

# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Fort Collins

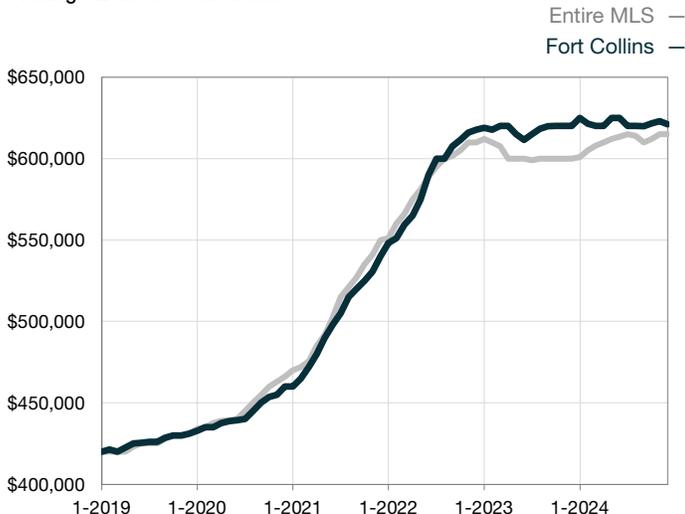
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	65	<b>73</b>	+ 12.3%	2,108	<b>2,289</b>	+ 8.6%
Sold Listings	103	<b>147</b>	+ 42.7%	1,551	<b>1,684</b>	+ 8.6%
Median Sales Price*	\$610,990	<b>\$605,000</b>	- 1.0%	\$620,000	<b>\$622,700</b>	+ 0.4%
Average Sales Price*	\$745,358	<b>\$663,582</b>	- 11.0%	\$696,671	<b>\$718,806</b>	+ 3.2%
Percent of List Price Received*	97.8%	<b>98.1%</b>	+ 0.3%	99.7%	<b>99.2%</b>	- 0.5%
Days on Market Until Sale	64	<b>76</b>	+ 18.8%	50	<b>57</b>	+ 14.0%
Inventory of Homes for Sale	234	<b>205</b>	- 12.4%	--	--	--
Months Supply of Inventory	1.8	<b>1.5</b>	- 16.7%	--	--	--

\* 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	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	30	<b>33</b>	+ 10.0%	836	<b>925</b>	+ 10.6%
Sold Listings	41	<b>52</b>	+ 26.8%	624	<b>658</b>	+ 5.4%
Median Sales Price*	\$415,000	<b>\$405,000</b>	- 2.4%	\$403,000	<b>\$400,000</b>	- 0.7%
Average Sales Price*	\$438,724	<b>\$419,552</b>	- 4.4%	\$414,461	<b>\$416,283</b>	+ 0.4%
Percent of List Price Received*	98.4%	<b>99.0%</b>	+ 0.6%	99.6%	<b>99.1%</b>	- 0.5%
Days on Market Until Sale	71	<b>73</b>	+ 2.8%	59	<b>73</b>	+ 23.7%
Inventory of Homes for Sale	129	<b>141</b>	+ 9.3%	--	--	--
Months Supply of Inventory	2.5	<b>2.6</b>	+ 4.0%	--	--	--

\* 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

