

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Fort Collins

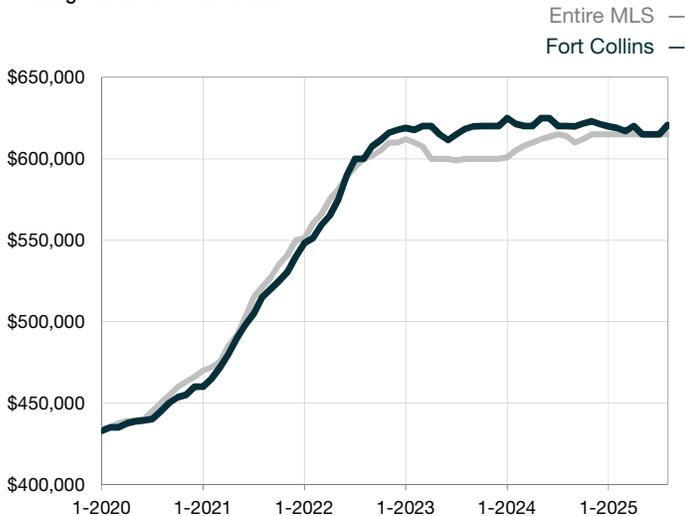
Single Family	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	229	214	- 6.6%	1,713	1,905	+ 11.2%
Sold Listings	137	162	+ 18.2%	1,111	1,247	+ 12.2%
Median Sales Price*	\$610,000	<b>\$680,000</b>	+ 11.5%	\$630,000	<b>\$627,500</b>	- 0.4%
Average Sales Price*	\$744,746	<b>\$749,727</b>	+ 0.7%	\$729,711	<b>\$715,543</b>	- 1.9%
Percent of List Price Received*	98.8%	<b>98.6%</b>	- 0.2%	99.5%	<b>99.3%</b>	- 0.2%
Days on Market Until Sale	50	<b>52</b>	+ 4.0%	53	<b>54</b>	+ 1.9%
Inventory of Homes for Sale	443	<b>448</b>	+ 1.1%	--	--	--
Months Supply of Inventory	3.4	<b>3.0</b>	- 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	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	89	73	- 18.0%	675	793	+ 17.5%
Sold Listings	79	58	- 26.6%	484	455	- 6.0%
Median Sales Price*	\$382,000	<b>\$347,050</b>	- 9.1%	\$402,955	<b>\$390,000</b>	- 3.2%
Average Sales Price*	\$408,245	<b>\$383,081</b>	- 6.2%	\$417,491	<b>\$407,404</b>	- 2.4%
Percent of List Price Received*	98.5%	<b>98.3%</b>	- 0.2%	99.2%	<b>98.7%</b>	- 0.5%
Days on Market Until Sale	55	<b>69</b>	+ 25.5%	75	<b>77</b>	+ 2.7%
Inventory of Homes for Sale	180	<b>243</b>	+ 35.0%	--	--	--
Months Supply of Inventory	3.2	<b>4.6</b>	+ 43.8%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

