

# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Fort Collins

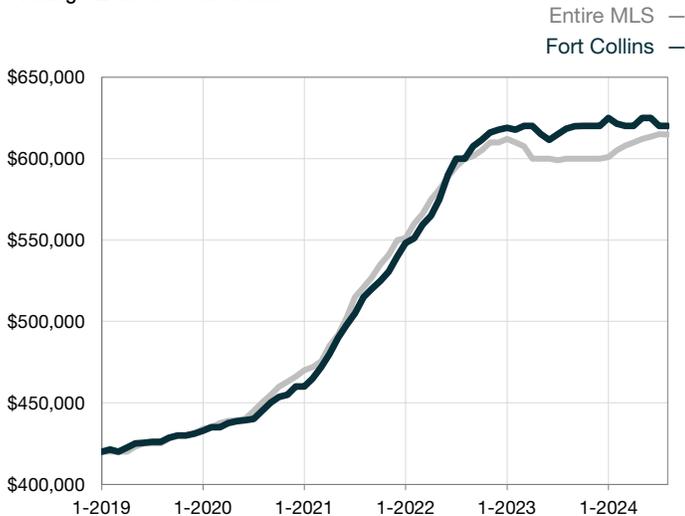
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	218	<b>228</b>	+ 4.6%	1,577	<b>1,707</b>	+ 8.2%
Sold Listings	160	<b>135</b>	- 15.6%	1,098	<b>1,109</b>	+ 1.0%
Median Sales Price*	\$600,000	<b>\$610,000</b>	+ 1.7%	\$629,500	<b>\$630,000</b>	+ 0.1%
Average Sales Price*	\$661,086	<b>\$745,846</b>	+ 12.8%	\$705,494	<b>\$729,817</b>	+ 3.4%
Percent of List Price Received*	99.4%	<b>98.8%</b>	- 0.6%	100.1%	<b>99.5%</b>	- 0.6%
Days on Market Until Sale	46	<b>50</b>	+ 8.7%	47	<b>53</b>	+ 12.8%
Inventory of Homes for Sale	334	<b>421</b>	+ 26.0%	--	--	--
Months Supply of Inventory	2.5	<b>3.2</b>	+ 28.0%	--	--	--

\* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	82	<b>89</b>	+ 8.5%	622	<b>674</b>	+ 8.4%
Sold Listings	59	<b>77</b>	+ 30.5%	438	<b>481</b>	+ 9.8%
Median Sales Price*	\$420,000	<b>\$381,075</b>	- 9.3%	\$405,000	<b>\$402,910</b>	- 0.5%
Average Sales Price*	\$446,730	<b>\$402,387</b>	- 9.9%	\$415,095	<b>\$416,899</b>	+ 0.4%
Percent of List Price Received*	99.3%	<b>98.5%</b>	- 0.8%	99.8%	<b>99.2%</b>	- 0.6%
Days on Market Until Sale	43	<b>54</b>	+ 25.6%	59	<b>75</b>	+ 27.1%
Inventory of Homes for Sale	171	<b>176</b>	+ 2.9%	--	--	--
Months Supply of Inventory	3.3	<b>3.2</b>	- 3.0%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

