Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

LBAR
Loveland-Berthoud Association of REALTORS®

Fort Collins

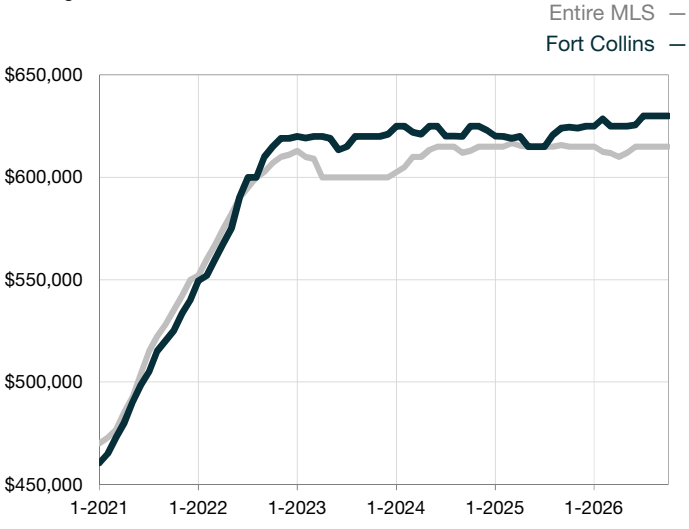
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	184	**173**	- 6.0%	2,240	**2,189**	- 2.3%
Sold Listings	156	**111**	- 28.8%	1,527	**1,487**	- 2.6%
Median Sales Price*	$625,000	**$665,000**	+ 6.4%	$625,000	**$630,000**	+ 0.8%
Average Sales Price*	$737,265	**$720,202**	- 2.3%	$715,192	**$744,880**	+ 4.2%
Percent of List Price Received*	98.5%	**98.7%**	+ 0.2%	99.2%	**99.3%**	+ 0.1%
Days on Market Until Sale	65	**69**	+ 6.2%	63	**63**	0.0%
Inventory of Homes for Sale	399	**434**	+ 8.8%	--	**--**	--
Months Supply of Inventory	2.7	**3.0**	+ 11.1%	--	**--**	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

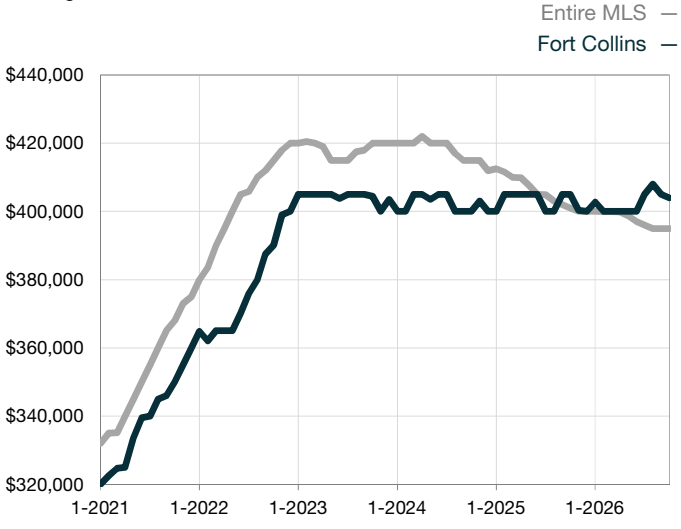
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	70	**39**	- 44.3%	845	**745**	- 11.8%
Sold Listings	44	**32**	- 27.3%	498	**452**	- 9.2%
Median Sales Price*	$417,450	**$403,500**	- 3.3%	$400,000	**$400,000**	0.0%
Average Sales Price*	$468,663	**$444,115**	- 5.2%	$418,651	**$416,179**	- 0.6%
Percent of List Price Received*	97.8%	**98.4%**	+ 0.6%	98.7%	**98.7%**	0.0%
Days on Market Until Sale	88	**78**	- 11.4%	78	**77**	- 1.3%
Inventory of Homes for Sale	185	**161**	- 13.0%	--	**--**	--
Months Supply of Inventory	3.8	**3.6**	- 5.3%	--	**--**	--

* 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



Current as of November 4, 2026. All data from IRES, LLC and REcolorado. Report © 2026 ShowingTime Plus, LLC.