

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Fort Collins

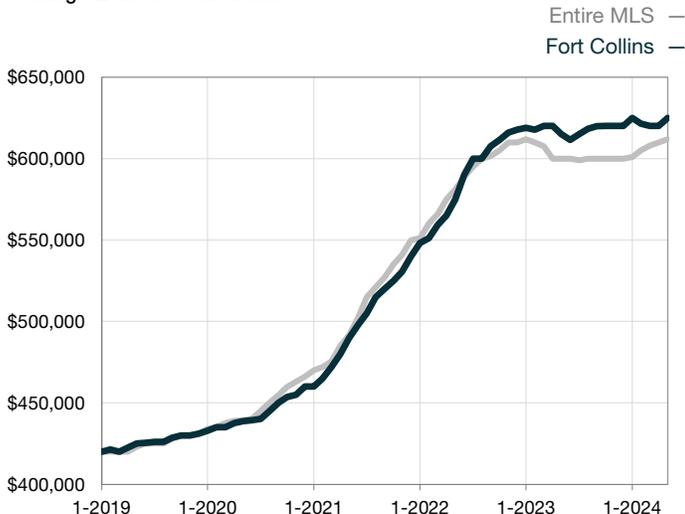
Single Family Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	267	247	- 7.5%	870	967	+ 11.1%
Sold Listings	173	184	+ 6.4%	605	652	+ 7.8%
Median Sales Price*	\$634,000	\$665,000	+ 4.9%	\$620,000	\$630,000	+ 1.6%
Average Sales Price*	\$732,800	\$768,252	+ 4.8%	\$688,841	\$729,758	+ 5.9%
Percent of List Price Received*	100.9%	100.2%	- 0.7%	100.1%	99.8%	- 0.3%
Days on Market Until Sale	38	43	+ 13.2%	51	55	+ 7.8%
Inventory of Homes for Sale	249	283	+ 13.7%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

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

Townhouse/Condo Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	94	100	+ 6.4%	341	382	+ 12.0%
Sold Listings	82	64	- 22.0%	251	260	+ 3.6%
Median Sales Price*	\$414,500	\$413,750	- 0.2%	\$405,000	\$407,350	+ 0.6%
Average Sales Price*	\$432,340	\$415,329	- 3.9%	\$407,314	\$407,229	- 0.0%
Percent of List Price Received*	100.3%	99.3%	- 1.0%	99.8%	99.5%	- 0.3%
Days on Market Until Sale	50	56	+ 12.0%	73	79	+ 8.2%
Inventory of Homes for Sale	120	140	+ 16.7%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--

* 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

