

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Fort Collins

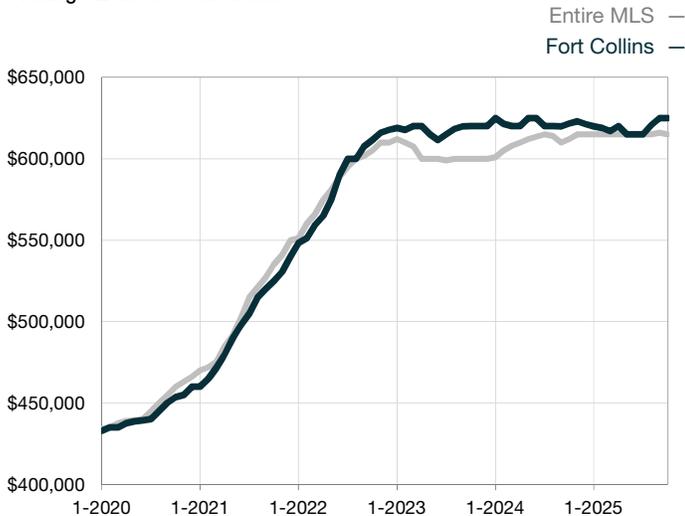
Single Family	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Key Metrics						
New Listings	197	191	- 3.0%	2,095	2,339	+ 11.6%
Sold Listings	167	157	- 6.0%	1,409	1,551	+ 10.1%
Median Sales Price*	\$637,000	\$625,000	- 1.9%	\$625,000	\$625,000	0.0%
Average Sales Price*	\$712,874	\$728,804	+ 2.2%	\$721,136	\$715,467	- 0.8%
Percent of List Price Received*	98.4%	98.5%	+ 0.1%	99.3%	99.2%	- 0.1%
Days on Market Until Sale	64	57	- 10.9%	54	55	+ 1.9%
Inventory of Homes for Sale	358	406	+ 13.4%	--	--	--
Months Supply of Inventory	2.7	2.7	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	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Key Metrics						
New Listings	93	79	- 15.1%	845	960	+ 13.6%
Sold Listings	53	48	- 9.4%	576	564	- 2.1%
Median Sales Price*	\$400,000	\$408,950	+ 2.2%	\$400,000	\$396,750	- 0.8%
Average Sales Price*	\$407,245	\$476,441	+ 17.0%	\$415,303	\$417,608	+ 0.6%
Percent of List Price Received*	98.5%	97.5%	- 1.0%	99.1%	98.6%	- 0.5%
Days on Market Until Sale	57	77	+ 35.1%	73	76	+ 4.1%
Inventory of Homes for Sale	197	211	+ 7.1%	--	--	--
Months Supply of Inventory	3.5	3.9	+ 11.4%	--	--	--

* 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

