

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Fort Collins

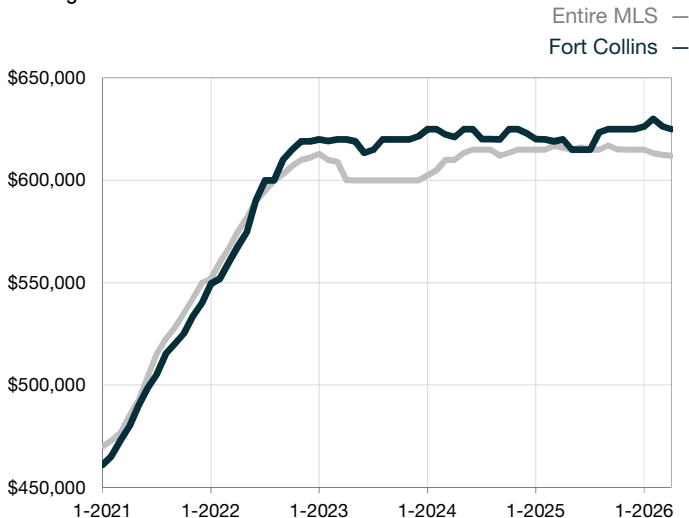
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	300	252	- 16.0%	845	834	- 1.3%
Sold Listings	182	161	- 11.5%	514	493	- 4.1%
Median Sales Price*	\$637,555	\$620,000	- 2.8%	\$610,000	\$605,000	- 0.8%
Average Sales Price*	\$723,297	\$716,200	- 1.0%	\$708,783	\$711,959	+ 0.4%
Percent of List Price Received*	99.6%	99.8%	+ 0.2%	99.3%	99.2%	- 0.1%
Days on Market Until Sale	71	59	- 16.9%	70	73	+ 4.3%
Inventory of Homes for Sale	300	308	+ 2.7%	--	--	--
Months Supply of Inventory	2.1	2.1	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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	118	91	- 22.9%	344	320	- 7.0%
Sold Listings	50	54	+ 8.0%	160	165	+ 3.1%
Median Sales Price*	\$407,800	\$387,495	- 5.0%	\$410,000	\$405,000	- 1.2%
Average Sales Price*	\$391,166	\$386,183	- 1.3%	\$424,074	\$405,719	- 4.3%
Percent of List Price Received*	99.1%	99.1%	0.0%	98.8%	98.7%	- 0.1%
Days on Market Until Sale	79	65	- 17.7%	90	83	- 7.8%
Inventory of Homes for Sale	192	140	- 27.1%	--	--	--
Months Supply of Inventory	3.7	2.7	- 27.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

