

Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Fort Collins

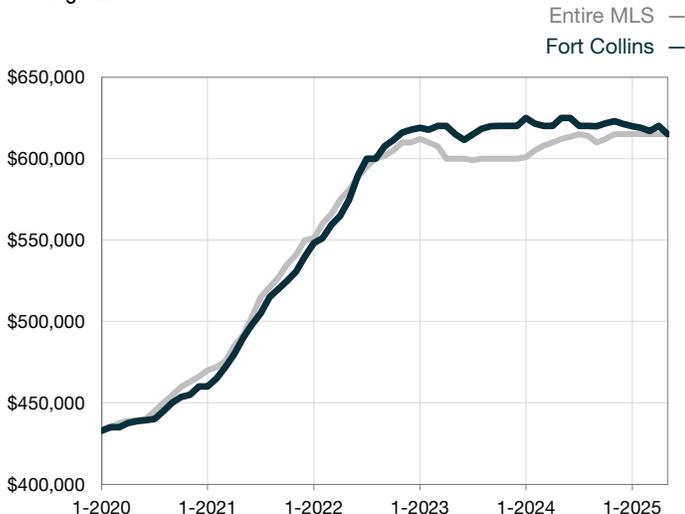
Single Family	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
Key Metrics						
New Listings	262	276	+ 5.3%	990	1,132	+ 14.3%
Sold Listings	188	205	+ 9.0%	657	724	+ 10.2%
Median Sales Price*	\$665,000	\$615,000	- 7.5%	\$630,000	\$610,000	- 3.2%
Average Sales Price*	\$784,698	\$691,443	- 11.9%	\$734,474	\$704,797	- 4.0%
Percent of List Price Received*	100.1%	99.8%	- 0.3%	99.7%	99.4%	- 0.3%
Days on Market Until Sale	43	45	+ 4.7%	55	57	+ 3.6%
Inventory of Homes for Sale	314	348	+ 10.8%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

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

Townhouse/Condo	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
Key Metrics						
New Listings	111	121	+ 9.0%	395	486	+ 23.0%
Sold Listings	66	66	0.0%	262	261	- 0.4%
Median Sales Price*	\$411,250	\$400,000	- 2.7%	\$407,000	\$402,285	- 1.2%
Average Sales Price*	\$411,228	\$416,233	+ 1.2%	\$406,258	\$420,069	+ 3.4%
Percent of List Price Received*	99.2%	99.4%	+ 0.2%	99.5%	98.8%	- 0.7%
Days on Market Until Sale	55	63	+ 14.5%	78	84	+ 7.7%
Inventory of Homes for Sale	159	216	+ 35.8%	--	--	--
Months Supply of Inventory	3.0	3.9	+ 30.0%	--	--	--

* 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

