

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Fort Collins

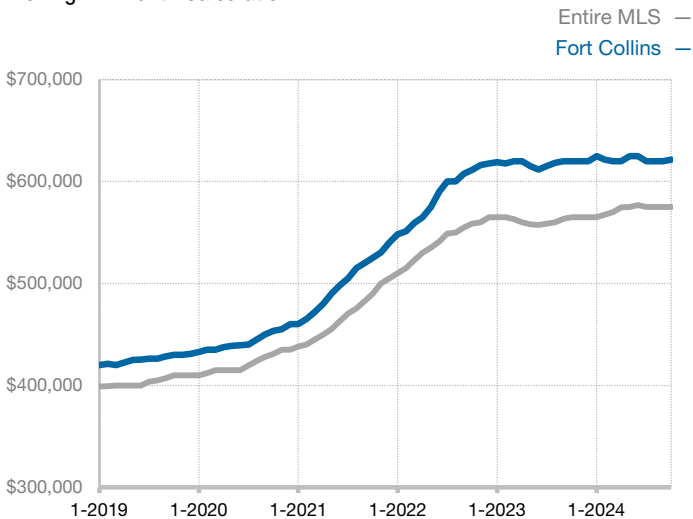
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	198	197	- 0.5%	2,080	2,187	+ 5.1%
Closed Sales	115	170	+ 47.8%	1,443	1,467	+ 1.7%
Median Sales Price*	\$580,000	\$636,000	+ 9.7%	\$625,000	\$625,000	0.0%
Average Sales Price*	\$656,194	\$719,087	+ 9.6%	\$702,822	\$719,830	+ 2.4%
Percent of List Price Received*	99.1%	98.4%	- 0.7%	99.9%	99.3%	- 0.6%
Days on Market Until Sale	49	63	+ 28.6%	49	55	+ 12.2%
Inventory of Homes for Sale	379	343	- 9.5%	--	--	--
Months Supply of Inventory	2.7	2.4	- 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		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	74	93	+ 25.7%	794	876	+ 10.3%
Closed Sales	50	55	+ 10.0%	576	594	+ 3.1%
Median Sales Price*	\$395,000	\$400,000	+ 1.3%	\$404,405	\$400,000	- 1.1%
Average Sales Price*	\$388,387	\$406,782	+ 4.7%	\$413,619	\$414,220	+ 0.1%
Percent of List Price Received*	99.5%	98.5%	- 1.0%	99.7%	99.1%	- 0.6%
Days on Market Until Sale	52	57	+ 9.6%	59	73	+ 23.7%
Inventory of Homes for Sale	169	209	+ 23.7%	--	--	--
Months Supply of Inventory	3.0	3.7	+ 23.3%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

