

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Fort Collins

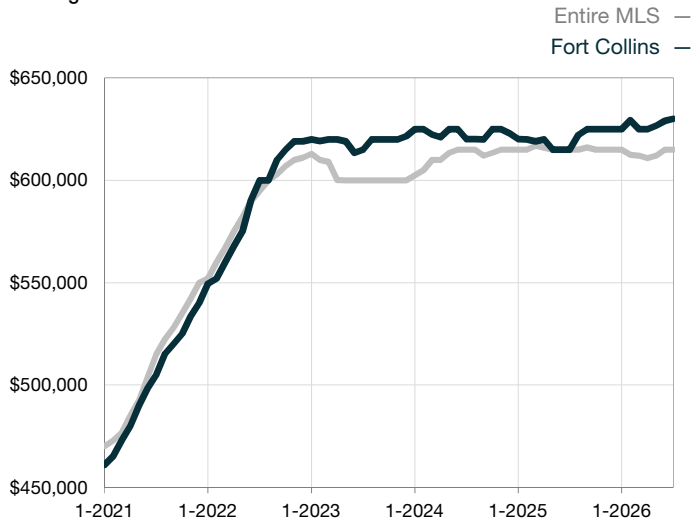
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	259	238	- 8.1%	1,630	1,620	- 0.6%
Sold Listings	171	200	+ 17.0%	1,071	1,116	+ 4.2%
Median Sales Price*	\$624,948	\$662,550	+ 6.0%	\$623,000	\$629,900	+ 1.1%
Average Sales Price*	\$719,808	\$761,299	+ 5.8%	\$710,252	\$743,817	+ 4.7%
Percent of List Price Received*	99.1%	99.0%	- 0.1%	99.4%	99.3%	- 0.1%
Days on Market Until Sale	62	60	- 3.2%	63	63	0.0%
Inventory of Homes for Sale	436	416	- 4.6%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--

* 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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	112	91	- 18.8%	662	585	- 11.6%
Sold Listings	62	58	- 6.5%	347	332	- 4.3%
Median Sales Price*	\$365,588	\$412,500	+ 12.8%	\$400,000	\$404,995	+ 1.2%
Average Sales Price*	\$380,069	\$435,410	+ 14.6%	\$409,682	\$411,023	+ 0.3%
Percent of List Price Received*	98.7%	98.5%	- 0.2%	98.9%	98.8%	- 0.1%
Days on Market Until Sale	71	82	+ 15.5%	79	78	- 1.3%
Inventory of Homes for Sale	258	198	- 23.3%	--	--	--
Months Supply of Inventory	5.2	4.1	- 21.2%	--	--	--

* 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

