

Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Fort Collins

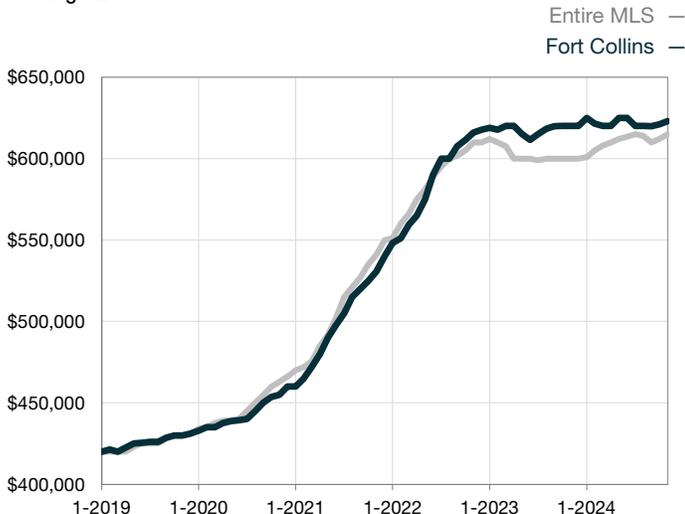
Single Family	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Key Metrics						
New Listings	95	123	+ 29.5%	2,043	2,208	+ 8.1%
Sold Listings	109	125	+ 14.7%	1,448	1,533	+ 5.9%
Median Sales Price*	\$580,000	\$600,000	+ 3.4%	\$620,000	\$625,000	+ 0.8%
Average Sales Price*	\$624,904	\$760,399	+ 21.7%	\$693,208	\$724,329	+ 4.5%
Percent of List Price Received*	98.3%	99.1%	+ 0.8%	99.8%	99.3%	- 0.5%
Days on Market Until Sale	59	62	+ 5.1%	49	55	+ 12.2%
Inventory of Homes for Sale	300	287	- 4.3%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--

* 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	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Key Metrics						
New Listings	51	48	- 5.9%	806	891	+ 10.5%
Sold Listings	49	30	- 38.8%	583	606	+ 3.9%
Median Sales Price*	\$369,900	\$385,195	+ 4.1%	\$400,000	\$400,000	0.0%
Average Sales Price*	\$406,579	\$429,434	+ 5.6%	\$412,755	\$416,002	+ 0.8%
Percent of List Price Received*	98.9%	99.0%	+ 0.1%	99.7%	99.1%	- 0.6%
Days on Market Until Sale	64	70	+ 9.4%	58	73	+ 25.9%
Inventory of Homes for Sale	159	176	+ 10.7%	--	--	--
Months Supply of Inventory	3.1	3.3	+ 6.5%	--	--	--

* 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

