

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Fort Collins

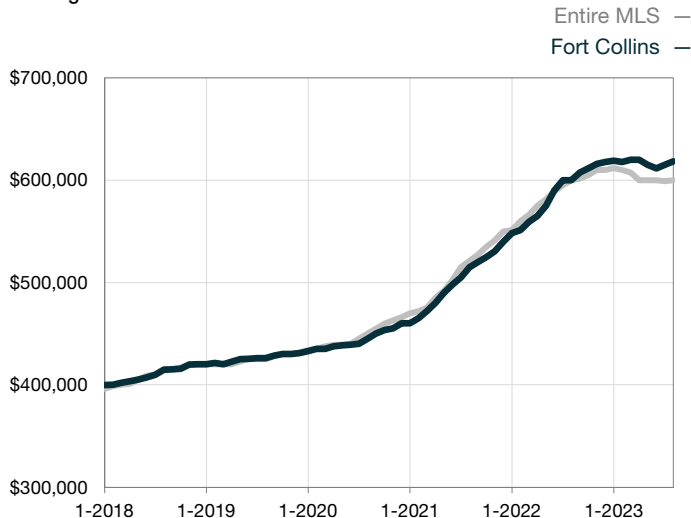
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	201	214	+ 6.5%	1,793	1,566	- 12.7%
Sold Listings	187	160	- 14.4%	1,372	1,098	- 20.0%
Median Sales Price*	\$580,000	\$600,000	+ 3.4%	\$620,000	\$629,500	+ 1.5%
Average Sales Price*	\$638,258	\$660,380	+ 3.5%	\$683,673	\$705,391	+ 3.2%
Percent of List Price Received*	99.5%	99.3%	- 0.2%	103.2%	100.1%	- 3.0%
Days on Market Until Sale	36	46	+ 27.8%	29	47	+ 62.1%
Inventory of Homes for Sale	275	308	+ 12.0%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--

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

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	77	82	+ 6.5%	604	621	+ 2.8%
Sold Listings	68	59	- 13.2%	525	438	- 16.6%
Median Sales Price*	\$383,500	\$420,000	+ 9.5%	\$392,043	\$405,000	+ 3.3%
Average Sales Price*	\$380,801	\$446,730	+ 17.3%	\$404,480	\$415,152	+ 2.6%
Percent of List Price Received*	100.0%	99.3%	- 0.7%	103.4%	99.8%	- 3.5%
Days on Market Until Sale	28	43	+ 53.6%	25	59	+ 136.0%
Inventory of Homes for Sale	92	147	+ 59.8%	--	--	--
Months Supply of Inventory	1.3	2.9	+ 123.1%	--	--	--

\* 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

