

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Fort Collins

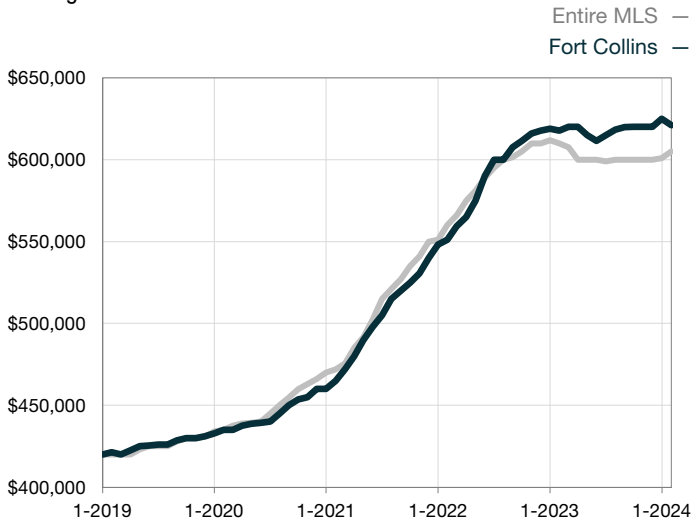
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
New Listings	108	146	+ 35.2%	214	277	+ 29.4%
Sold Listings	90	106	+ 17.8%	165	185	+ 12.1%
Median Sales Price*	\$603,000	\$590,495	- 2.1%	\$596,000	\$604,404	+ 1.4%
Average Sales Price*	\$684,955	\$651,030	- 5.0%	\$660,484	\$717,412	+ 8.6%
Percent of List Price Received*	99.4%	99.0%	- 0.4%	99.2%	98.8%	- 0.4%
Days on Market Until Sale	65	71	+ 9.2%	63	71	+ 12.7%
Inventory of Homes for Sale	149	187	+ 25.5%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--

* 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		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
New Listings	65	82	+ 26.2%	100	120	+ 20.0%
Sold Listings	41	33	- 19.5%	68	69	+ 1.5%
Median Sales Price*	\$402,000	\$380,000	- 5.5%	\$402,905	\$365,000	- 9.4%
Average Sales Price*	\$395,028	\$411,392	+ 4.1%	\$385,019	\$389,658	+ 1.2%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	98.8%	99.2%	+ 0.4%
Days on Market Until Sale	112	92	- 17.9%	98	90	- 8.2%
Inventory of Homes for Sale	98	124	+ 26.5%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

