Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Fort Collins

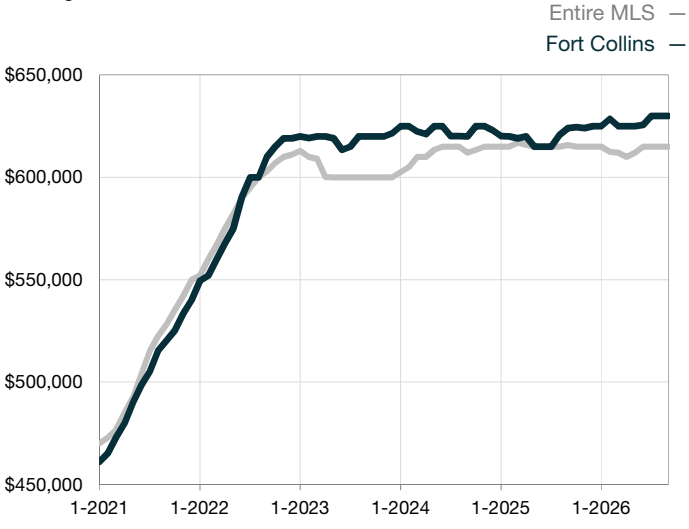
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	224	**190**	- 15.2%	2,061	**2,012**	- 2.4%
Sold Listings	139	**113**	- 18.7%	1,371	**1,374**	+ 0.2%
Median Sales Price*	$601,000	**$599,990**	- 0.2%	$625,000	**$630,000**	+ 0.8%
Average Sales Price*	$703,802	**$792,961**	+ 12.7%	$712,681	**$747,152**	+ 4.8%
Percent of List Price Received*	99.0%	**99.1%**	+ 0.1%	99.3%	**99.3%**	0.0%
Days on Market Until Sale	67	**66**	- 1.5%	63	**63**	0.0%
Inventory of Homes for Sale	429	**425**	- 0.9%	--	**--**	--
Months Supply of Inventory	2.8	**2.8**	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.

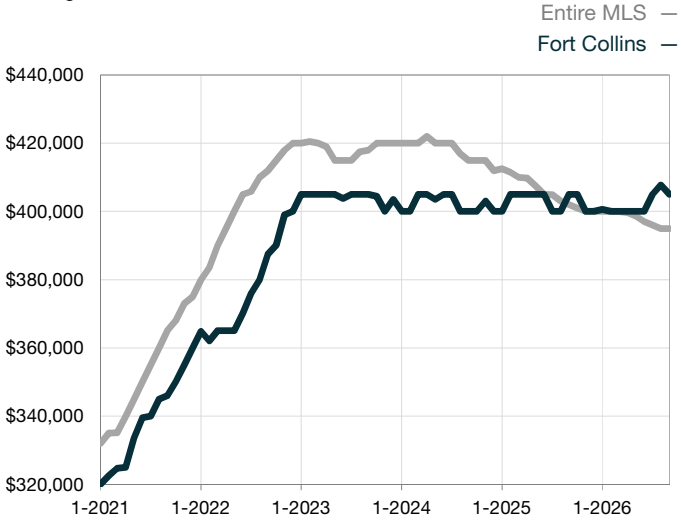
Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	76	**52**	- 31.6%	783	**706**	- 9.8%
Sold Listings	54	**48**	- 11.1%	454	**420**	- 7.5%
Median Sales Price*	$442,500	**$392,500**	- 11.3%	$400,000	**$400,000**	0.0%
Average Sales Price*	$467,958	**$435,738**	- 6.9%	$413,804	**$414,051**	+ 0.1%
Percent of List Price Received*	98.8%	**98.3%**	- 0.5%	98.8%	**98.7%**	- 0.1%
Days on Market Until Sale	75	**82**	+ 9.3%	77	**77**	0.0%
Inventory of Homes for Sale	198	**172**	- 13.1%	--	**--**	--
Months Supply of Inventory	4.0	**3.7**	- 7.5%	--	**--**	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Current as of October 5, 2026. All data from IRES, LLC and REcolorado. Report © 2026 ShowingTime Plus, LLC.