

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Fort Collins

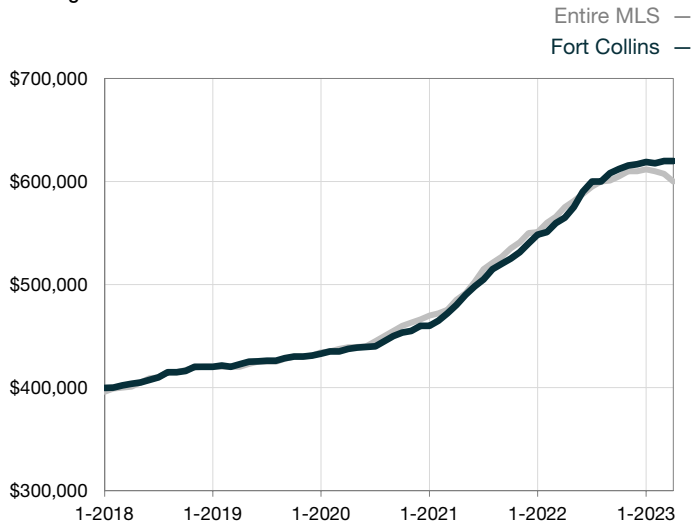
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	258	178	- 31.0%	738	579	- 21.5%
Sold Listings	179	125	- 30.2%	542	427	- 21.2%
Median Sales Price*	\$620,990	\$640,500	+ 3.1%	\$603,000	\$619,990	+ 2.8%
Average Sales Price*	\$705,969	\$679,646	- 3.7%	\$675,446	\$669,830	- 0.8%
Percent of List Price Received*	106.5%	100.4%	- 5.7%	104.3%	99.8%	- 4.3%
Days on Market Until Sale	30	50	+ 66.7%	32	56	+ 75.0%
Inventory of Homes for Sale	188	193	+ 2.7%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--

* 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	91	75	- 17.6%	272	242	- 11.0%
Sold Listings	80	52	- 35.0%	226	167	- 26.1%
Median Sales Price*	\$405,000	\$417,500	+ 3.1%	\$383,568	\$402,000	+ 4.8%
Average Sales Price*	\$413,022	\$425,371	+ 3.0%	\$408,524	\$395,179	- 3.3%
Percent of List Price Received*	105.9%	100.4%	- 5.2%	104.1%	99.6%	- 4.3%
Days on Market Until Sale	24	83	+ 245.8%	26	85	+ 226.9%
Inventory of Homes for Sale	38	72	+ 89.5%	--	--	--
Months Supply of Inventory	0.5	1.4	+ 180.0%	--	--	--

* 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

