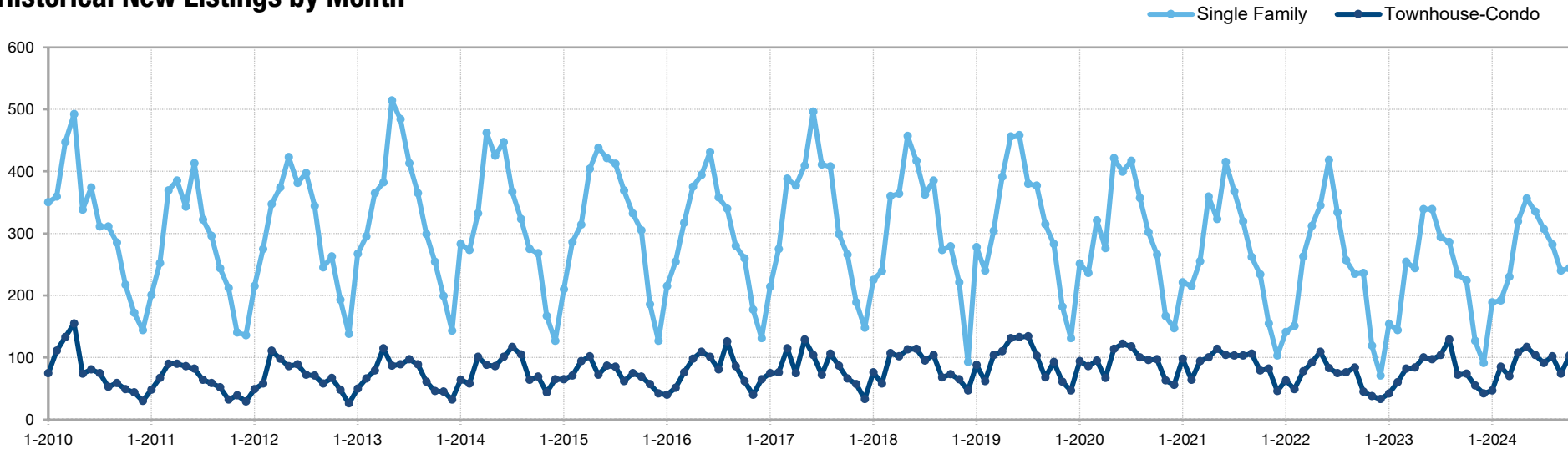


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2023	127	+6.7%	55	+44.7%
Dec-2023	91	+28.2%	42	+27.3%
Jan-2024	189	+22.7%	47	+11.9%
Feb-2024	192	+33.3%	85	+41.7%
Mar-2024	230	-9.4%	70	-14.6%
Apr-2024	319	+30.7%	108	+28.6%
May-2024	356	+5.0%	117	+17.0%
Jun-2024	335	-1.2%	104	+7.2%
Jul-2024	307	+4.4%	91	-12.5%
Aug-2024	282	-1.4%	102	-20.9%
Sep-2024	240	+2.6%	74	+2.8%
<b>Oct-2024</b>	<b>244</b>	<b>+8.9%</b>	<b>103</b>	<b>+39.2%</b>
12-Month Avg	243	+7.8%	83	+9.1%

## Historical New Listings by Month

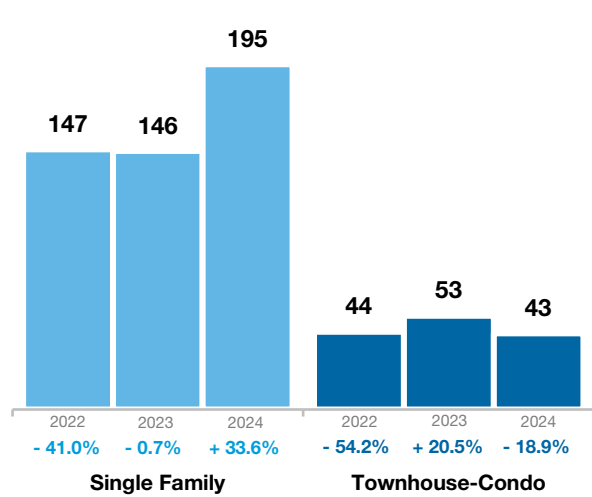


# Pending Sales

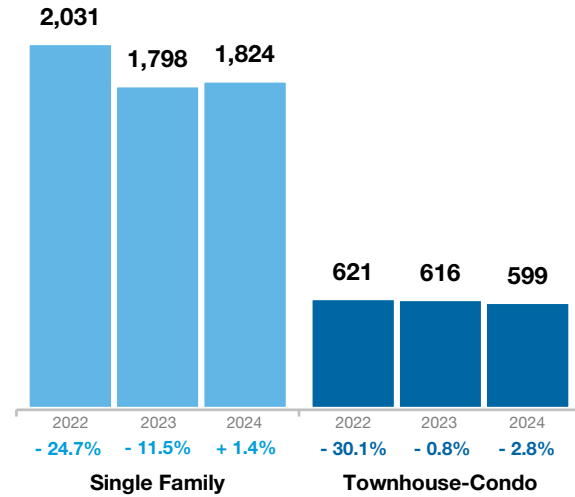
A count of the properties on which offers have been accepted in a given month.



## October

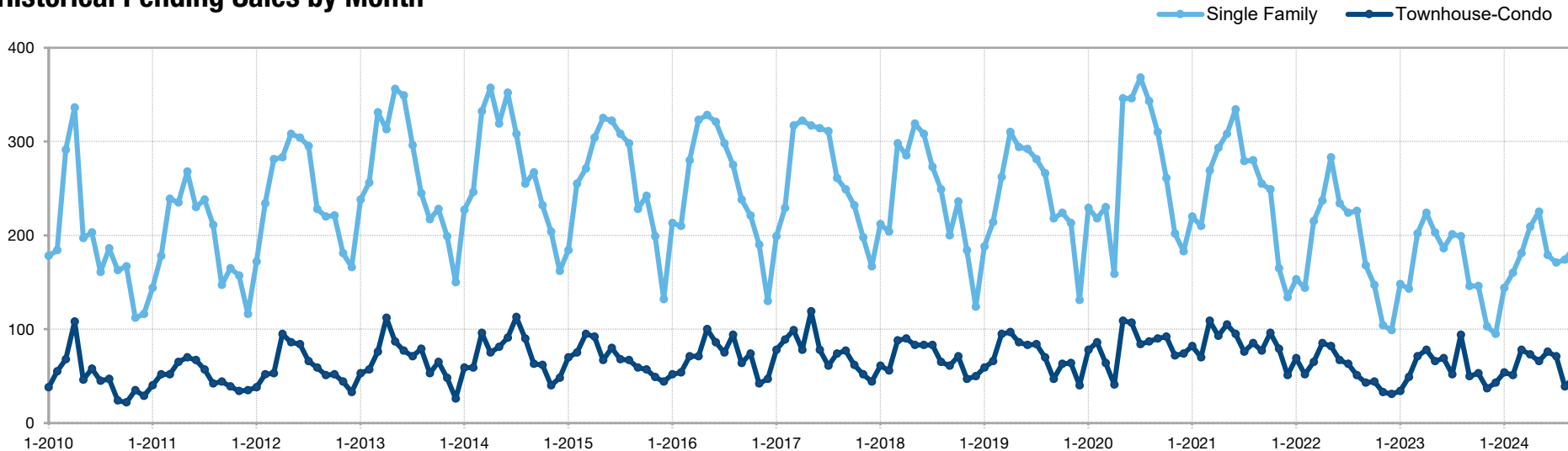


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2023	103	-1.0%	37	+12.1%
Dec-2023	95	-4.0%	43	+38.7%
Jan-2024	144	-2.7%	54	+58.8%
Feb-2024	160	+11.9%	51	+4.1%
Mar-2024	181	-10.4%	78	+9.9%
Apr-2024	209	-6.7%	73	-6.4%
May-2024	225	+10.8%	66	0.0%
Jun-2024	179	-3.8%	76	+10.1%
Jul-2024	171	-14.9%	71	+36.5%
Aug-2024	174	-12.6%	39	-58.5%
Sep-2024	186	+27.4%	48	-4.0%
<b>Oct-2024</b>	<b>195</b>	<b>+33.6%</b>	<b>43</b>	<b>-18.9%</b>
12-Month Avg	169	+1.0%	57	-0.1%

## Historical Pending Sales by Month

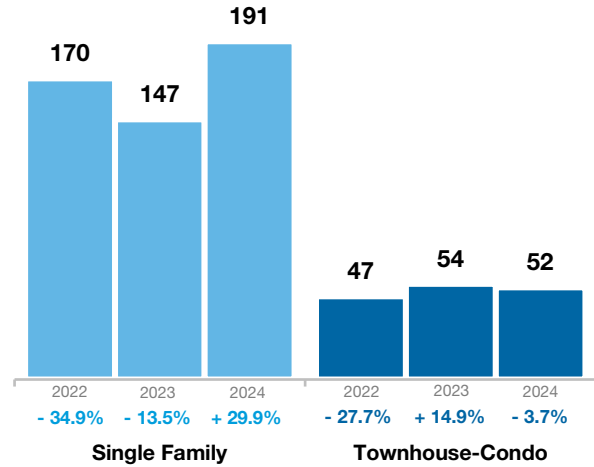


# Sold Listings

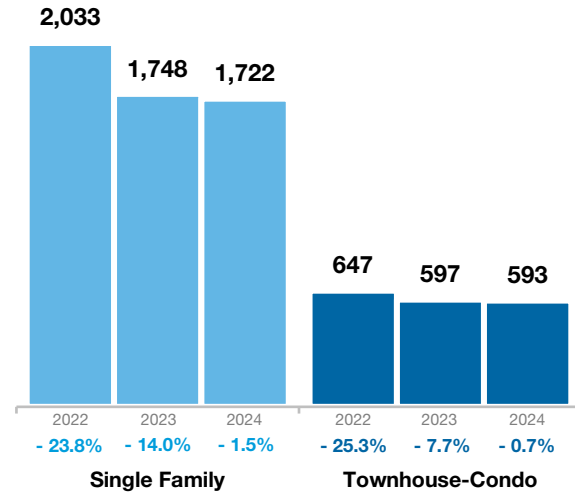
A count of the actual sales that closed in a given month.



## October

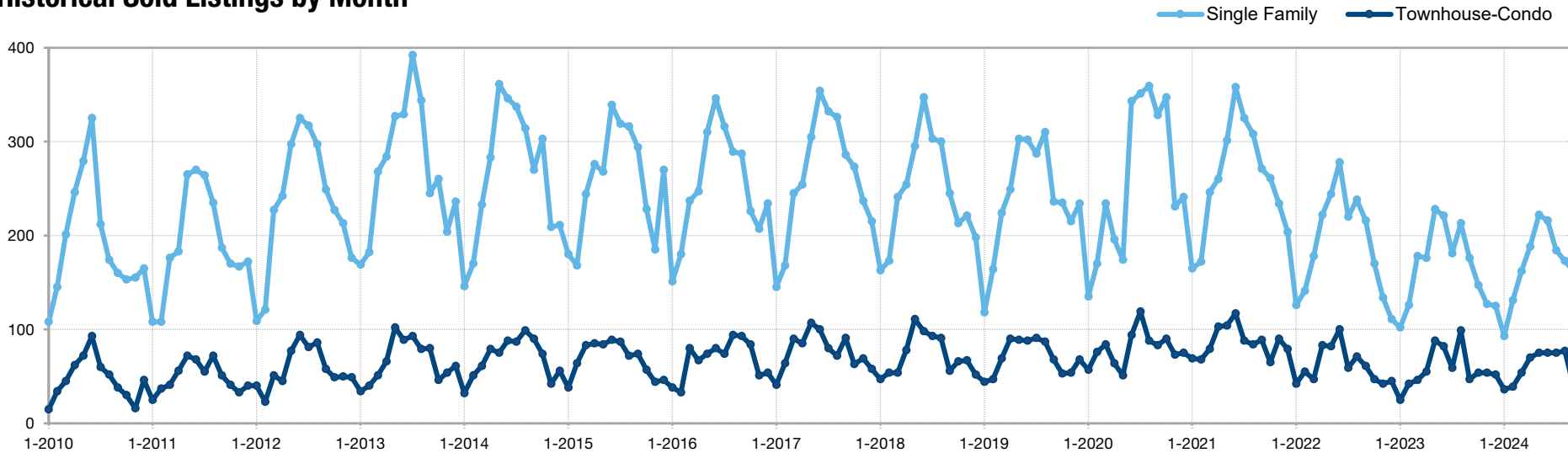


## Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-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	162	-9.0%	54	+17.4%
Apr-2024	188	+6.8%	70	+27.3%
May-2024	222	-2.6%	75	-14.8%
Jun-2024	216	-2.3%	75	-8.5%
Jul-2024	184	+1.7%	75	+27.1%
Aug-2024	173	-18.8%	77	-22.2%
Sep-2024	162	-8.0%	40	-14.9%
<b>Oct-2024</b>	<b>191</b>	<b>+29.9%</b>	<b>52</b>	<b>-3.7%</b>
12-Month Avg	165	-1.0%	58	+2.2%

## Historical Sold Listings by Month

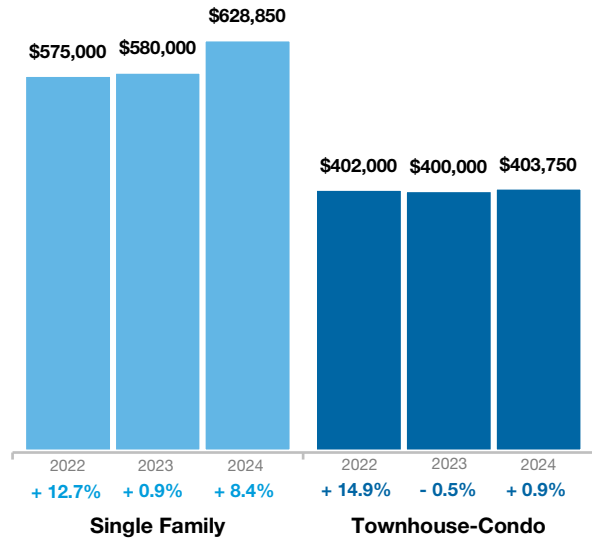


# Median Sales Price

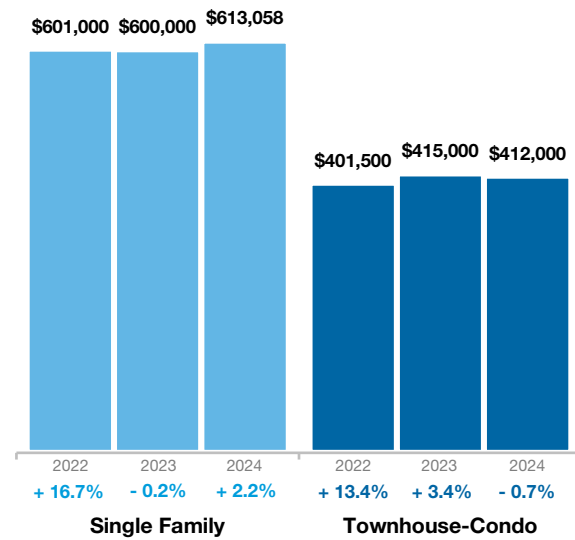
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## October



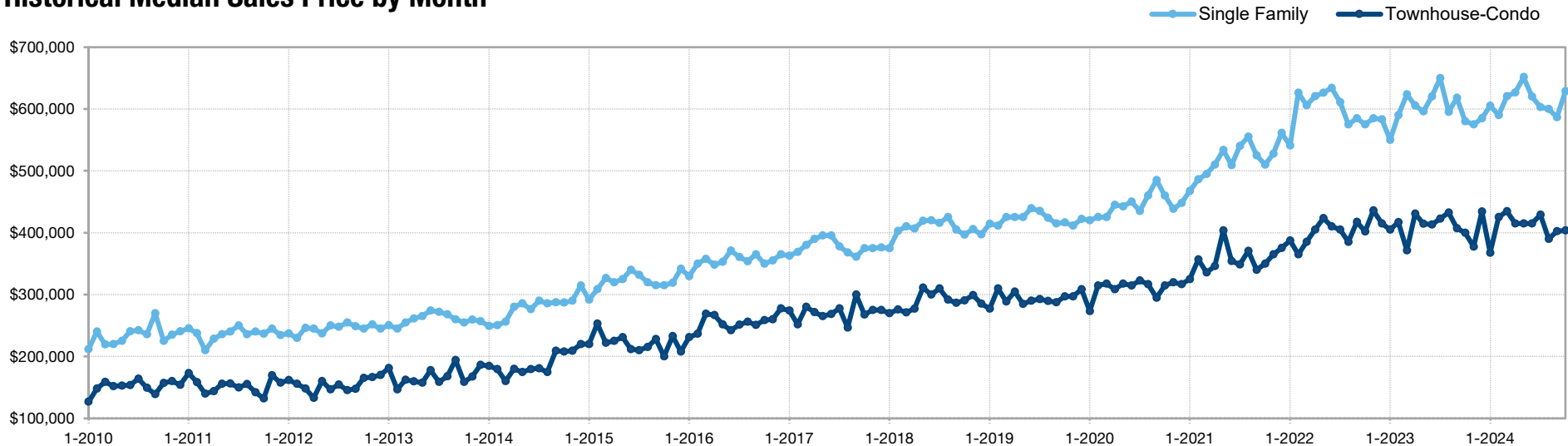
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	\$620,605	-0.5%	\$434,688	+17.0%
Apr-2024	\$626,395	+3.5%	\$415,000	-3.7%
May-2024	\$651,500	+9.3%	\$415,000	+0.1%
Jun-2024	\$619,950	-0.0%	\$415,050	+0.4%
Jul-2024	\$603,000	-7.2%	\$429,000	+1.5%
Aug-2024	\$600,000	+0.8%	\$390,000	-9.8%
Sep-2024	\$586,750	-5.0%	\$402,500	-1.1%
<b>Oct-2024</b>	<b>\$628,850</b>	<b>+8.4%</b>	<b>\$403,750</b>	<b>+0.9%</b>
12-Month Avg*	\$608,360	+1.4%	\$412,000	-0.7%

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

## Historical Median Sales Price by Month



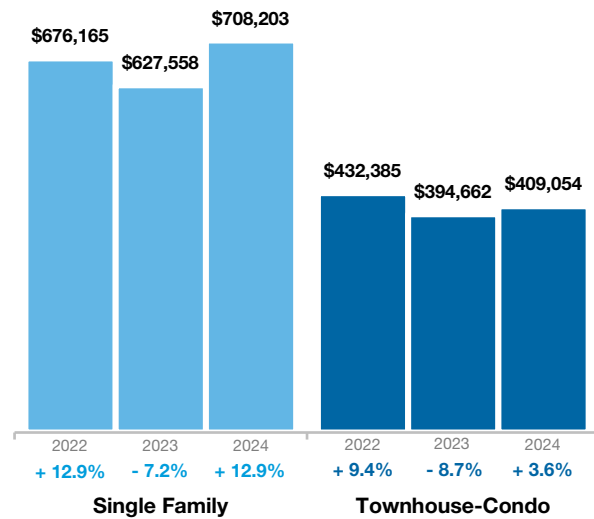


# Average Sales Price

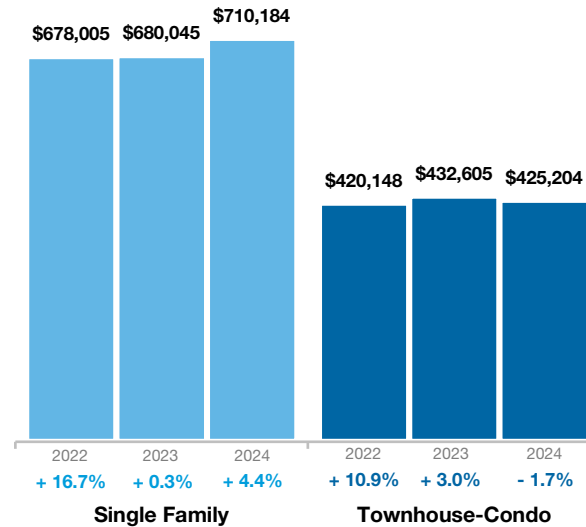
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## October



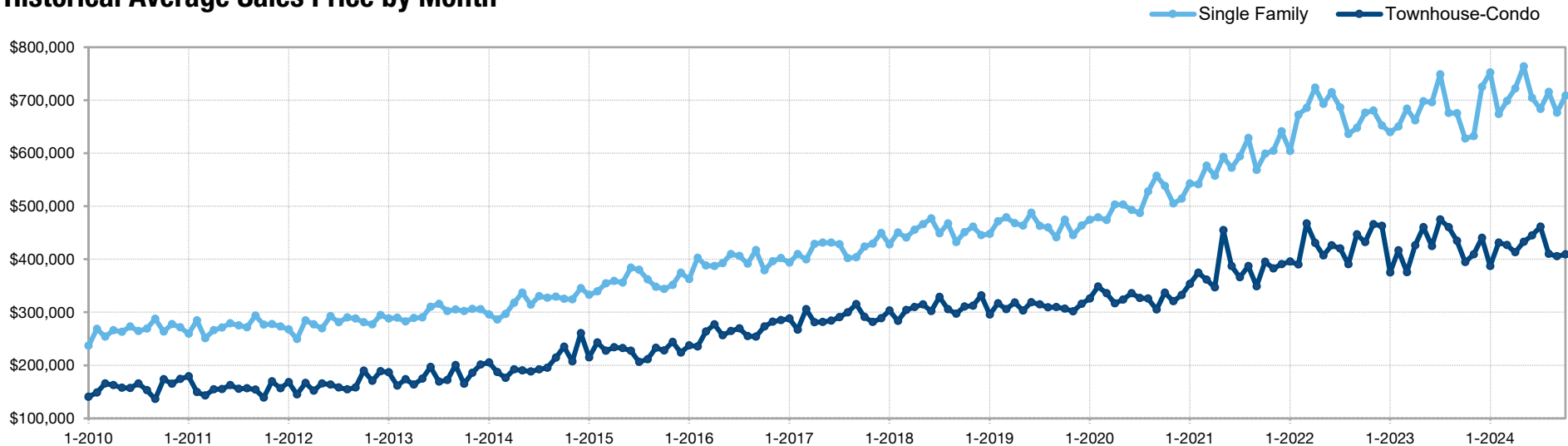
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	\$698,218	+2.1%	\$426,546	+13.6%
Apr-2024	\$722,019	+9.1%	\$412,898	-3.1%
May-2024	\$763,638	+9.4%	\$432,658	-6.0%
Jun-2024	\$704,082	+1.2%	\$444,619	+4.7%
Jul-2024	\$683,290	-8.7%	\$461,123	-2.9%
Aug-2024	\$715,361	+5.9%	\$409,978	-11.0%
Sep-2024	\$676,075	+0.1%	\$405,740	-6.6%
<b>Oct-2024</b>	<b>\$708,203</b>	<b>+12.9%</b>	<b>\$409,054</b>	<b>+3.6%</b>
12-Month Avg*	\$706,093	+4.1%	\$425,075	-2.6%

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

## Historical Average Sales Price by Month

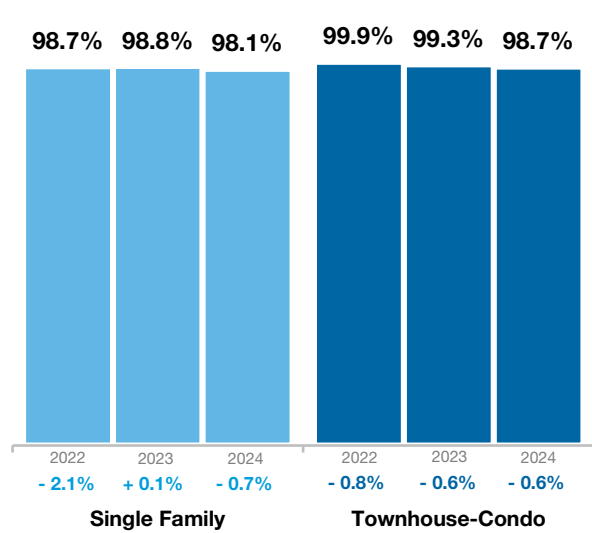


# Percent of List Price Received

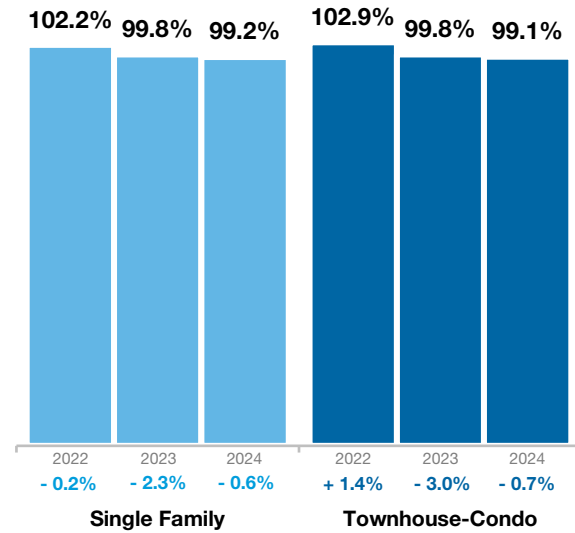
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## October



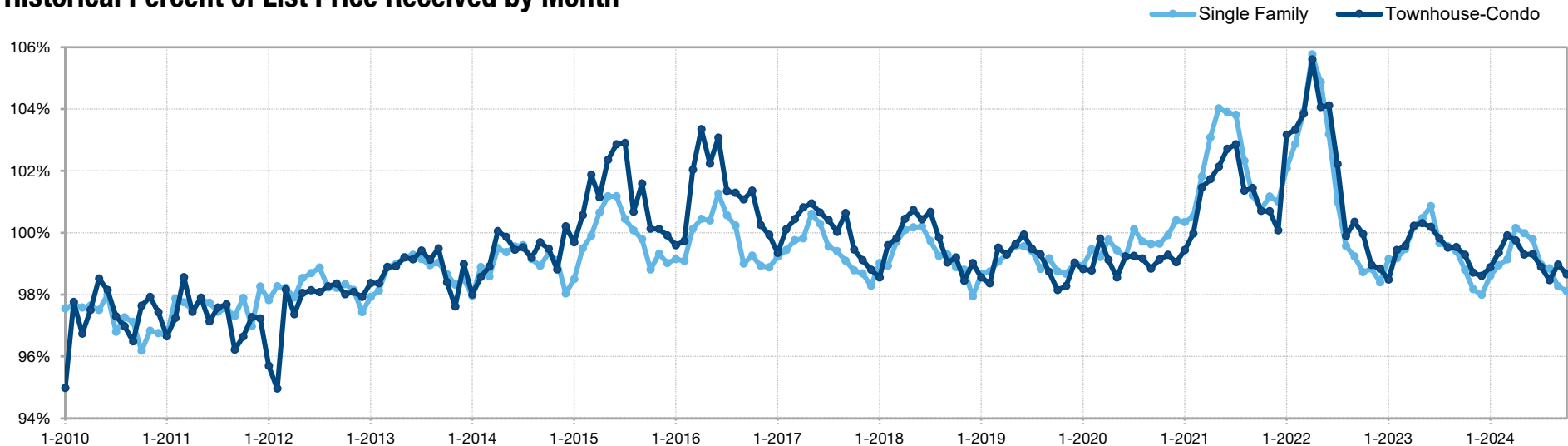
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2023	98.2%	-0.6%	98.7%	-0.3%
Dec-2023	98.0%	-0.4%	98.6%	-0.2%
Jan-2024	98.6%	-0.5%	98.9%	+0.4%
Feb-2024	98.9%	-0.3%	99.3%	-0.1%
Mar-2024	99.1%	-0.4%	99.9%	+0.3%
Apr-2024	100.1%	-0.1%	99.7%	-0.5%
May-2024	100.0%	-0.5%	99.3%	-1.0%
Jun-2024	99.8%	-1.1%	99.3%	-0.9%
Jul-2024	99.0%	-0.7%	98.9%	-0.9%
Aug-2024	98.8%	-0.8%	98.5%	-1.0%
Sep-2024	98.3%	-1.1%	99.0%	-0.5%
<b>Oct-2024</b>	<b>98.1%</b>	<b>-0.7%</b>	<b>98.7%</b>	<b>-0.6%</b>
12-Month Avg*	99.0%	-0.6%	99.1%	-0.6%

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

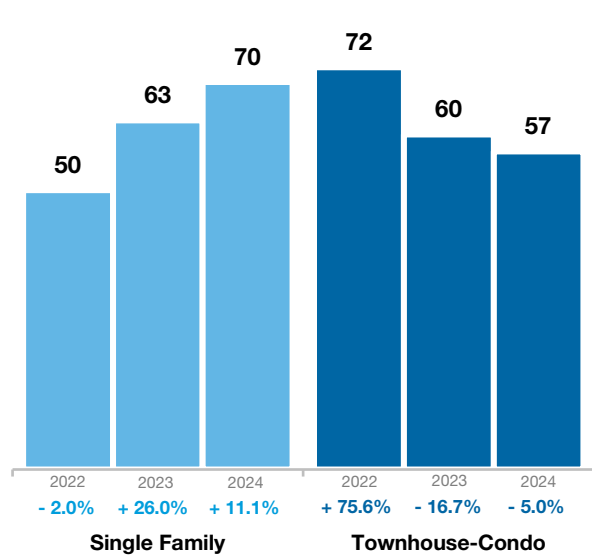
## Historical Percent of List Price Received by Month



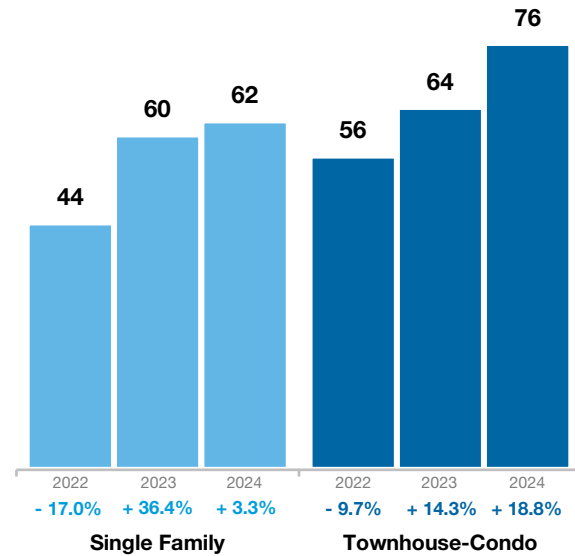
# Days on Market Until Sale



## October



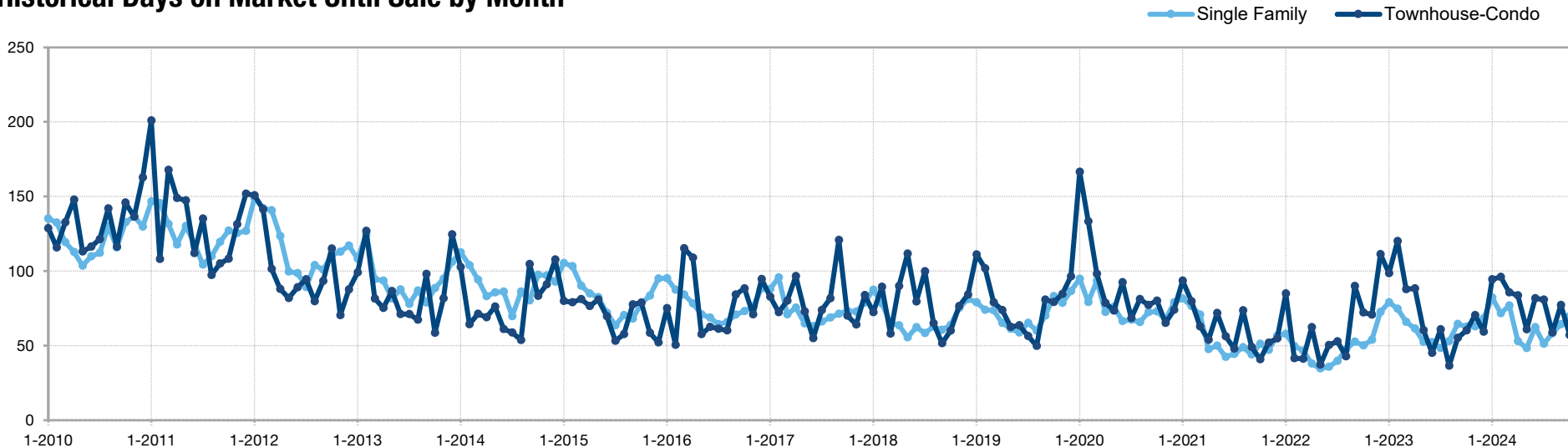
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2023	63	+16.7%	70	-1.4%
Dec-2023	68	-6.8%	59	-46.8%
Jan-2024	82	+3.8%	94	-5.1%
Feb-2024	72	-4.0%	96	-20.0%
Mar-2024	77	+16.7%	86	-2.3%
Apr-2024	53	-13.1%	84	-4.5%
May-2024	48	-7.7%	61	+1.7%
Jun-2024	62	+19.2%	82	+82.2%
Jul-2024	51	+6.3%	81	+32.8%
Aug-2024	58	+9.4%	59	+63.9%
Sep-2024	64	-1.5%	77	+40.0%
<b>Oct-2024</b>	<b>70</b>	<b>+11.1%</b>	<b>57</b>	<b>-5.0%</b>
12-Month Avg	63	+4.3%	74	+9.2%

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

## Historical Days on Market Until Sale by Month



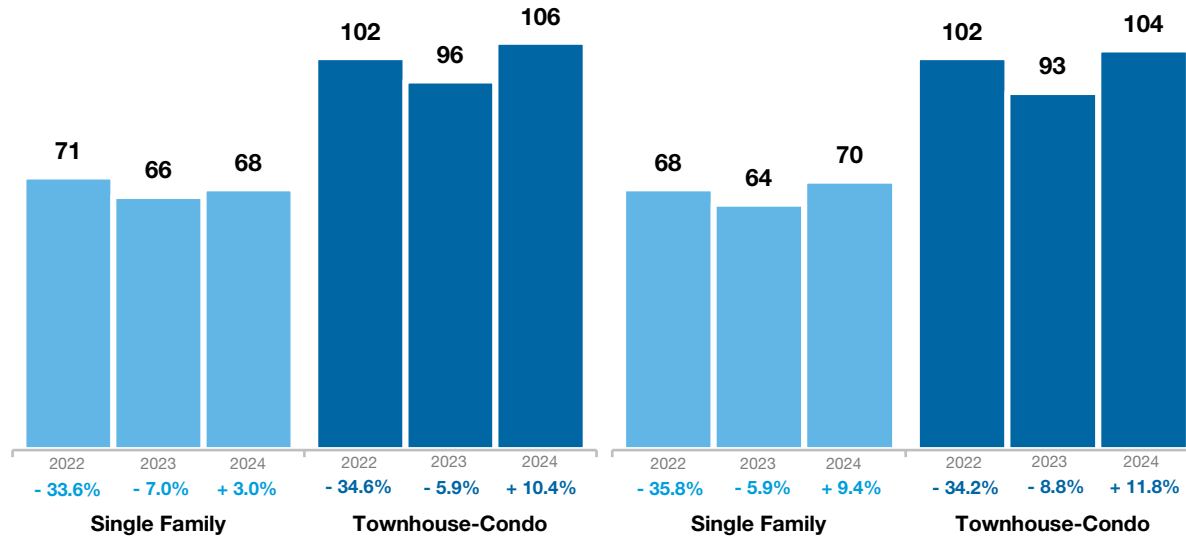
# Housing Affordability Index



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.

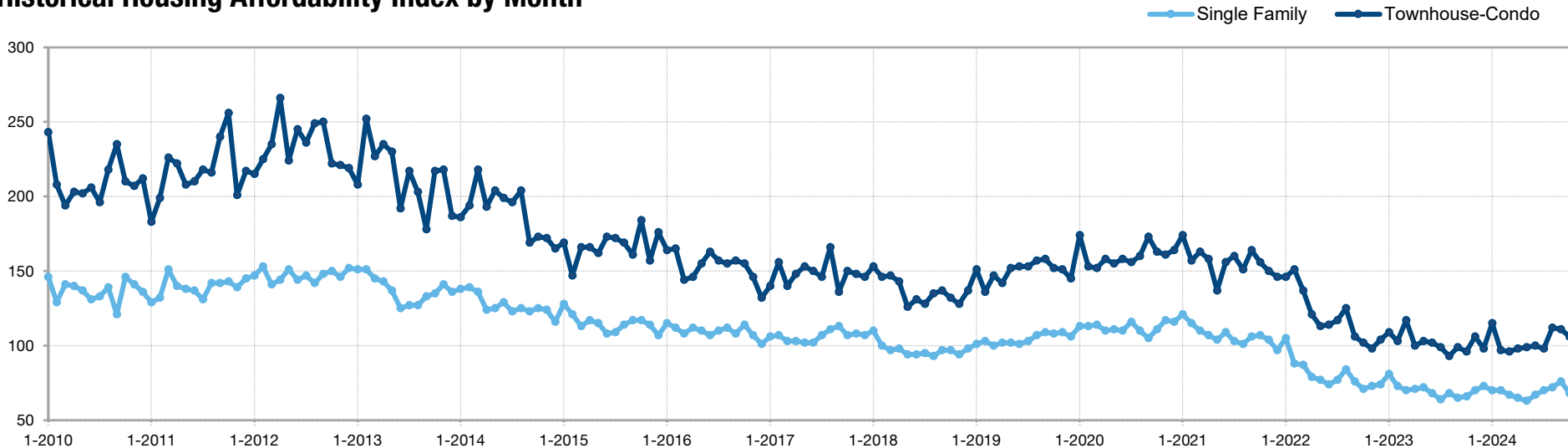
## October

## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2023	70	-4.1%	106	+8.2%
Dec-2023	73	-1.4%	98	-5.8%
Jan-2024	70	-13.6%	115	+5.5%
Feb-2024	70	-4.1%	97	-5.8%
Mar-2024	67	-4.3%	96	-17.9%
Apr-2024	65	-8.5%	98	-2.0%
May-2024	63	-12.5%	99	-3.9%
Jun-2024	67	-1.5%	100	-2.0%
Jul-2024	70	+9.4%	98	-1.0%
Aug-2024	72	+5.9%	112	+20.4%
Sep-2024	76	+16.9%	111	+12.1%
<b>Oct-2024</b>	<b>68</b>	<b>+3.0%</b>	<b>106</b>	<b>+10.4%</b>
12-Month Avg		+9.4%		+11.8%

## Historical Housing Affordability Index by Month

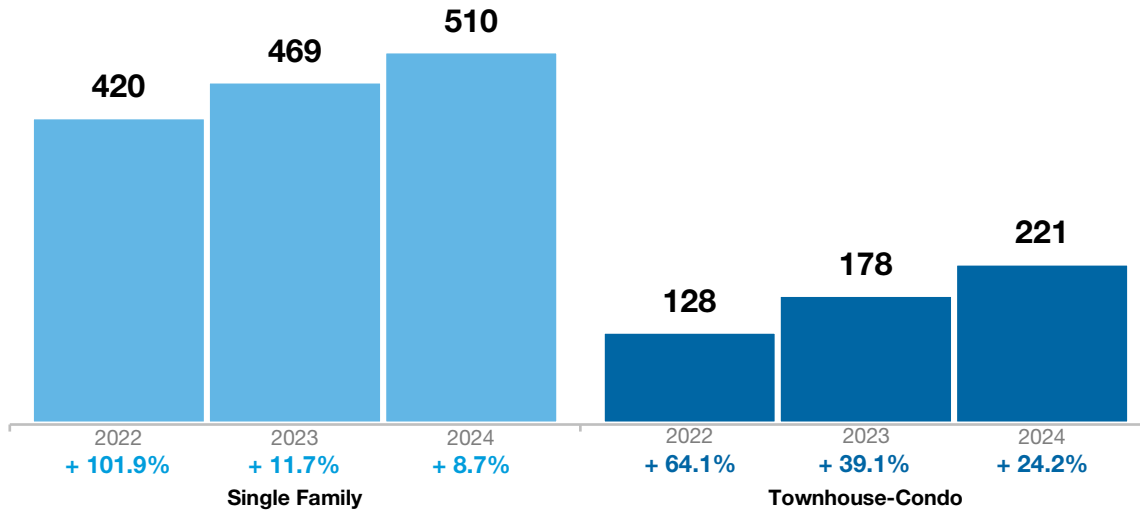


# Inventory of Active Listings

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



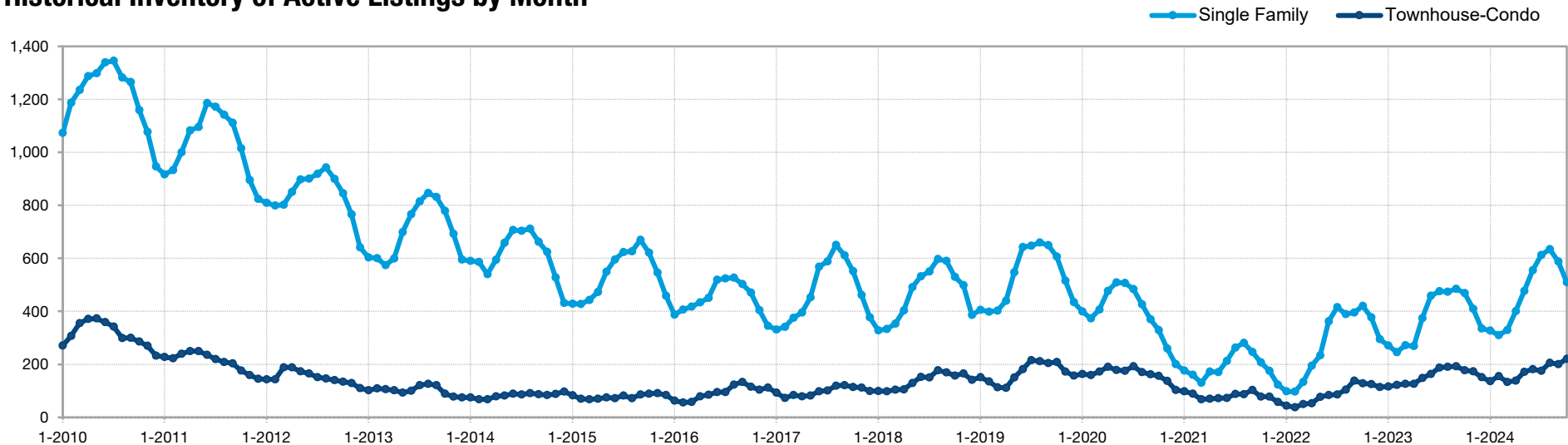
## October



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2023	409	+8.5%	174	+39.2%
Dec-2023	335	+13.6%	151	+32.5%
Jan-2024	327	+20.7%	136	+17.2%
Feb-2024	310	+26.0%	155	+27.0%
Mar-2024	329	+21.0%	133	+5.6%
Apr-2024	400	+48.7%	138	+9.5%
May-2024	477	+27.5%	171	+15.5%
Jun-2024	555	+20.9%	182	+11.7%
Jul-2024	612	+28.6%	176	-6.4%
Aug-2024	634	+33.8%	206	+7.9%
Sep-2024	588	+21.2%	201	+4.1%
<b>Oct-2024</b>	<b>510</b>	<b>+8.7%</b>	<b>221</b>	<b>+24.2%</b>
12-Month Avg*	457	+22.8%	170	+14.2%

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

## Historical Inventory of Active Listings by Month

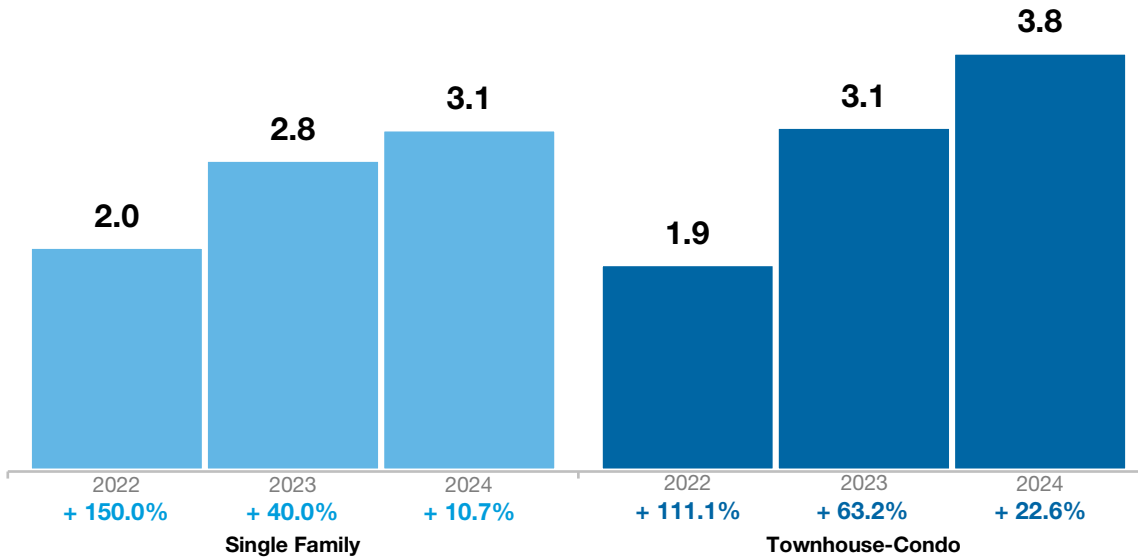


# Months Supply of Inventory

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.



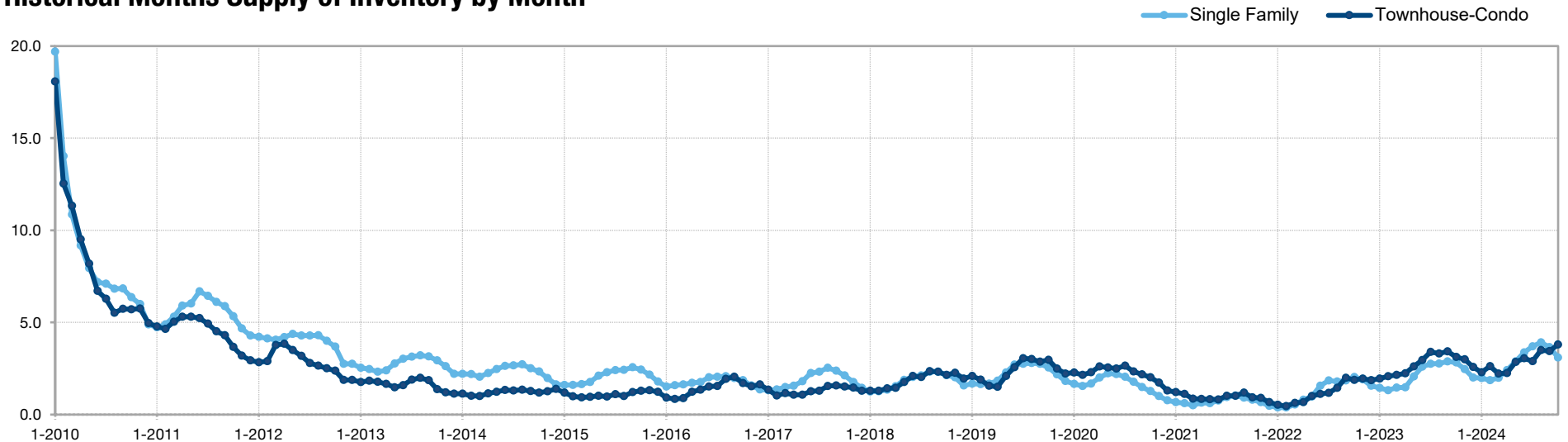
## October



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2023	2.5	+31.6%	3.0	+50.0%
Dec-2023	2.0	+25.0%	2.6	+36.8%
Jan-2024	2.0	+42.9%	2.3	+21.1%
Feb-2024	1.9	+46.2%	2.6	+23.8%
Mar-2024	2.0	+33.3%	2.2	0.0%
Apr-2024	2.4	+60.0%	2.3	+4.5%
May-2024	2.9	+38.1%	2.8	+7.7%
Jun-2024	3.4	+30.8%	3.1	+3.3%
Jul-2024	3.7	+37.0%	2.9	-14.7%
Aug-2024	3.9	+39.3%	3.5	+6.1%
Sep-2024	3.7	+27.6%	3.4	0.0%
<b>Oct-2024</b>	<b>3.1</b>	<b>+10.7%</b>	<b>3.8</b>	<b>+22.6%</b>
12-Month Avg*	2.8	+33.2%	2.9	+11.0%

\* Months Supply for all properties from November 2023 through October 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.



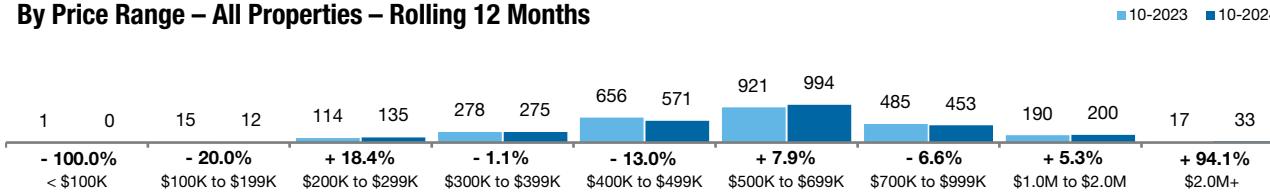
Key Metrics	Historical Sparkbars	10-2023	10-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
<b>New Listings</b>		298	<b>347</b>	+ 16.4%	3,356	<b>3,595</b>	+ 7.1%
<b>Pending Sales</b>		199	<b>238</b>	+ 19.6%	616	<b>599</b>	- 2.8%
<b>Under Contract</b>	Not enough historical data for chart	--	--	--	--	--	--
<b>Sold Listings</b>		201	<b>243</b>	+ 20.9%	2,345	<b>2,315</b>	- 1.3%
<b>Median Sales Price</b>		\$509,000	<b>\$565,000</b>	+ 11.0%	\$550,000	<b>\$555,000</b>	+ 0.9%
<b>Avg. Sales Price</b>		\$564,989	<b>\$644,187</b>	+ 3.3%	\$617,050	<b>\$637,185</b>	+ 3.3%
<b>Pct. of List Price Received</b>		98.9%	<b>98.2%</b>	- 0.7%	99.8%	<b>99.1%</b>	- 0.7%
<b>Days on Market</b>		62	<b>67</b>	+ 8.2%	61	<b>66</b>	+ 8.2%
<b>Affordability Index</b>		76	<b>76</b>	+ 10.0%	70	<b>77</b>	+ 10.0%
<b>Active Listings</b>		647	<b>731</b>	+ 13.0%	--	--	--
<b>Months Supply</b>		2.9	<b>3.3</b>	+ 13.2%	--	--	--

# Sold Listings

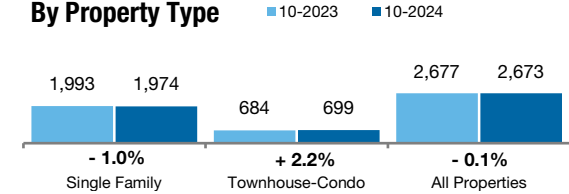
Actual sales that have closed in a given quarter.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	10-2023	10-2024	Change	10-2023	10-2024	Change
\$99,999 and Below	1	0	-100.0%	0	0	--
\$100,000 to \$199,999	14	11	-21.4%	1	1	0.0%
\$200,000 to \$299,999	23	31	+34.8%	91	104	+14.3%
\$300,000 to \$399,999	76	57	-25.0%	202	218	+7.9%
\$400,000 to \$499,999	377	330	-12.5%	279	241	-13.6%
\$500,000 to \$699,999	848	886	+4.5%	73	108	+47.9%
\$700,000 to \$999,999	466	433	-7.1%	19	20	+5.3%
\$1,000,000 to \$1,999,999	171	193	+12.9%	19	7	-63.2%
\$2,000,000 and Above	17	33	+94.1%	0	0	--
<b>All Price Ranges</b>	<b>1,993</b>	<b>1,974</b>	<b>-1.0%</b>	<b>684</b>	<b>699</b>	<b>+2.2%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	9-2024	10-2024	Change	9-2024	10-2024	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	1	0.0%	0	0	--
\$200,000 to \$299,999	4	2	-50.0%	9	11	+22.2%
\$300,000 to \$399,999	4	3	-25.0%	10	14	+40.0%
\$400,000 to \$499,999	33	35	+6.1%	17	16	-5.9%
\$500,000 to \$699,999	74	78	+5.4%	2	10	+400.0%
\$700,000 to \$999,999	30	51	+70.0%	2	1	-50.0%
\$1,000,000 to \$1,999,999	13	19	+46.2%	0	0	--
\$2,000,000 and Above	3	2	-33.3%	0	0	--
<b>All Price Ranges</b>	<b>162</b>	<b>191</b>	<b>+17.9%</b>	<b>40</b>	<b>52</b>	<b>+30.0%</b>

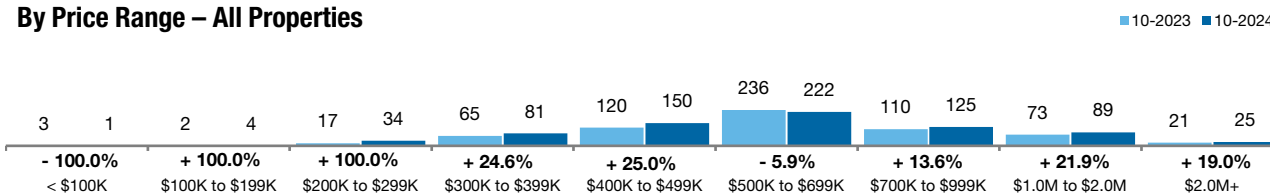
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	10-2023	10-2024	Change	10-2023	10-2024	Change
\$99,999 and Below	1	0	-100.0%	0	0	--
\$100,000 to \$199,999	11	11	0.0%	0	1	--
\$200,000 to \$299,999	21	24	+14.3%	80	90	+12.5%
\$300,000 to \$399,999	62	46	-25.8%	180	184	+2.2%
\$400,000 to \$499,999	319	272	-14.7%	241	201	-16.6%
\$500,000 to \$699,999	752	780	+3.7%	64	94	+46.9%
\$700,000 to \$999,999	419	383	-8.6%	18	17	-5.6%
\$1,000,000 to \$1,999,999	149	178	+19.5%	14	6	-57.1%
\$2,000,000 and Above	14	28	+100.0%	0	0	--
<b>All Price Ranges</b>	<b>1,748</b>	<b>1,722</b>	<b>-1.5%</b>	<b>597</b>	<b>593</b>	<b>-0.7%</b>

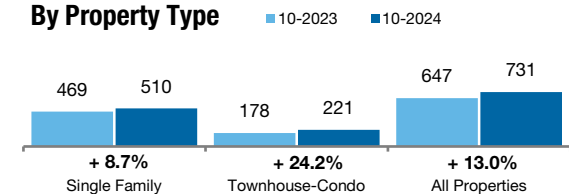
# Inventory of Active Listings

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

## By Price Range – All Properties



## By Property Type



### Year over Year

By Price Range	Single Family			Townhouse-Condo		
	10-2023	10-2024	Change	10-2023	10-2024	Change
\$99,999 and Below	3	0	-100.0%	0	1	--
\$100,000 to \$199,999	2	4	+100.0%	0	0	--
\$200,000 to \$299,999	2	11	+450.0%	15	23	+53.3%
\$300,000 to \$399,999	15	17	+13.3%	50	64	+28.0%
\$400,000 to \$499,999	54	65	+20.4%	66	85	+28.8%
\$500,000 to \$699,999	194	189	-2.6%	42	33	-21.4%
\$700,000 to \$999,999	107	117	+9.3%	3	8	+166.7%
\$1,000,000 to \$1,999,999	71	82	+15.5%	2	7	+250.0%
\$2,000,000 and Above	21	25	+19.0%	0	0	--
<b>All Price Ranges</b>	<b>469</b>	<b>510</b>	<b>+8.7%</b>	<b>178</b>	<b>221</b>	<b>+24.2%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	9-2024	10-2024	Change	9-2024	10-2024	Change
\$99,999 and Below	0	0	--	1	1	0.0%
\$100,000 to \$199,999	7	4	-42.9%	1	0	-100.0%
\$200,000 to \$299,999	14	11	-21.4%	23	23	0.0%
\$300,000 to \$399,999	20	17	-15.0%	58	64	+10.3%
\$400,000 to \$499,999	76	65	-14.5%	76	85	+11.8%
\$500,000 to \$699,999	227	189	-16.7%	30	33	+10.0%
\$700,000 to \$999,999	130	117	-10.0%	8	8	0.0%
\$1,000,000 to \$1,999,999	88	82	-6.8%	4	7	+75.0%
\$2,000,000 and Above	26	25	-3.8%	0	0	--
<b>All Price Ranges</b>	<b>588</b>	<b>510</b>	<b>-13.3%</b>	<b>201</b>	<b>221</b>	<b>+10.0%</b>

### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	10-2023	10-2024	Change	10-2023	10-2024	Change
\$99,999 and Below	3	0	-100.0%	0	0	--
\$100,000 to \$199,999	2	4	+100.0%	0	0	--
\$200,000 to \$299,999	2	11	+450.0%	15	23	+53.3%
\$300,000 to \$399,999	15	17	+13.3%	50	64	+28.0%
\$400,000 to \$499,999	54	65	+20.4%	66	85	+28.8%
\$500,000 to \$699,999	194	189	-2.6%	42	33	-21.4%
\$700,000 to \$999,999	107	117	+9.3%	3	8	+166.7%
\$1,000,000 to \$1,999,999	71	82	+15.5%	2	7	+250.0%
\$2,000,000 and Above	21	25	+19.0%	0	0	--
<b>All Price Ranges</b>	<b>469</b>	<b>510</b>	<b>+8.7%</b>	<b>178</b>	<b>221</b>	<b>+24.2%</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 October 2024

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## Fort Collins

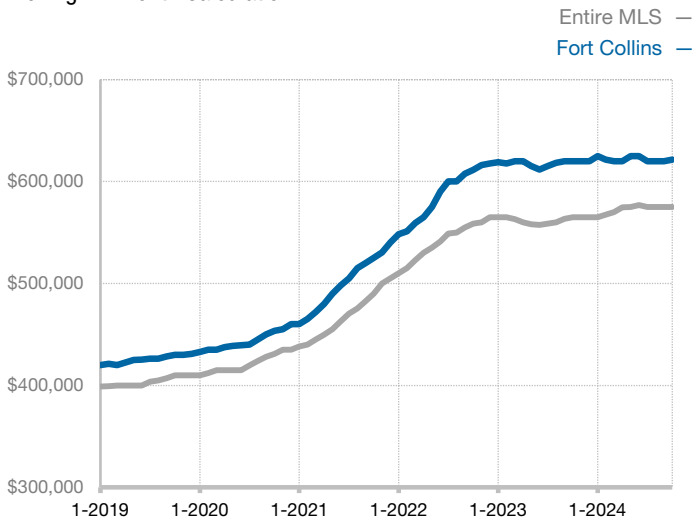
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	198	197	- 0.5%	2,080	2,187	+ 5.1%
Closed Sales	115	170	+ 47.8%	1,443	1,467	+ 1.7%
Median Sales Price*	\$580,000	<b>\$636,000</b>	+ 9.7%	\$625,000	<b>\$625,000</b>	0.0%
Average Sales Price*	\$656,194	<b>\$719,087</b>	+ 9.6%	\$702,822	<b>\$719,830</b>	+ 2.4%
Percent of List Price Received*	99.1%	<b>98.4%</b>	- 0.7%	99.9%	<b>99.3%</b>	- 0.6%
Days on Market Until Sale	49	<b>63</b>	+ 28.6%	49	<b>55</b>	+ 12.2%
Inventory of Homes for Sale	379	<b>343</b>	- 9.5%	--	--	--
Months Supply of Inventory	2.7	<b>2.4</b>	- 11.1%	--	--	--

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

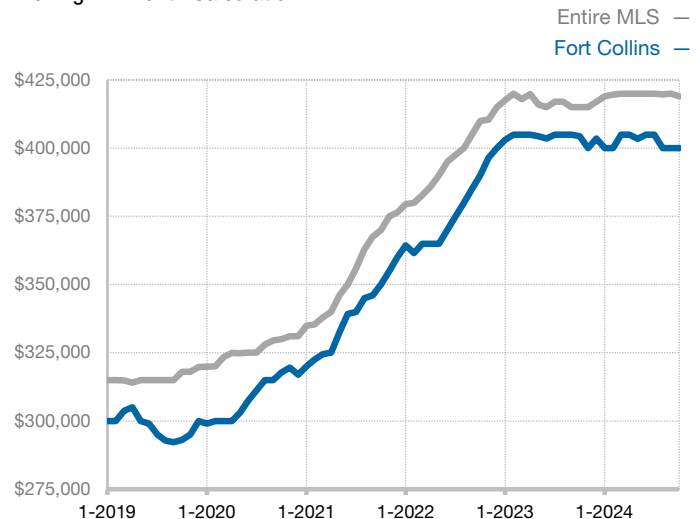
Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	74	93	+ 25.7%	794	876	+ 10.3%
Closed Sales	50	55	+ 10.0%	576	594	+ 3.1%
Median Sales Price*	\$395,000	<b>\$400,000</b>	+ 1.3%	\$404,405	<b>\$400,000</b>	- 1.1%
Average Sales Price*	\$388,387	<b>\$406,782</b>	+ 4.7%	\$413,619	<b>\$414,220</b>	+ 0.1%
Percent of List Price Received*	99.5%	<b>98.5%</b>	- 1.0%	99.7%	<b>99.1%</b>	- 0.6%
Days on Market Until Sale	52	57	+ 9.6%	59	73	+ 23.7%
Inventory of Homes for Sale	169	209	+ 23.7%	--	--	--
Months Supply of Inventory	3.0	3.7	+ 23.3%	--	--	--

\* 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 October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Windsor

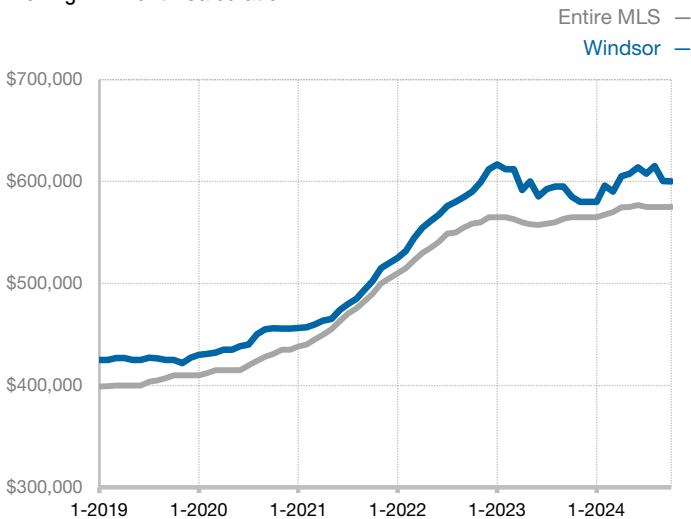
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	87	122	+ 40.2%	904	1,152	+ 27.4%
Closed Sales	55	81	+ 47.3%	718	731	+ 1.8%
Median Sales Price*	\$600,000	\$596,838	- 0.5%	\$580,000	\$600,000	+ 3.4%
Average Sales Price*	\$675,940	\$713,156	+ 5.5%	\$655,110	\$698,973	+ 6.7%
Percent of List Price Received*	98.8%	99.2%	+ 0.4%	99.5%	99.3%	- 0.2%
Days on Market Until Sale	72	83	+ 15.3%	87	74	- 14.9%
Inventory of Homes for Sale	177	272	+ 53.7%	--	--	--
Months Supply of Inventory	2.6	4.1	+ 57.7%	--	--	--

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

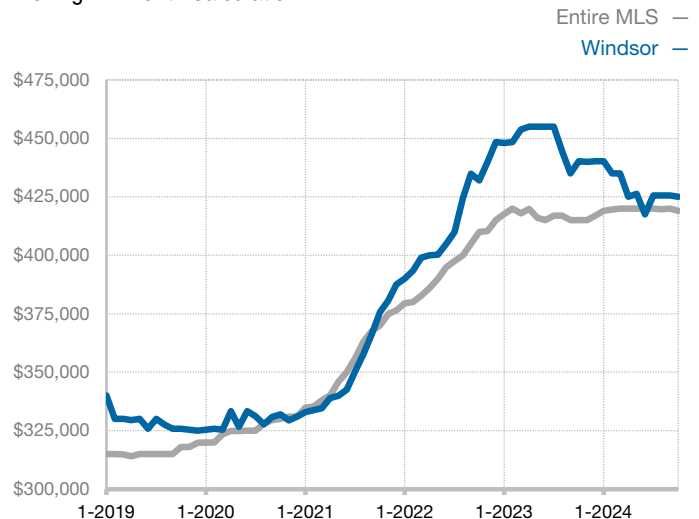
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	12	14	+ 16.7%	156	137	- 12.2%
Closed Sales	14	9	- 35.7%	113	86	- 23.9%
Median Sales Price*	\$435,575	\$445,000	+ 2.2%	\$435,000	\$417,020	- 4.1%
Average Sales Price*	\$419,851	\$440,748	+ 5.0%	\$448,379	\$419,145	- 6.5%
Percent of List Price Received*	100.7%	97.5%	- 3.2%	100.1%	98.6%	- 1.5%
Days on Market Until Sale	51	117	+ 129.4%	88	109	+ 23.9%
Inventory of Homes for Sale	39	38	- 2.6%	--	--	--
Months Supply of Inventory	3.5	4.7	+ 34.3%	--	--	--

\* 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 October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Boulder

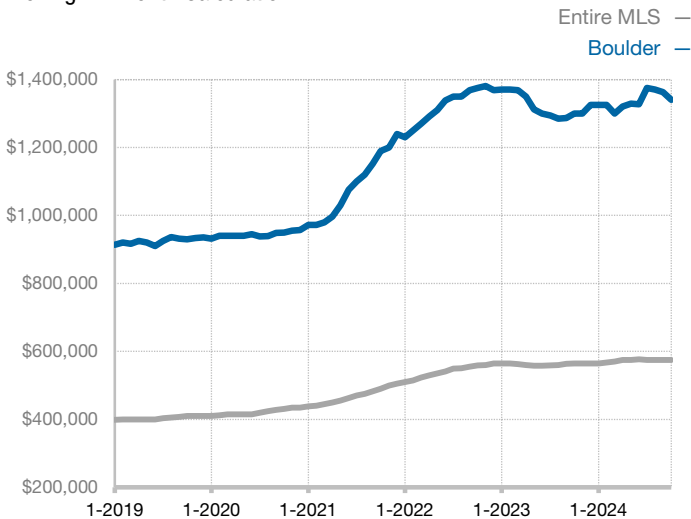
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	72	88	+ 22.2%	1,363	1,388	+ 1.8%
Closed Sales	80	80	0.0%	784	757	- 3.4%
Median Sales Price*	\$1,500,000	\$1,287,000	- 14.2%	\$1,320,500	\$1,345,000	+ 1.9%
Average Sales Price*	\$1,680,369	\$1,700,542	+ 1.2%	\$1,676,098	\$1,640,509	- 2.1%
Percent of List Price Received*	96.2%	96.5%	+ 0.3%	98.1%	97.1%	- 1.0%
Days on Market Until Sale	79	70	- 11.4%	56	67	+ 19.6%
Inventory of Homes for Sale	301	321	+ 6.6%	--	--	--
Months Supply of Inventory	4.0	4.4	+ 10.0%	--	--	--

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

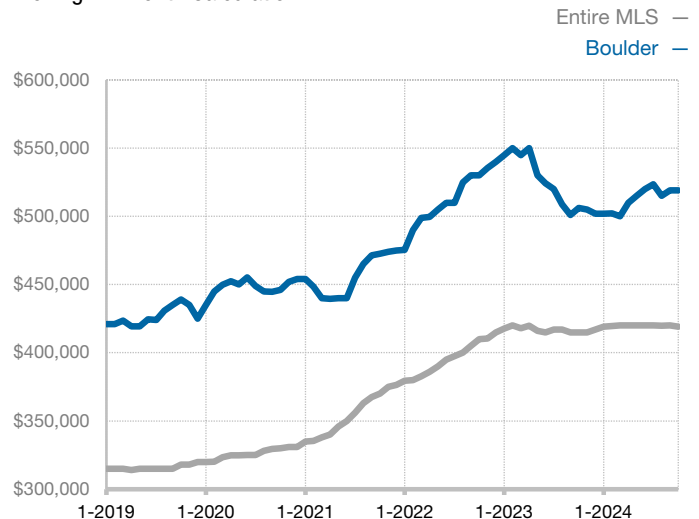
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	75	88	+ 17.3%	801	1,032	+ 28.8%
Closed Sales	28	45	+ 60.7%	503	500	- 0.6%
Median Sales Price*	\$478,000	\$485,830	+ 1.6%	\$502,000	\$521,000	+ 3.8%
Average Sales Price*	\$589,554	\$579,132	- 1.8%	\$599,427	\$614,460	+ 2.5%
Percent of List Price Received*	99.4%	98.1%	- 1.3%	99.5%	98.4%	- 1.1%
Days on Market Until Sale	54	62	+ 14.8%	45	60	+ 33.3%
Inventory of Homes for Sale	162	282	+ 74.1%	--	--	--
Months Supply of Inventory	3.3	5.8	+ 75.8%	--	--	--

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

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



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



# Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Longmont

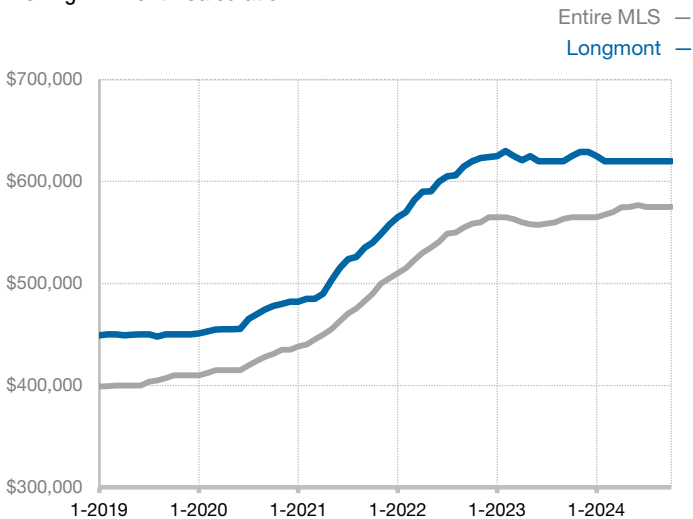
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	123	139	+ 13.0%	1,274	1,460	+ 14.6%
Closed Sales	86	101	+ 17.4%	937	962	+ 2.7%
Median Sales Price*	\$685,000	\$624,000	- 8.9%	\$635,000	\$620,000	- 2.4%
Average Sales Price*	\$735,386	\$691,786	- 5.9%	\$741,916	\$735,500	- 0.9%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	99.6%	99.1%	- 0.5%
Days on Market Until Sale	42	54	+ 28.6%	49	52	+ 6.1%
Inventory of Homes for Sale	244	288	+ 18.0%	--	--	--
Months Supply of Inventory	2.7	3.1	+ 14.8%	--	--	--

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

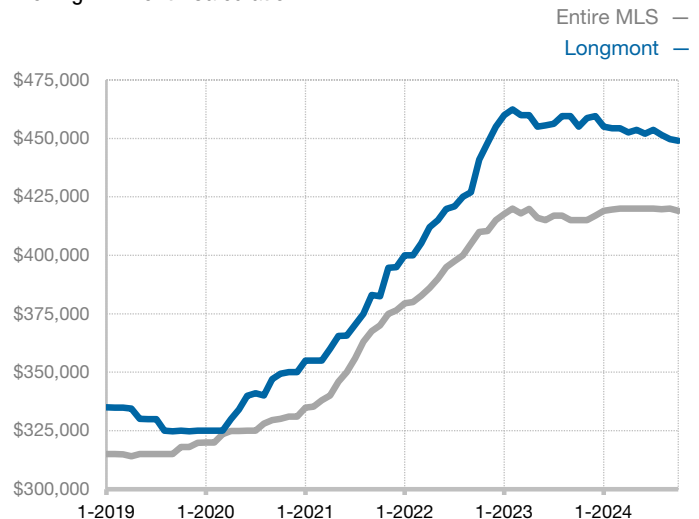
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	27	42	+ 55.6%	350	394	+ 12.6%
Closed Sales	39	29	- 25.6%	271	268	- 1.1%
Median Sales Price*	\$454,000	\$460,000	+ 1.3%	\$458,400	\$445,000	- 2.9%
Average Sales Price*	\$483,216	\$479,566	- 0.8%	\$475,587	\$454,347	- 4.5%
Percent of List Price Received*	99.5%	99.1%	- 0.4%	99.8%	99.2%	- 0.6%
Days on Market Until Sale	83	72	- 13.3%	69	98	+ 42.0%
Inventory of Homes for Sale	117	101	- 13.7%	--	--	--
Months Supply of Inventory	4.3	3.7	- 14.0%	--	--	--

\* 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 October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Wellington

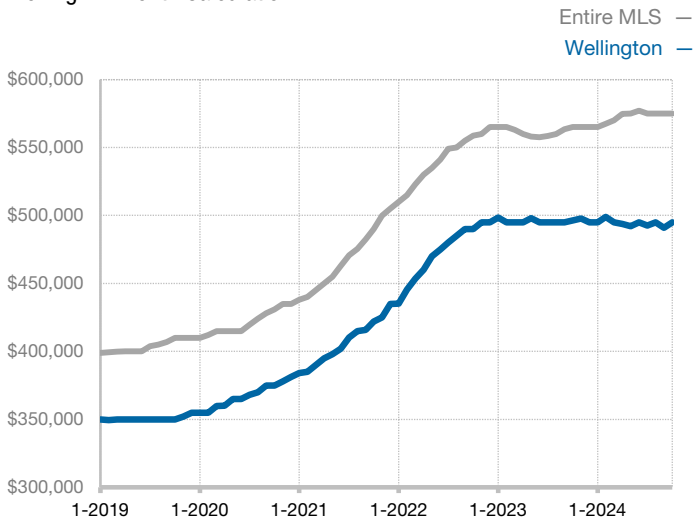
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	18	19	+ 5.6%	279	323	+ 15.8%
Closed Sales	16	25	+ 56.3%	240	209	- 12.9%
Median Sales Price*	\$482,500	\$520,000	+ 7.8%	\$496,250	\$495,000	- 0.3%
Average Sales Price*	\$493,864	\$554,505	+ 12.3%	\$512,546	\$556,378	+ 8.6%
Percent of List Price Received*	98.9%	98.6%	- 0.3%	99.8%	99.3%	- 0.5%
Days on Market Until Sale	66	66	0.0%	70	66	- 5.7%
Inventory of Homes for Sale	51	57	+ 11.8%	--	--	--
Months Supply of Inventory	2.2	2.9	+ 31.8%	--	--	--

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

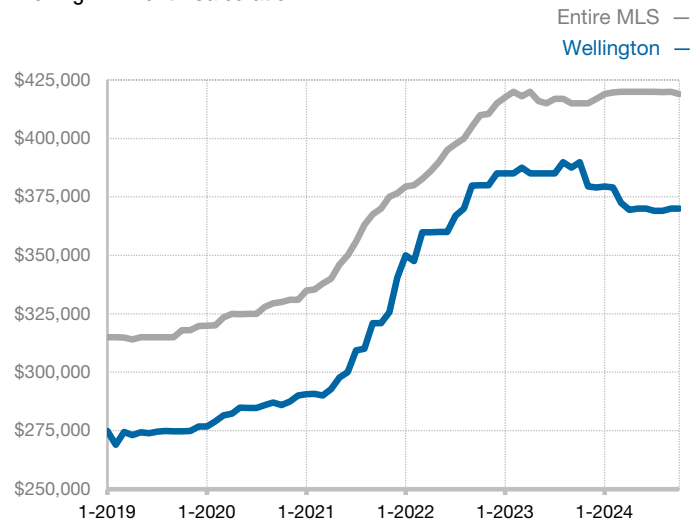
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	6	5	- 16.7%	37	43	+ 16.2%
Closed Sales	0	2	--	14	26	+ 85.7%
Median Sales Price*	\$0	\$395,500	--	\$392,500	\$375,500	- 4.3%
Average Sales Price*	\$0	\$395,500	--	\$382,615	\$368,919	- 3.6%
Percent of List Price Received*	0.0%	99.0%	--	98.8%	99.2%	+ 0.4%
Days on Market Until Sale	0	78	--	56	76	+ 35.7%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	5.3	3.5	- 34.0%	--	--	--

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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 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Berthoud

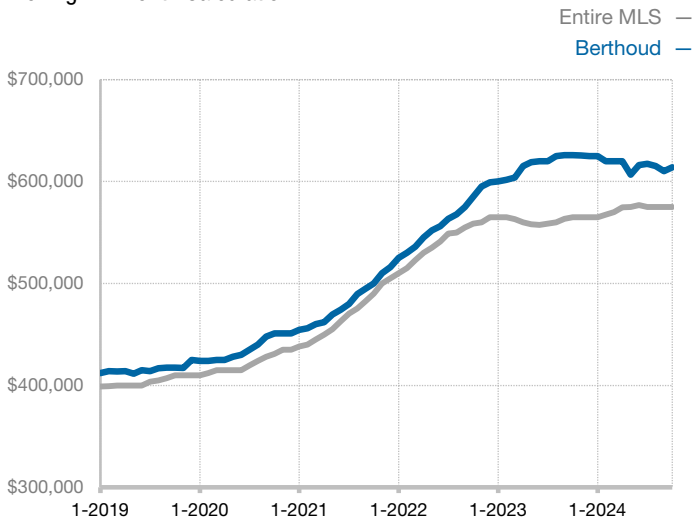
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	33	47	+ 42.4%	485	565	+ 16.5%
Closed Sales	27	44	+ 63.0%	335	361	+ 7.8%
Median Sales Price*	\$670,000	\$629,900	- 6.0%	\$630,000	\$625,000	- 0.8%
Average Sales Price*	\$904,047	\$756,647	- 16.3%	\$791,616	\$754,252	- 4.7%
Percent of List Price Received*	98.5%	98.6%	+ 0.1%	98.9%	99.1%	+ 0.2%
Days on Market Until Sale	79	83	+ 5.1%	73	84	+ 15.1%
Inventory of Homes for Sale	127	141	+ 11.0%	--	--	--
Months Supply of Inventory	3.9	4.1	+ 5.1%	--	--	--

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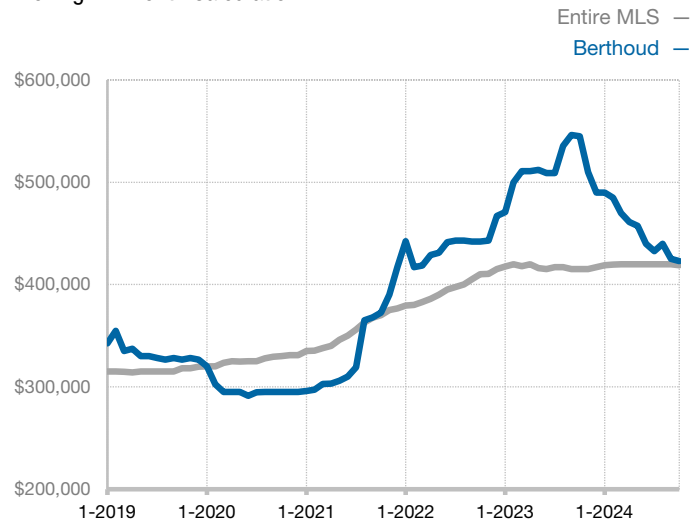
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	11	7	- 36.4%	59	47	- 20.3%
Closed Sales	2	3	+ 50.0%	40	21	- 47.5%
Median Sales Price*	\$617,450	\$450,000	- 27.1%	\$509,000	\$421,000	- 17.3%
Average Sales Price*	\$617,450	\$449,667	- 27.2%	\$546,789	\$437,799	- 19.9%
Percent of List Price Received*	99.0%	96.0%	- 3.0%	101.1%	98.8%	- 2.3%
Days on Market Until Sale	48	64	+ 33.3%	127	95	- 25.2%
Inventory of Homes for Sale	14	22	+ 57.1%	--	--	--
Months Supply of Inventory	3.4	8.5	+ 150.0%	--	--	--

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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 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Loveland

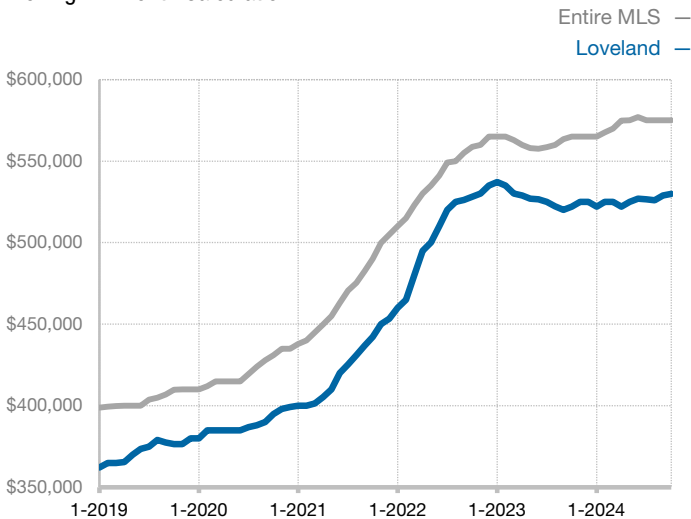
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	98	124	+ 26.5%	1,337	1,397	+ 4.5%
Closed Sales	81	92	+ 13.6%	1,085	942	- 13.2%
Median Sales Price*	\$529,990	\$550,000	+ 3.8%	\$525,000	\$530,500	+ 1.0%
Average Sales Price*	\$560,654	\$603,240	+ 7.6%	\$606,547	\$622,684	+ 2.7%
Percent of List Price Received*	98.8%	97.7%	- 1.1%	99.2%	99.1%	- 0.1%
Days on Market Until Sale	54	66	+ 22.2%	54	56	+ 3.7%
Inventory of Homes for Sale	224	284	+ 26.8%	--	--	--
Months Supply of Inventory	2.1	3.1	+ 47.6%	--	--	--

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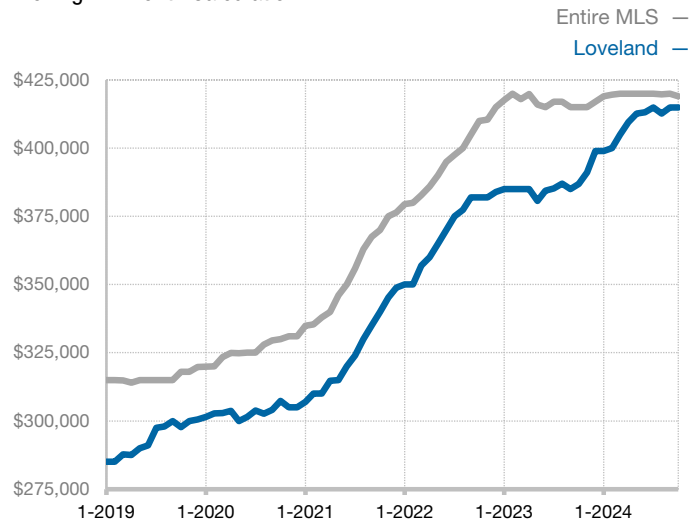
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	30	31	+ 3.3%	322	342	+ 6.2%
Closed Sales	17	21	+ 23.5%	270	228	- 15.6%
Median Sales Price*	\$400,000	\$415,000	+ 3.8%	\$394,798	\$415,000	+ 5.1%
Average Sales Price*	\$476,867	\$421,853	- 11.5%	\$417,386	\$426,505	+ 2.2%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	100.4%	99.7%	- 0.7%
Days on Market Until Sale	67	67	0.0%	100	99	- 1.0%
Inventory of Homes for Sale	83	107	+ 28.9%	--	--	--
Months Supply of Inventory	3.1	4.8	+ 54.8%	--	--	--

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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 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Greeley

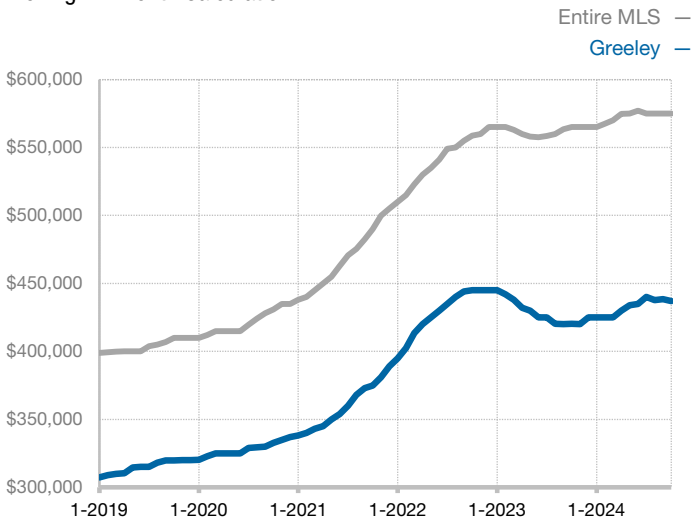
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	127	109	- 14.2%	1,216	1,336	+ 9.9%
Closed Sales	92	83	- 9.8%	943	996	+ 5.6%
Median Sales Price*	\$436,500	<b>\$425,000</b>	- 2.6%	\$425,000	<b>\$440,000</b>	+ 3.5%
Average Sales Price*	\$466,415	<b>\$448,906</b>	- 3.8%	\$448,396	<b>\$459,709</b>	+ 2.5%
Percent of List Price Received*	98.8%	<b>99.2%</b>	+ 0.4%	99.7%	<b>99.5%</b>	- 0.2%
Days on Market Until Sale	55	<b>57</b>	+ 3.6%	56	<b>58</b>	+ 3.6%
Inventory of Homes for Sale	249	<b>225</b>	- 9.6%	--	--	--
Months Supply of Inventory	2.6	<b>2.4</b>	- 7.7%	--	--	--

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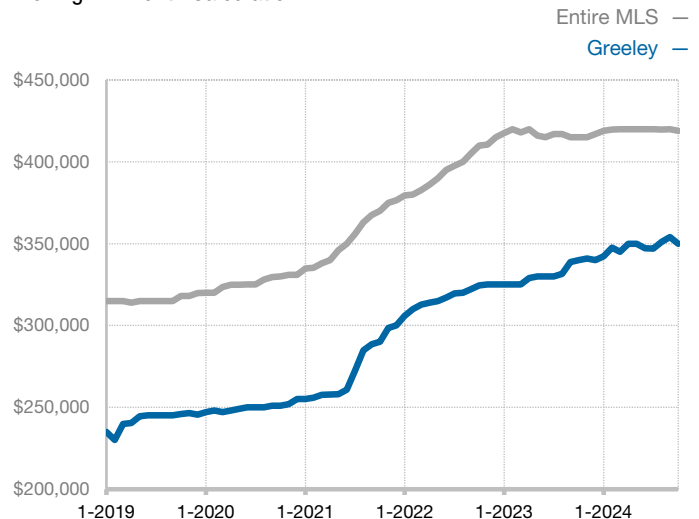
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	20	24	+ 20.0%	272	276	+ 1.5%
Closed Sales	9	15	+ 66.7%	202	193	- 4.5%
Median Sales Price*	\$360,000	<b>\$344,204</b>	- 4.4%	\$340,000	<b>\$351,850</b>	+ 3.5%
Average Sales Price*	\$371,100	<b>\$339,422</b>	- 8.5%	\$346,338	<b>\$345,325</b>	- 0.3%
Percent of List Price Received*	99.4%	<b>97.6%</b>	- 1.8%	99.3%	<b>99.3%</b>	0.0%
Days on Market Until Sale	146	<b>75</b>	- 48.6%	62	<b>64</b>	+ 3.2%
Inventory of Homes for Sale	61	<b>61</b>	0.0%	--	--	--
Months Supply of Inventory	3.2	<b>3.3</b>	+ 3.1%	--	--	--

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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 2024

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## Johnstown

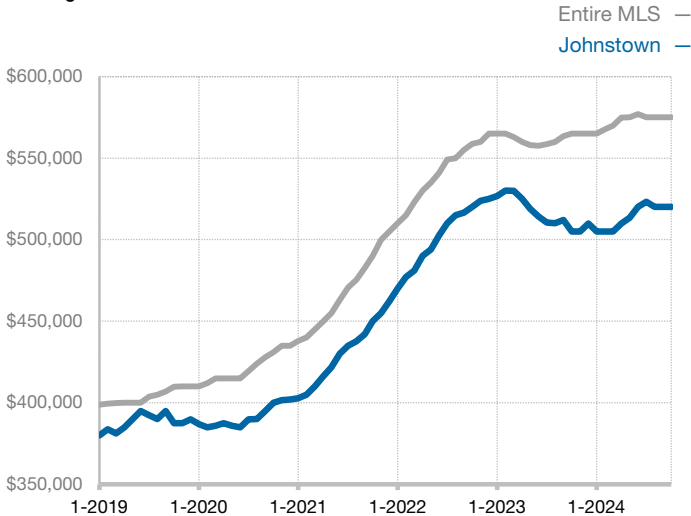
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	45	72	+ 60.0%	559	640	+ 14.5%
Closed Sales	32	40	+ 25.0%	455	460	+ 1.1%
Median Sales Price*	\$500,000	\$489,975	- 2.0%	\$510,000	\$524,963	+ 2.9%
Average Sales Price*	\$511,627	\$519,115	+ 1.5%	\$530,508	\$547,835	+ 3.3%
Percent of List Price Received*	99.9%	99.7%	- 0.2%	99.7%	99.4%	- 0.3%
Days on Market Until Sale	58	84	+ 44.8%	57	59	+ 3.5%
Inventory of Homes for Sale	95	134	+ 41.1%	--	--	--
Months Supply of Inventory	2.1	3.0	+ 42.9%	--	--	--

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

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	12	10	- 16.7%	62	116	+ 87.1%
Closed Sales	6	5	- 16.7%	36	79	+ 119.4%
Median Sales Price*	\$387,975	\$409,900	+ 5.7%	\$368,450	\$399,900	+ 8.5%
Average Sales Price*	\$387,683	\$399,779	+ 3.1%	\$373,344	\$389,873	+ 4.4%
Percent of List Price Received*	100.0%	99.1%	- 0.9%	100.0%	99.8%	- 0.2%
Days on Market Until Sale	58	45	- 22.4%	66	62	- 6.1%
Inventory of Homes for Sale	24	50	+ 108.3%	--	--	--
Months Supply of Inventory	6.9	6.9	0.0%	--	--	--

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



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

