

# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Fort Collins

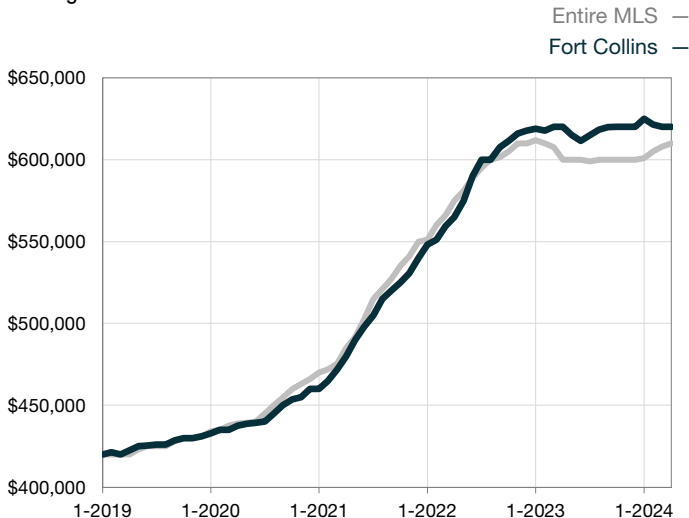
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	189	<b>237</b>	+ 25.4%	603	<b>704</b>	+ 16.7%
Sold Listings	129	<b>159</b>	+ 23.3%	432	<b>467</b>	+ 8.1%
Median Sales Price*	\$640,000	<b>\$623,000</b>	- 2.7%	\$619,945	<b>\$618,000</b>	- 0.3%
Average Sales Price*	\$675,296	<b>\$736,833</b>	+ 9.1%	\$671,238	<b>\$715,051</b>	+ 6.5%
Percent of List Price Received*	100.5%	<b>100.5%</b>	0.0%	99.8%	<b>99.6%</b>	- 0.2%
Days on Market Until Sale	49	<b>45</b>	- 8.2%	56	<b>60</b>	+ 7.1%
Inventory of Homes for Sale	180	<b>243</b>	+ 35.0%	--	--	--
Months Supply of Inventory	1.2	<b>1.8</b>	+ 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	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	78	<b>92</b>	+ 17.9%	247	<b>279</b>	+ 13.0%
Sold Listings	52	<b>69</b>	+ 32.7%	169	<b>196</b>	+ 16.0%
Median Sales Price*	\$417,500	<b>\$407,000</b>	- 2.5%	\$402,000	<b>\$403,955</b>	+ 0.5%
Average Sales Price*	\$425,371	<b>\$403,555</b>	- 5.1%	\$395,171	<b>\$404,584</b>	+ 2.4%
Percent of List Price Received*	100.4%	<b>99.8%</b>	- 0.6%	99.6%	<b>99.6%</b>	0.0%
Days on Market Until Sale	83	<b>82</b>	- 1.2%	85	<b>86</b>	+ 1.2%
Inventory of Homes for Sale	99	<b>114</b>	+ 15.2%	--	--	--
Months Supply of Inventory	1.9	<b>2.1</b>	+ 10.5%	--	--	--

\* 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

