

# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Fort Collins

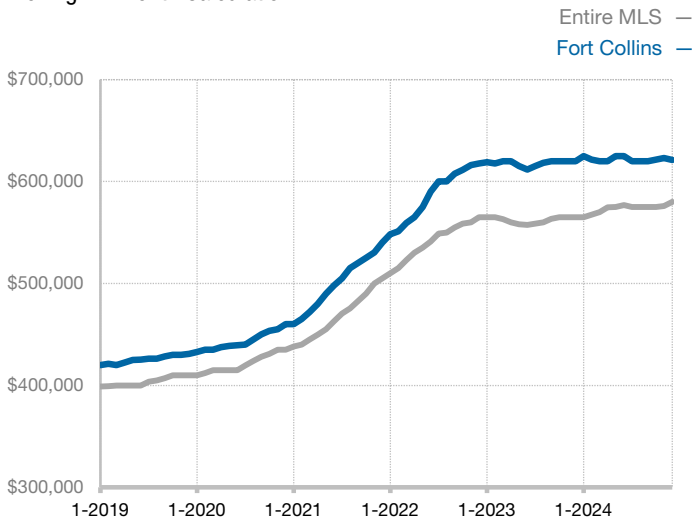
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	71	77	+ 8.5%	2,250	2,410	+ 7.1%
Closed Sales	106	153	+ 44.3%	1,662	1,759	+ 5.8%
Median Sales Price*	\$612,995	\$605,450	- 1.2%	\$620,000	\$621,100	+ 0.2%
Average Sales Price*	\$741,868	\$669,291	- 9.8%	\$700,655	\$717,324	+ 2.4%
Percent of List Price Received*	97.8%	98.2%	+ 0.4%	99.6%	99.2%	- 0.4%
Days on Market Until Sale	64	76	+ 18.8%	51	57	+ 11.8%
Inventory of Homes for Sale	260	217	- 16.5%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--

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

Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	32	33	+ 3.1%	881	963	+ 9.3%
Closed Sales	44	54	+ 22.7%	669	678	+ 1.3%
Median Sales Price*	\$417,500	\$405,000	- 3.0%	\$403,500	\$400,000	- 0.9%
Average Sales Price*	\$456,902	\$418,661	- 8.4%	\$415,950	\$415,247	- 0.2%
Percent of List Price Received*	98.2%	99.0%	+ 0.8%	99.5%	99.1%	- 0.4%
Days on Market Until Sale	71	74	+ 4.2%	60	73	+ 21.7%
Inventory of Homes for Sale	139	149	+ 7.2%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

