

# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Fort Collins

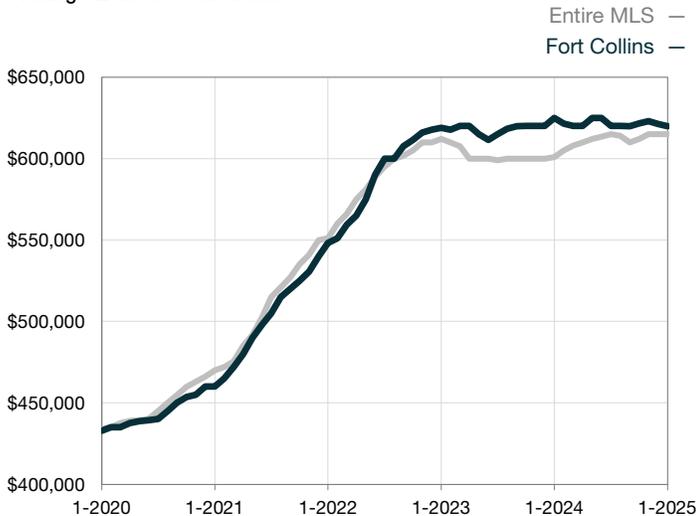
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	135	157	+ 16.3%	135	157	+ 16.3%
Sold Listings	79	87	+ 10.1%	79	87	+ 10.1%
Median Sales Price*	\$625,000	\$605,000	- 3.2%	\$625,000	\$605,000	- 3.2%
Average Sales Price*	\$806,482	\$715,635	- 11.3%	\$806,482	\$715,635	- 11.3%
Percent of List Price Received*	98.5%	98.7%	+ 0.2%	98.5%	98.7%	+ 0.2%
Days on Market Until Sale	72	64	- 11.1%	72	64	- 11.1%
Inventory of Homes for Sale	218	206	- 5.5%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

\* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	38	71	+ 86.8%	38	71	+ 86.8%
Sold Listings	36	31	- 13.9%	36	31	- 13.9%
Median Sales Price*	\$347,500	\$393,215	+ 13.2%	\$347,500	\$393,215	+ 13.2%
Average Sales Price*	\$369,735	\$430,133	+ 16.3%	\$369,735	\$430,133	+ 16.3%
Percent of List Price Received*	99.0%	98.3%	- 0.7%	99.0%	98.3%	- 0.7%
Days on Market Until Sale	89	121	+ 36.0%	89	121	+ 36.0%
Inventory of Homes for Sale	118	138	+ 16.9%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--

\* 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

