

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Fort Collins

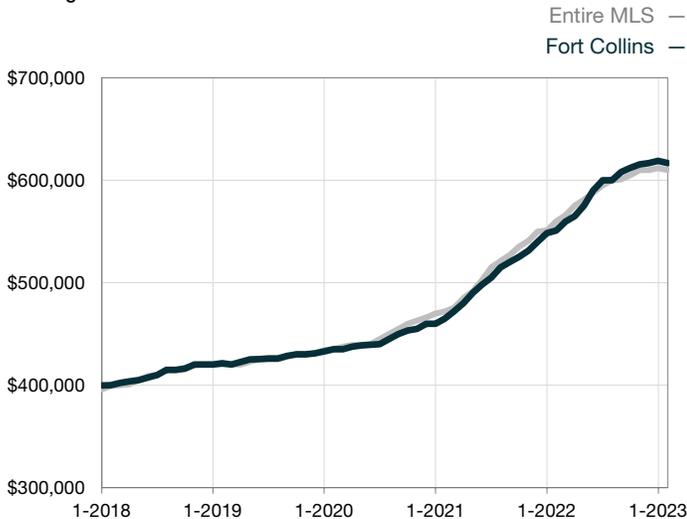
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Key Metrics						
New Listings	129	102	- 20.9%	249	203	- 18.5%
Sold Listings	111	87	- 21.6%	208	162	- 22.1%
Median Sales Price*	\$600,000	\$601,000	+ 0.2%	\$580,243	\$593,000	+ 2.2%
Average Sales Price*	\$668,283	\$673,598	+ 0.8%	\$644,021	\$653,932	+ 1.5%
Percent of List Price Received*	103.0%	99.4%	- 3.5%	102.6%	99.3%	- 3.2%
Days on Market Until Sale	35	64	+ 82.9%	36	62	+ 72.2%
Inventory of Homes for Sale	97	149	+ 53.6%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--

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

Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Key Metrics						
New Listings	41	61	+ 48.8%	108	95	- 12.0%
Sold Listings	57	39	- 31.6%	103	66	- 35.9%
Median Sales Price*	\$364,810	\$402,000	+ 10.2%	\$364,810	\$402,905	+ 10.4%
Average Sales Price*	\$384,394	\$393,811	+ 2.4%	\$381,785	\$383,997	+ 0.6%
Percent of List Price Received*	103.1%	99.4%	- 3.6%	102.6%	98.8%	- 3.7%
Days on Market Until Sale	29	117	+ 303.4%	30	100	+ 233.3%
Inventory of Homes for Sale	32	76	+ 137.5%	--	--	--
Months Supply of Inventory	0.4	1.4	+ 250.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

