

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Fort Collins

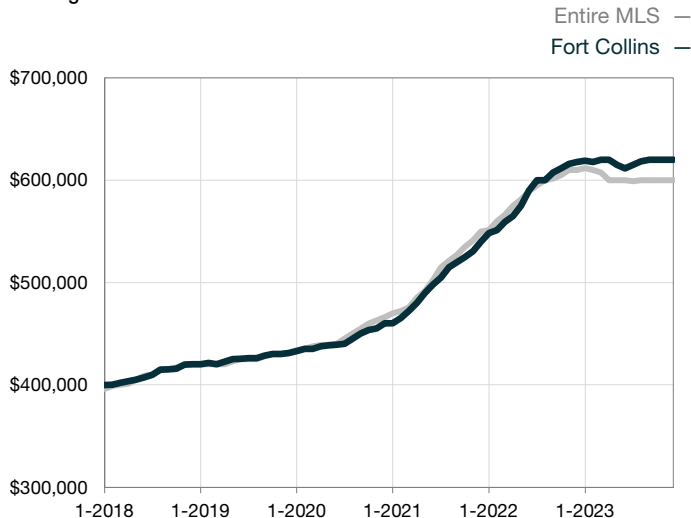
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	48	61	+ 27.1%	2,293	2,102	- 8.3%
Sold Listings	84	103	+ 22.6%	1,885	1,551	- 17.7%
Median Sales Price*	\$564,250	\$610,990	+ 8.3%	\$610,000	\$620,000	+ 1.6%
Average Sales Price*	\$649,400	\$745,358	+ 14.8%	\$680,472	\$696,671	+ 2.4%
Percent of List Price Received*	98.4%	97.8%	- 0.6%	102.0%	99.7%	- 2.3%
Days on Market Until Sale	62	64	+ 3.2%	33	50	+ 51.5%
Inventory of Homes for Sale	196	202	+ 3.1%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--

* 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	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	33	28	- 15.2%	788	834	+ 5.8%
Sold Listings	39	41	+ 5.1%	700	625	- 10.7%
Median Sales Price*	\$400,000	\$415,000	+ 3.8%	\$399,900	\$403,500	+ 0.9%
Average Sales Price*	\$432,441	\$438,724	+ 1.5%	\$409,263	\$414,478	+ 1.3%
Percent of List Price Received*	98.7%	98.4%	- 0.3%	102.4%	99.6%	- 2.7%
Days on Market Until Sale	96	71	- 26.0%	33	59	+ 78.8%
Inventory of Homes for Sale	96	116	+ 20.8%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

* 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

