

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Fort Collins

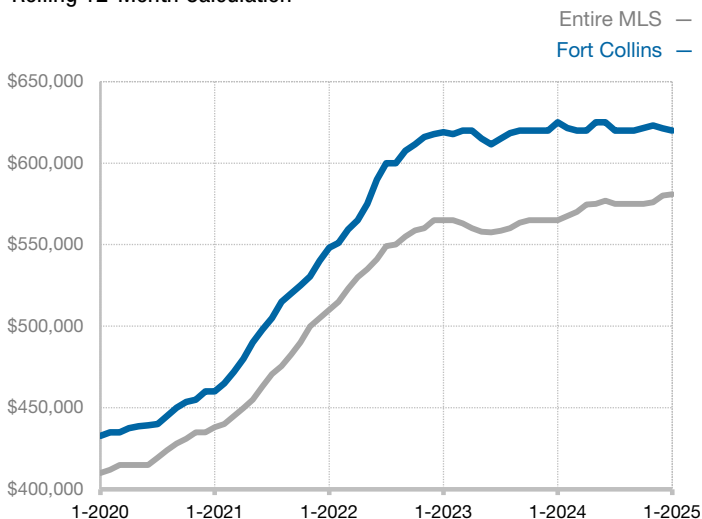
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	144	163	+ 13.2%	144	163	+ 13.2%
Closed Sales	84	94	+ 11.9%	84	94	+ 11.9%
Median Sales Price*	\$625,000	\$598,000	- 4.3%	\$625,000	\$598,000	- 4.3%
Average Sales Price*	\$793,435	\$711,448	- 10.3%	\$793,435	\$711,448	- 10.3%
Percent of List Price Received*	98.4%	98.6%	+ 0.2%	98.4%	98.6%	+ 0.2%
Days on Market Until Sale	71	64	- 9.9%	71	64	- 9.9%
Inventory of Homes for Sale	244	215	- 11.9%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--

* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	42	73	+ 73.8%	42	73	+ 73.8%
Closed Sales	38	32	- 15.8%	38	32	- 15.8%
Median Sales Price*	\$347,500	\$395,108	+ 13.7%	\$347,500	\$395,108	+ 13.7%
Average Sales Price*	\$366,854	\$468,254	+ 27.6%	\$366,854	\$468,254	+ 27.6%
Percent of List Price Received*	98.7%	98.1%	- 0.6%	98.7%	98.1%	- 0.6%
Days on Market Until Sale	88	122	+ 38.6%	88	122	+ 38.6%
Inventory of Homes for Sale	127	144	+ 13.4%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

