

Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Fort Collins

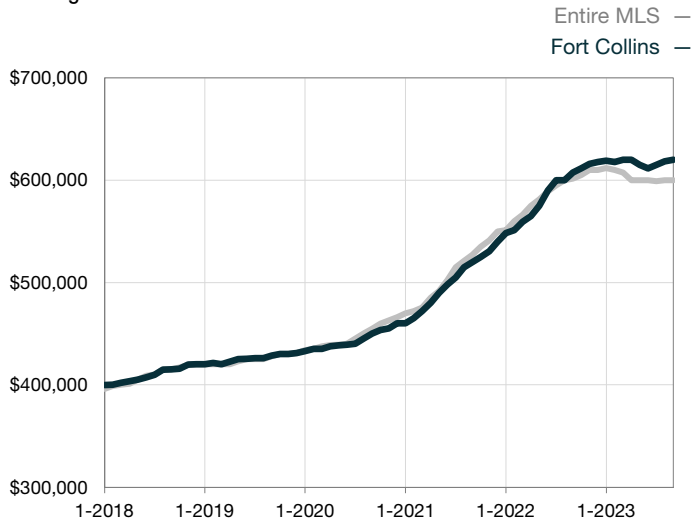
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	183	178	- 2.7%	1,976	1,748	- 11.5%
Sold Listings	171	133	- 22.2%	1,543	1,231	- 20.2%
Median Sales Price*	\$593,000	\$608,000	+ 2.5%	\$615,000	\$625,000	+ 1.6%
Average Sales Price*	\$680,737	\$682,825	+ 0.3%	\$683,347	\$703,045	+ 2.9%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	102.7%	100.0%	- 2.6%
Days on Market Until Sale	40	52	+ 30.0%	30	48	+ 60.0%
Inventory of Homes for Sale	280	321	+ 14.6%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--

* 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	76	64	- 15.8%	680	685	+ 0.7%
Sold Listings	55	45	- 18.2%	580	484	- 16.6%
Median Sales Price*	\$405,000	\$405,000	0.0%	\$395,000	\$405,000	+ 2.5%
Average Sales Price*	\$413,625	\$417,918	+ 1.0%	\$405,349	\$415,378	+ 2.5%
Percent of List Price Received*	99.7%	99.4%	- 0.3%	103.0%	99.8%	- 3.1%
Days on Market Until Sale	47	49	+ 4.3%	27	58	+ 114.8%
Inventory of Homes for Sale	120	146	+ 21.7%	--	--	--
Months Supply of Inventory	1.8	2.9	+ 61.1%	--	--	--

* 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

