

# Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Fort Collins

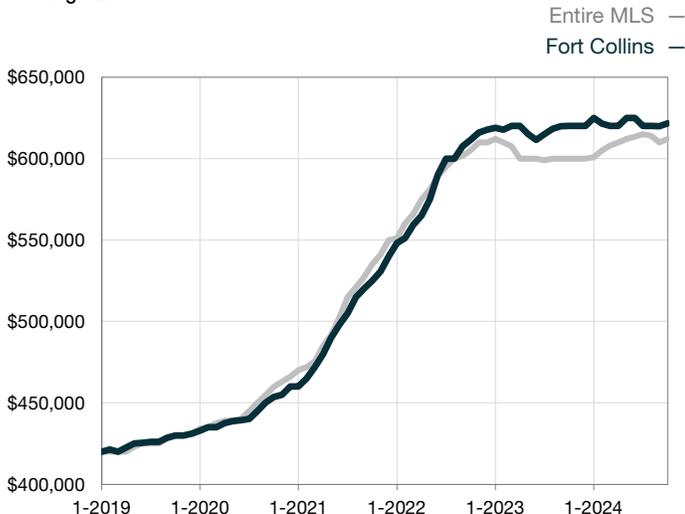
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	187	187	0.0%	1,948	2,081	+ 6.8%
Sold Listings	108	165	+ 52.8%	1,339	1,406	+ 5.0%
Median Sales Price*	\$580,000	\$637,000	+ 9.8%	\$622,500	\$625,000	+ 0.4%
Average Sales Price*	\$650,021	\$713,727	+ 9.8%	\$698,768	\$721,366	+ 3.2%
Percent of List Price Received*	99.1%	98.4%	- 0.7%	99.9%	99.3%	- 0.6%
Days on Market Until Sale	50	63	+ 26.0%	48	54	+ 12.5%
Inventory of Homes for Sale	354	325	- 8.2%	--	--	--
Months Supply of Inventory	2.8	2.4	- 14.3%	--	--	--

\* 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	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	67	90	+ 34.3%	755	842	+ 11.5%
Sold Listings	49	53	+ 8.2%	534	576	+ 7.9%
Median Sales Price*	\$400,000	\$400,000	0.0%	\$405,000	\$400,000	- 1.2%
Average Sales Price*	\$390,742	\$407,245	+ 4.2%	\$413,321	\$415,303	+ 0.5%
Percent of List Price Received*	99.4%	98.5%	- 0.9%	99.8%	99.1%	- 0.7%
Days on Market Until Sale	51	57	+ 11.8%	57	73	+ 28.1%
Inventory of Homes for Sale	161	197	+ 22.4%	--	--	--
Months Supply of Inventory	3.2	3.5	+ 9.4%	--	--	--

\* 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

