

# Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Fort Collins

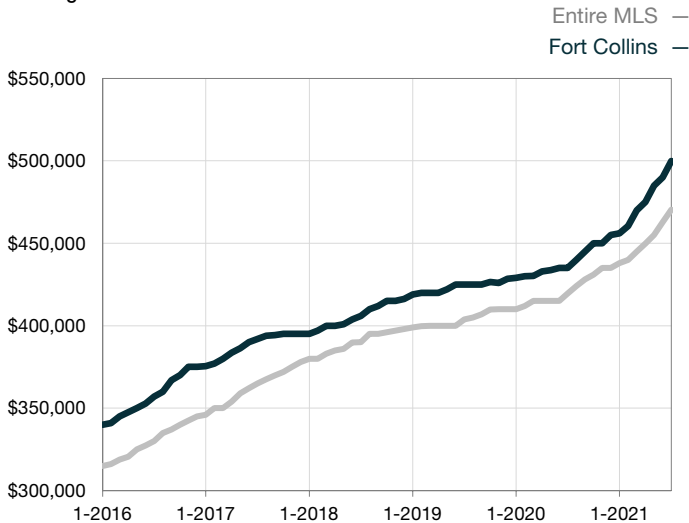
Single Family Key Metrics	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
New Listings	335	282	- 15.8%	1,718	1,573	- 8.4%
Sold Listings	246	245	- 0.4%	1,165	1,304	+ 11.9%
Median Sales Price*	\$445,000	\$550,000	+ 23.6%	\$441,000	\$525,000	+ 19.0%
Average Sales Price*	\$509,648	\$599,576	+ 17.6%	\$496,774	\$585,075	+ 17.8%
Percent of List Price Received*	99.9%	104.3%	+ 4.4%	99.3%	103.4%	+ 4.1%
Days on Market Until Sale	53	35	- 34.0%	63	43	- 31.7%
Inventory of Homes for Sale	327	153	- 53.2%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--

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

Townhouse/Condo Key Metrics	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
New Listings	99	97	- 2.0%	599	606	+ 1.2%
Sold Listings	97	85	- 12.4%	471	570	+ 21.0%
Median Sales Price*	\$325,000	\$346,000	+ 6.5%	\$315,000	\$350,500	+ 11.3%
Average Sales Price*	\$329,468	\$360,918	+ 9.5%	\$334,031	\$379,423	+ 13.6%
Percent of List Price Received*	99.1%	102.8%	+ 3.7%	99.0%	101.7%	+ 2.7%
Days on Market Until Sale	59	42	- 28.8%	92	61	- 33.7%
Inventory of Homes for Sale	159	66	- 58.5%	--	--	--
Months Supply of Inventory	2.5	0.9	- 64.0%	--	--	--

\* 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

