

Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Fort Collins

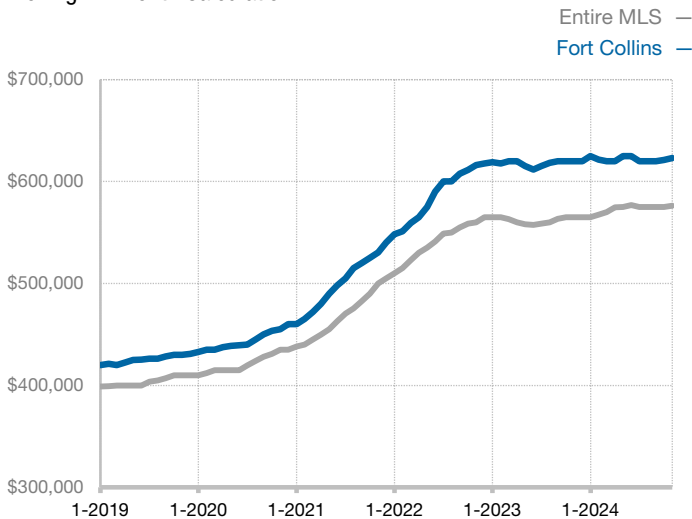
Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	99	130	+ 31.3%	2,179	2,326	+ 6.7%
Closed Sales	113	132	+ 16.8%	1,556	1,602	+ 3.0%
Median Sales Price*	\$580,000	\$599,500	+ 3.4%	\$620,500	\$625,000	+ 0.7%
Average Sales Price*	\$634,324	\$750,567	+ 18.3%	\$697,847	\$722,126	+ 3.5%
Percent of List Price Received*	98.3%	99.1%	+ 0.8%	99.8%	99.3%	- 0.5%
Days on Market Until Sale	58	62	+ 6.9%	50	55	+ 10.0%
Inventory of Homes for Sale	323	301	- 6.8%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--

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

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	55	51	- 7.3%	849	928	+ 9.3%
Closed Sales	49	30	- 38.8%	625	624	- 0.2%
Median Sales Price*	\$369,900	\$385,195	+ 4.1%	\$400,000	\$400,000	0.0%
Average Sales Price*	\$406,579	\$429,434	+ 5.6%	\$413,067	\$414,951	+ 0.5%
Percent of List Price Received*	98.9%	99.0%	+ 0.1%	99.6%	99.1%	- 0.5%
Days on Market Until Sale	64	70	+ 9.4%	59	72	+ 22.0%
Inventory of Homes for Sale	170	187	+ 10.0%	--	--	--
Months Supply of Inventory	3.0	3.4	+ 13.3%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

