

Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Fort Collins

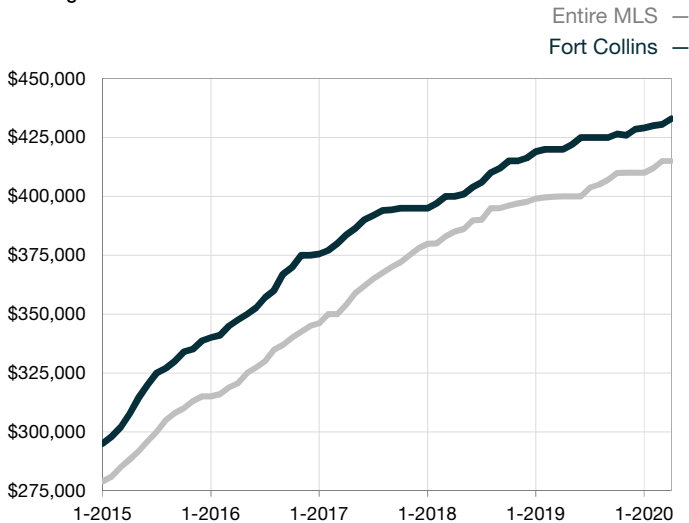
Single Family Key Metrics	April			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
New Listings	264	200	- 24.2%	837	780	- 6.8%
Sold Listings	182	142	- 22.0%	558	536	- 3.9%
Median Sales Price*	\$436,000	\$445,000	+ 2.1%	\$425,000	\$436,125	+ 2.6%
Average Sales Price*	\$475,520	\$516,694	+ 8.7%	\$467,767	\$489,576	+ 4.7%
Percent of List Price Received*	99.4%	99.6%	+ 0.2%	99.0%	99.1%	+ 0.1%
Days on Market Until Sale	57	59	+ 3.5%	62	71	+ 14.5%
Inventory of Homes for Sale	253	287	+ 13.4%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

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

Townhouse/Condo Key Metrics	April			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
New Listings	100	60	- 40.0%	323	291	- 9.9%
Sold Listings	81	50	- 38.3%	226	246	+ 8.8%
Median Sales Price*	\$315,000	\$323,750	+ 2.8%	\$310,000	\$309,500	- 0.2%
Average Sales Price*	\$324,236	\$323,798	- 0.1%	\$315,439	\$336,911	+ 6.8%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	99.0%	99.0%	0.0%
Days on Market Until Sale	70	66	- 5.7%	83	114	+ 37.3%
Inventory of Homes for Sale	93	143	+ 53.8%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

