



FCBR 2022

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Monthly Indicators



April 2022

New Listings were down 15.6 percent for single family homes and 13.0 percent for townhouse-condo properties. Pending Sales landed at 251 for single family homes and 90 for townhouse-condo properties.

The Median Sales Price was up 21.6 percent to \$620,000 for single family homes and 18.5 percent to \$410,000 for townhouse-condo properties. Days on Market decreased 27.1 percent for single family homes but increased 18.5 percent for townhouse-condo properties.

Affordability challenges are limiting buying activity, and early signs suggest competition for homes may be cooling somewhat. Nationally, existing home sales are down 2.7% as of last measure, while pending sales dropped 1.2%, marking 5 straight months of under contract declines, according to the National Association of REALTORS®. Inventory remains low, with only 2 months supply at present, and home prices continue to rise, with the median existing home at \$373,500, a 15% increase from this time last year. Homes are still selling quickly, however, and multiple offers are common in many markets.

Activity Snapshot

- 17.7%	- 27.1%	+ 21.6%
One-Year Change in Single Family Sold Listings	One-Year Change in Single Family Days On Market	One-Year Change in Single Family Median Sales Price

Residential real estate activity in Area 9 composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Single Family Activity Overview

Key metrics for Single Family by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	4-2021	4-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		359	303	- 15.6%	1,052	857	- 18.5%
Pending Sales		294	251	- 14.6%	995	765	- 23.1%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		260	214	- 17.7%	844	659	- 21.9%
Median Sales Price		\$510,000	\$620,000	+ 21.6%	\$490,004	\$605,000	+ 23.5%
Avg. Sales Price		\$557,271	\$725,705	+ 30.2%	\$556,703	\$680,068	+ 22.2%
Pct. of List Price Received		103.1%	105.9%	+ 2.7%	101.7%	104.0%	+ 2.3%
Days on Market		48	35	- 27.1%	67	46	- 31.3%
Affordability Index		76	49	- 35.5%	79	51	- 35.4%
Active Listings		193	172	- 10.9%	--	--	--
Months Supply		0.7	0.7	0.0%	--	--	--

Townhouse-Condo Activity Overview

Key metrics for Townhouse-Condo by report month and for year-to-date (YTD) starting from the first of the year.



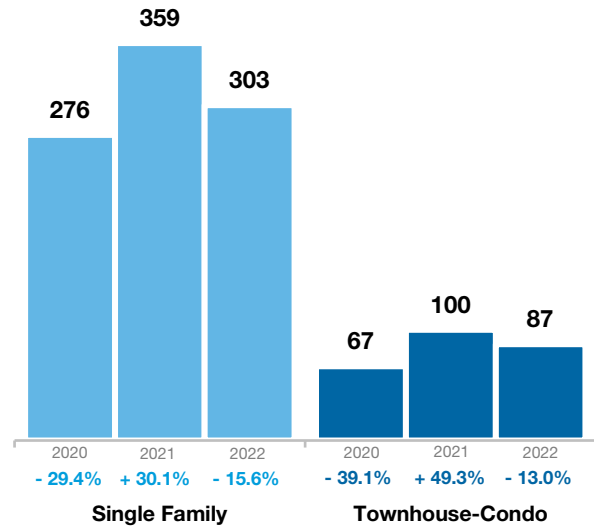
Key Metrics	Historical Sparkbars	4-2021	4-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		100	87	- 13.0%	355	276	- 22.3%
Pending Sales		93	90	- 3.2%	353	283	- 19.8%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		103	81	- 21.4%	318	225	- 29.2%
Median Sales Price		\$346,000	\$410,000	+ 18.5%	\$339,950	\$390,000	+ 14.7%
Avg. Sales Price		\$346,681	\$435,605	+ 25.7%	\$356,710	\$423,528	+ 18.7%
Pct. of List Price Received		101.7%	105.5%	+ 3.7%	100.8%	104.2%	+ 3.4%
Days on Market		54	64	+ 18.5%	70	58	- 17.1%
Affordability Index		112	75	- 33.0%	114	79	- 30.7%
Active Listings		73	28	- 61.6%	--	--	--
Months Supply		0.9	0.4	- 55.6%	--	--	--

New Listings

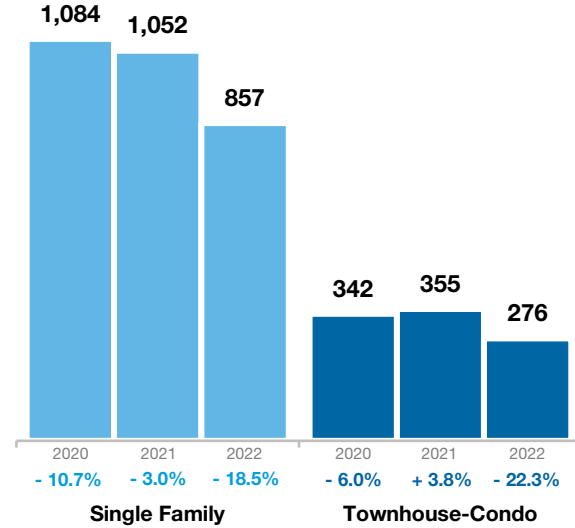
A count of the properties that have been newly listed on the market in a given month.



April

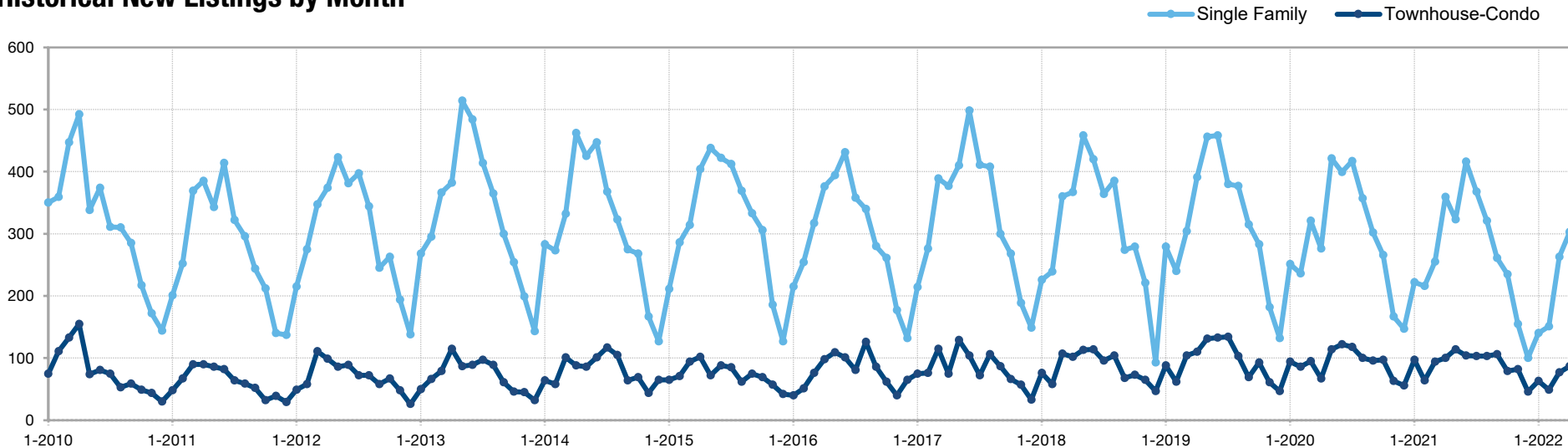


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2021	323	-23.3%	114	0.0%
Jun-2021	416	+4.3%	104	-14.8%
Jul-2021	368	-11.8%	103	-12.7%
Aug-2021	321	-10.1%	103	+3.0%
Sep-2021	261	-13.6%	106	+10.4%
Oct-2021	235	-11.7%	79	-18.6%
Nov-2021	155	-7.2%	82	+30.2%
Dec-2021	100	-32.0%	46	-17.9%
Jan-2022	140	-36.9%	63	-35.1%
Feb-2022	151	-30.1%	49	-23.4%
Mar-2022	263	+3.1%	77	-18.1%
Apr-2022	303	-15.6%	87	-13.0%
12-Month Avg	253	-13.9%	84	-9.6%

Historical New Listings by Month

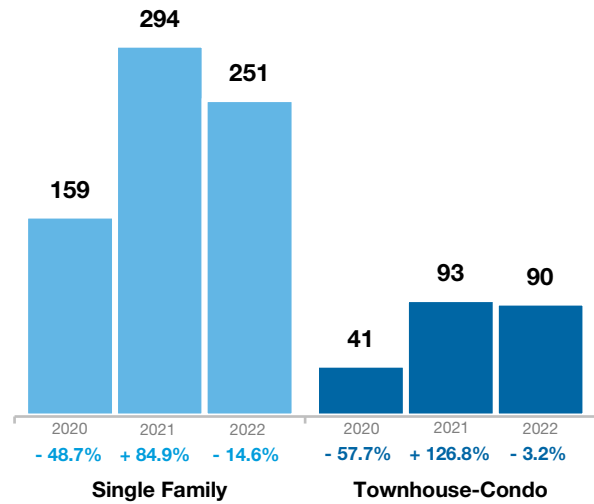


Pending Sales

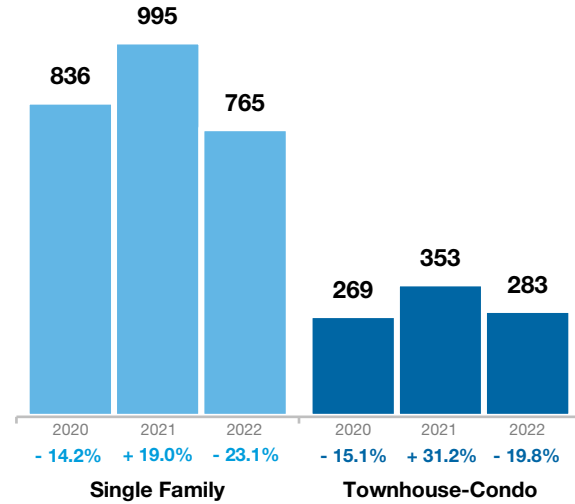
A count of the properties on which offers have been accepted in a given month.



April

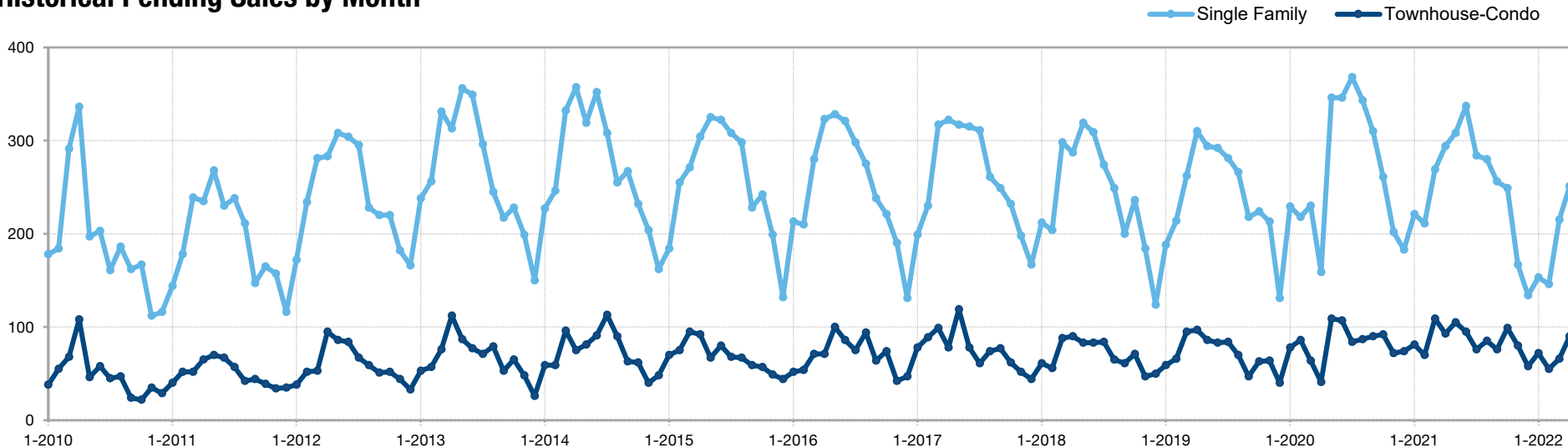


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2021	308	-11.0%	105	-3.7%
Jun-2021	337	-2.6%	95	-11.2%
Jul-2021	284	-22.8%	76	-9.5%
Aug-2021	280	-18.4%	85	-2.3%
Sep-2021	256	-17.4%	76	-15.6%
Oct-2021	249	-4.6%	99	+7.6%
Nov-2021	167	-17.3%	80	+11.1%
Dec-2021	134	-26.8%	58	-21.6%
Jan-2022	153	-30.8%	72	-11.1%
Feb-2022	146	-30.8%	55	-21.4%
Mar-2022	215	-20.1%	66	-39.4%
Apr-2022	251	-14.6%	90	-3.2%
12-Month Avg	232	-17.1%	80	-10.4%

Historical Pending Sales by Month

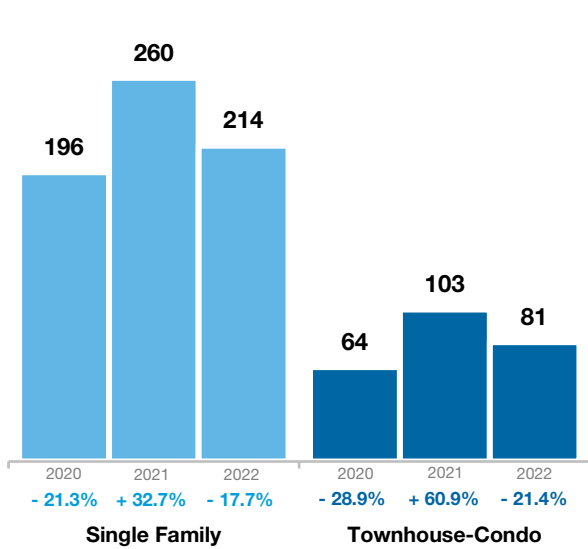


Sold Listings

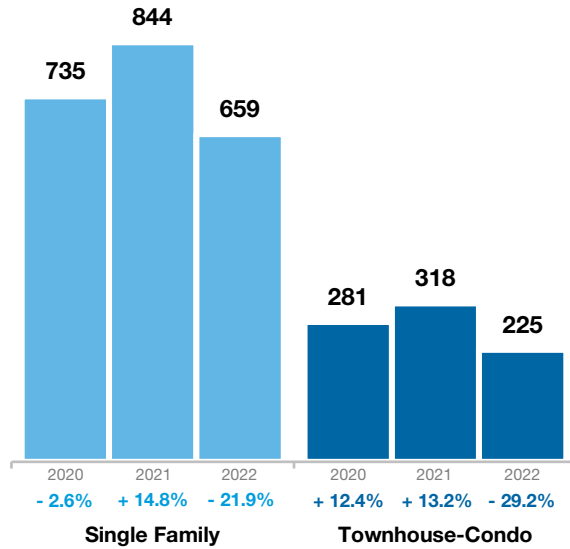
A count of the actual sales that closed in a given month.



April

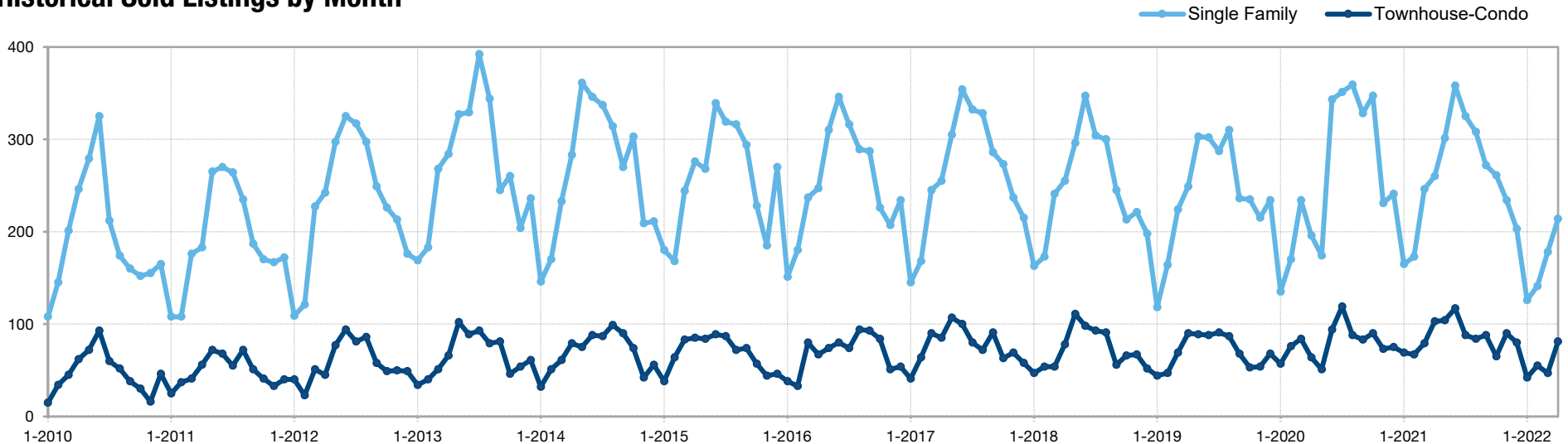


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2021	301	+73.0%	104	+103.9%
Jun-2021	358	+4.4%	117	+24.5%
Jul-2021	325	-7.4%	88	-26.1%
Aug-2021	308	-14.2%	84	-4.5%
Sep-2021	272	-17.1%	88	+6.0%
Oct-2021	261	-24.8%	65	-27.8%
Nov-2021	234	+1.3%	90	+23.3%
Dec-2021	203	-15.8%	80	+6.7%
Jan-2022	126	-23.6%	42	-39.1%
Feb-2022	141	-18.5%	55	-17.9%
Mar-2022	178	-27.6%	47	-40.5%
Apr-2022	214	-17.7%	81	-21.4%
12-Month Avg	243	-9.2%	78	-5.0%

Historical Sold Listings by Month

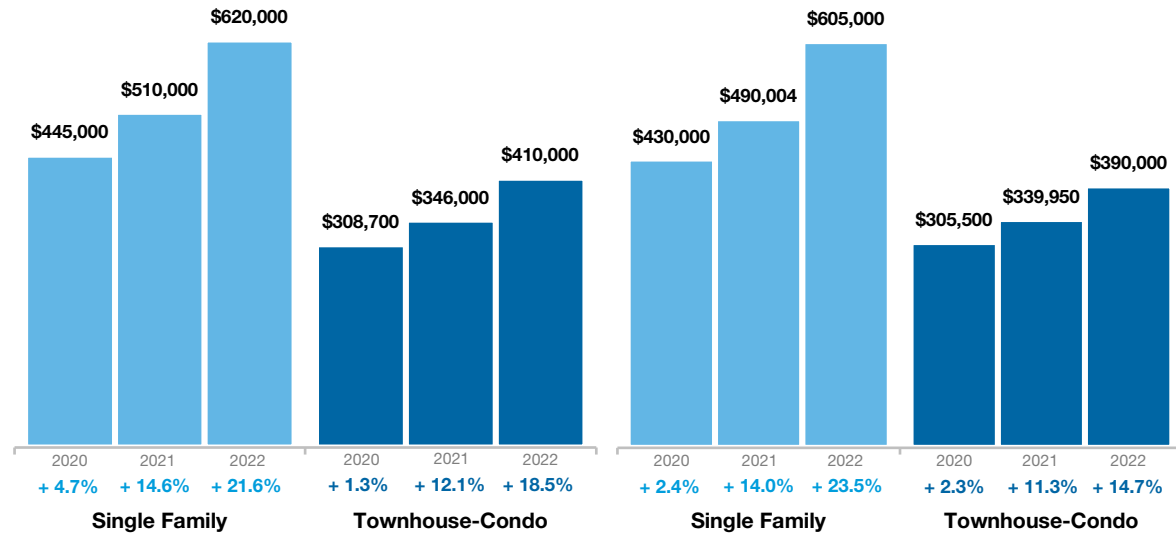


Median Sales Price

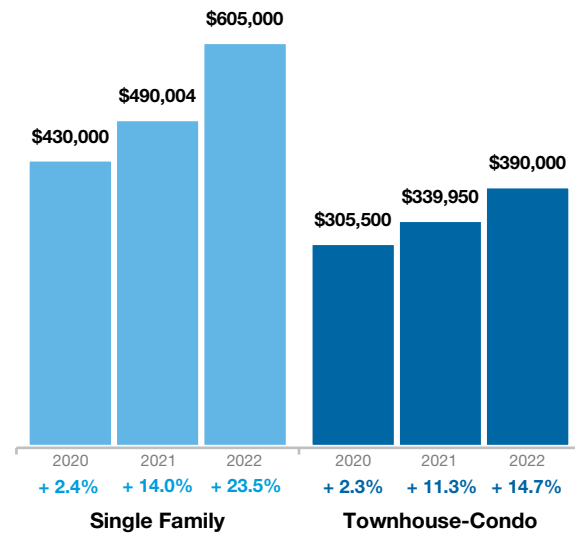
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



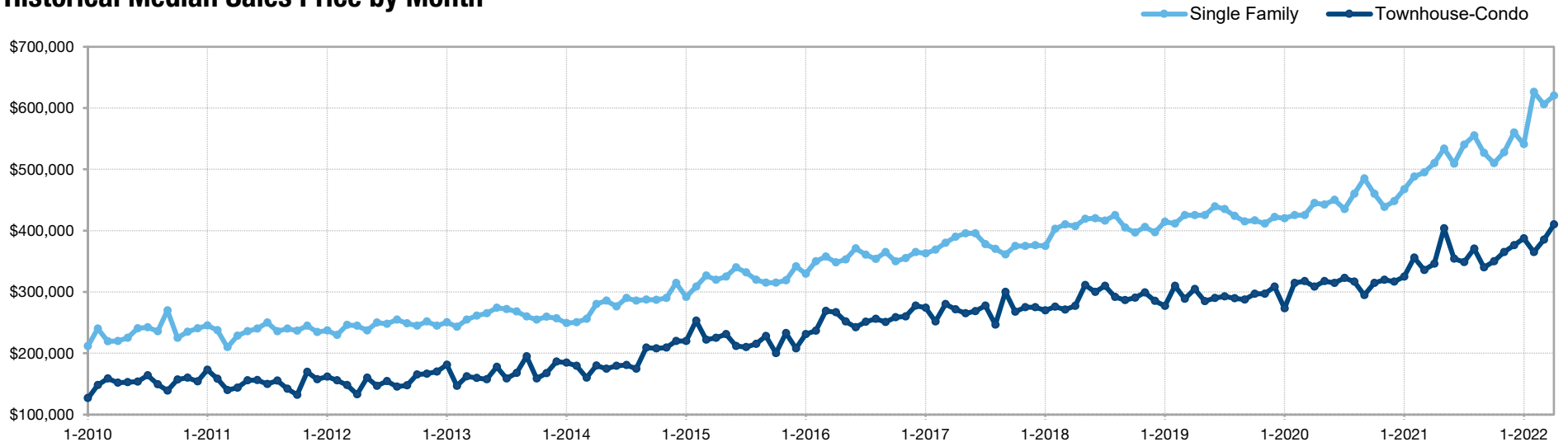
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2021	\$533,435	+20.6%	\$403,750	+27.2%
Jun-2021	\$509,000	+13.1%	\$354,000	+12.6%
Jul-2021	\$540,000	+24.1%	\$348,500	+8.0%
Aug-2021	\$555,000	+20.7%	\$370,500	+17.0%
Sep-2021	\$526,548	+8.6%	\$340,000	+15.3%
Oct-2021	\$510,000	+10.9%	\$350,000	+11.2%
Nov-2021	\$527,500	+20.2%	\$365,000	+14.1%
Dec-2021	\$560,000	+25.0%	\$376,318	+18.8%
Jan-2022	\$541,000	+15.7%	\$387,500	+19.2%
Feb-2022	\$626,221	+28.3%	\$364,810	+2.5%
Mar-2022	\$606,041	+22.4%	\$385,000	+14.8%
Apr-2022	\$620,000	+21.6%	\$410,000	+18.5%
12-Month Avg*	\$550,000	+18.3%	\$369,740	+14.1%

* Median Sales Price for all properties from May 2021 through April 2022. This is not the average of the individual figures above.

Historical Median Sales Price by Month

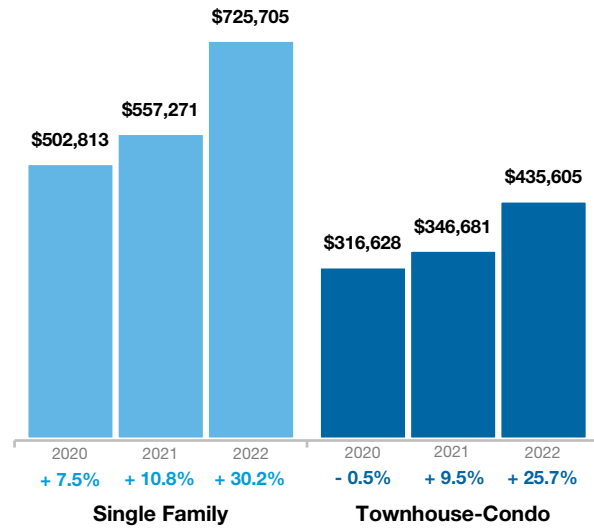


Average Sales Price

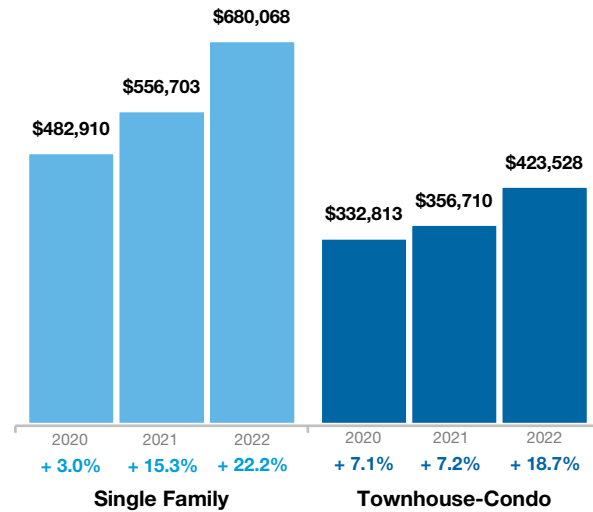
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



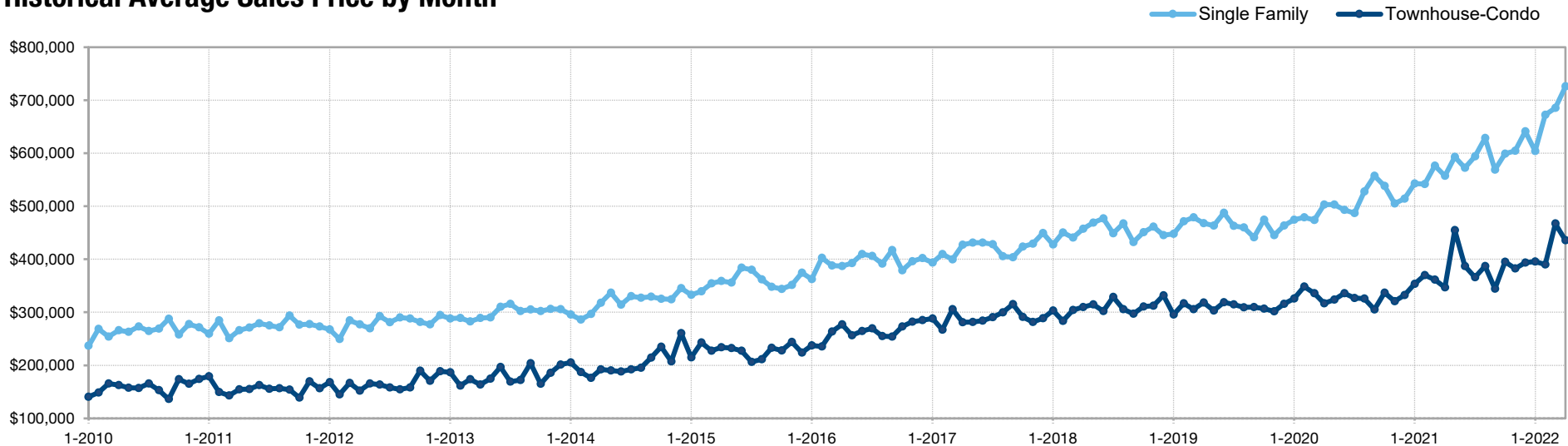
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2021	\$592,727	+17.9%	\$455,018	+40.4%
Jun-2021	\$572,465	+16.2%	\$386,900	+15.1%
Jul-2021	\$593,998	+22.0%	\$365,895	+11.9%
Aug-2021	\$628,657	+19.2%	\$387,003	+18.8%
Sep-2021	\$568,895	+2.1%	\$344,300	+12.7%
Oct-2021	\$598,918	+11.3%	\$395,165	+17.3%
Nov-2021	\$604,279	+19.7%	\$382,467	+19.2%
Dec-2021	\$640,964	+24.7%	\$393,577	+18.4%
Jan-2022	\$603,885	+11.3%	\$395,329	+11.9%
Feb-2022	\$672,361	+24.1%	\$389,994	+5.4%
Mar-2022	\$685,231	+19.0%	\$467,153	+29.3%
Apr-2022	\$725,705	+30.2%	\$435,605	+25.7%
12-Month Avg*	\$616,482	+16.9%	\$398,019	+18.4%

* Avg. Sales Price for all properties from May 2021 through April 2022. This is not the average of the individual figures above.

Historical Average Sales Price by Month

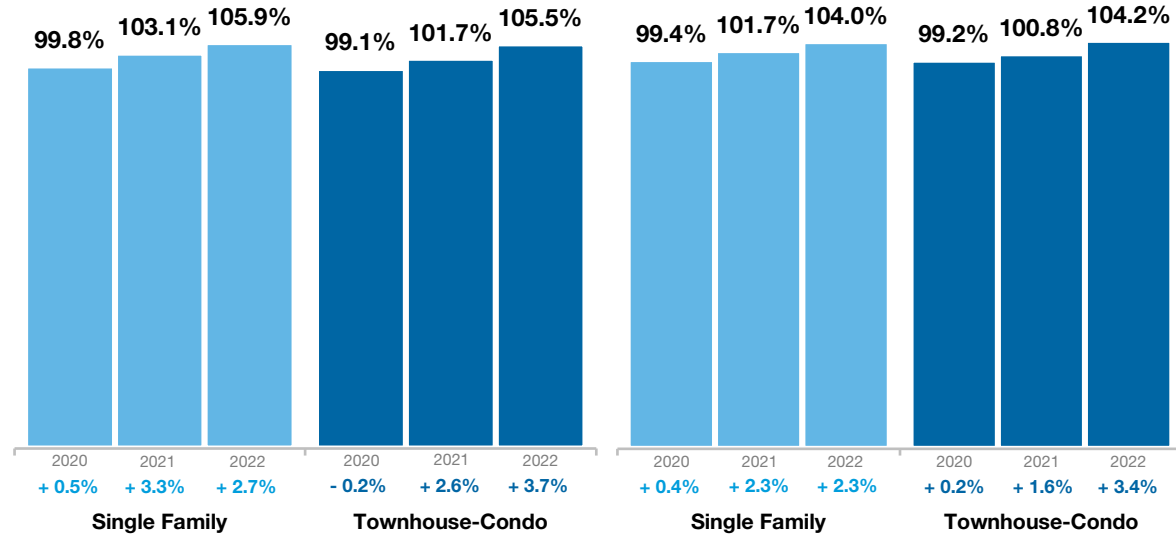


Percent of List Price Received

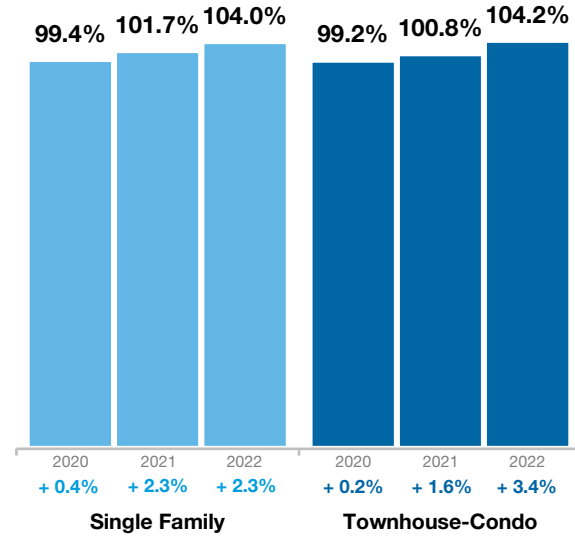
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April



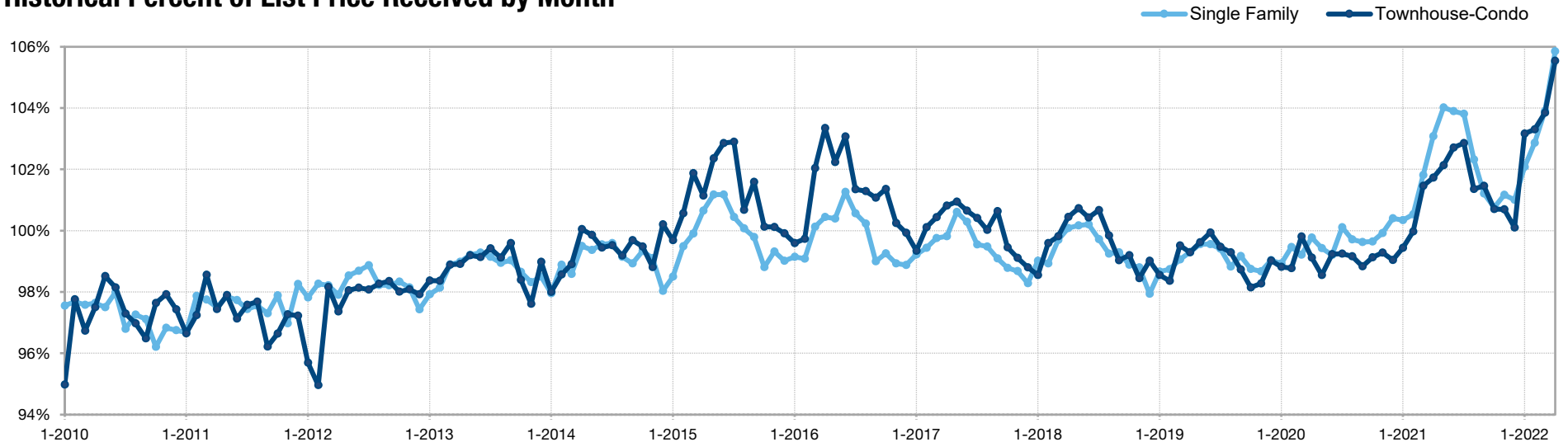
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2021	104.0%	+4.6%	102.1%	+3.5%
Jun-2021	103.9%	+4.7%	102.7%	+3.5%
Jul-2021	103.8%	+3.7%	102.9%	+3.7%
Aug-2021	102.3%	+2.6%	101.4%	+2.2%
Sep-2021	101.2%	+1.6%	101.5%	+2.7%
Oct-2021	100.8%	+1.2%	100.7%	+1.6%
Nov-2021	101.2%	+1.3%	100.7%	+1.4%
Dec-2021	101.0%	+0.6%	100.1%	+1.1%
Jan-2022	102.1%	+1.8%	103.2%	+3.8%
Feb-2022	102.9%	+2.4%	103.3%	+3.3%
Mar-2022	103.9%	+2.1%	103.8%	+2.3%
Apr-2022	105.9%	+2.7%	105.5%	+3.7%
12-Month Avg*	102.8%	+2.5%	102.2%	+2.6%

* Pct. of List Price Received for all properties from May 2021 through April 2022. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



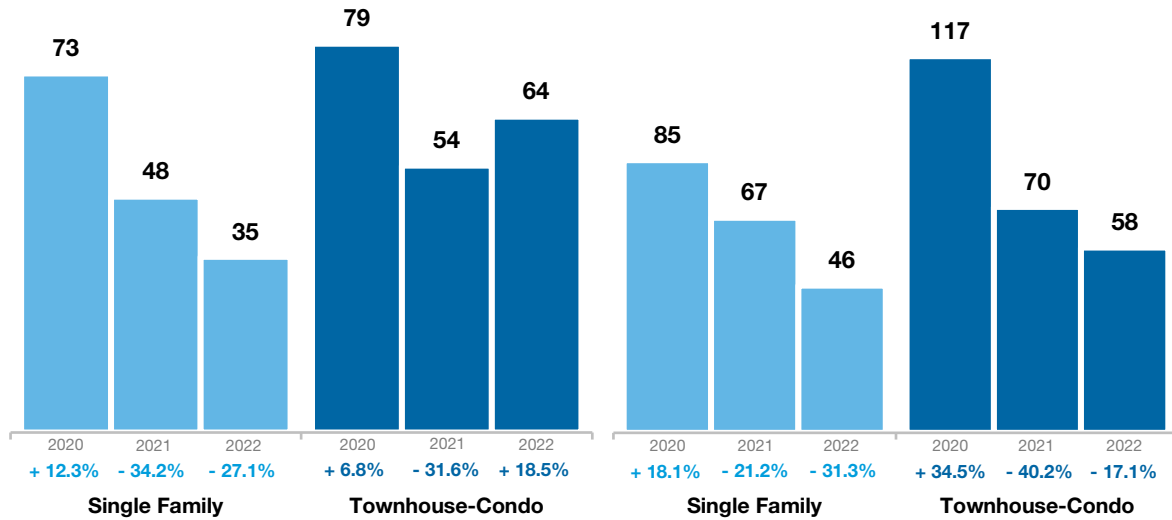
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.



April

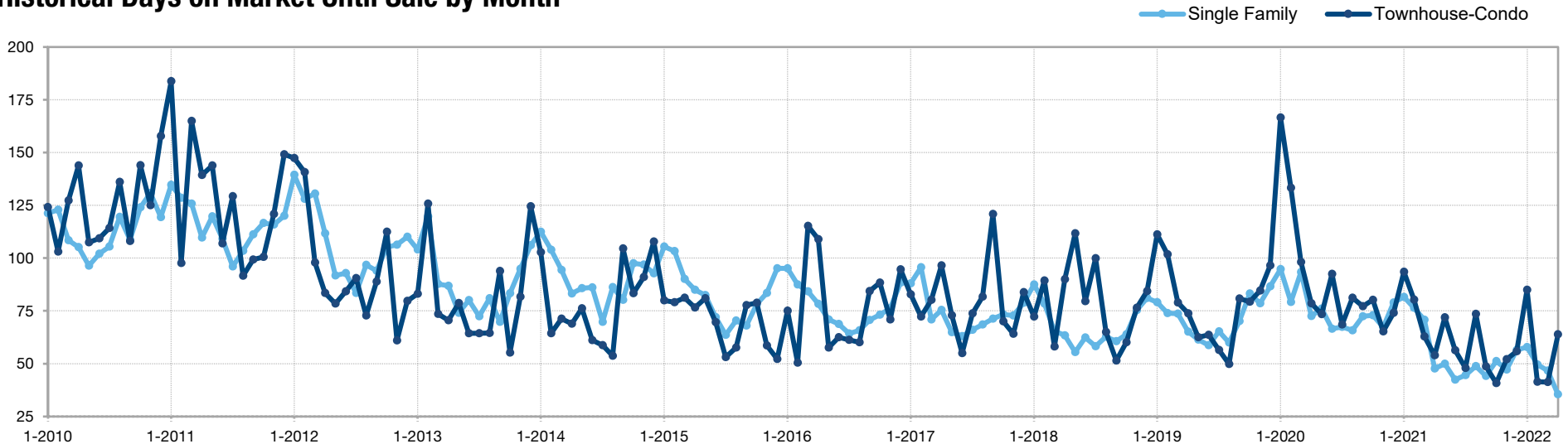
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2021	50	-34.2%	72	-1.4%
Jun-2021	42	-37.3%	56	-39.1%
Jul-2021	44	-34.3%	48	-29.4%
Aug-2021	49	-25.8%	74	-8.6%
Sep-2021	44	-38.9%	49	-36.4%
Oct-2021	51	-30.1%	41	-48.8%
Nov-2021	47	-29.9%	52	-20.0%
Dec-2021	56	-29.1%	56	-24.3%
Jan-2022	58	-29.3%	85	-9.6%
Feb-2022	50	-34.2%	41	-48.8%
Mar-2022	47	-33.8%	41	-34.9%
Apr-2022	35	-27.1%	64	+18.5%
12-Month Avg	47	-32.1%	57	-23.8%

* Days on Market for all properties from May 2021 through April 2022. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



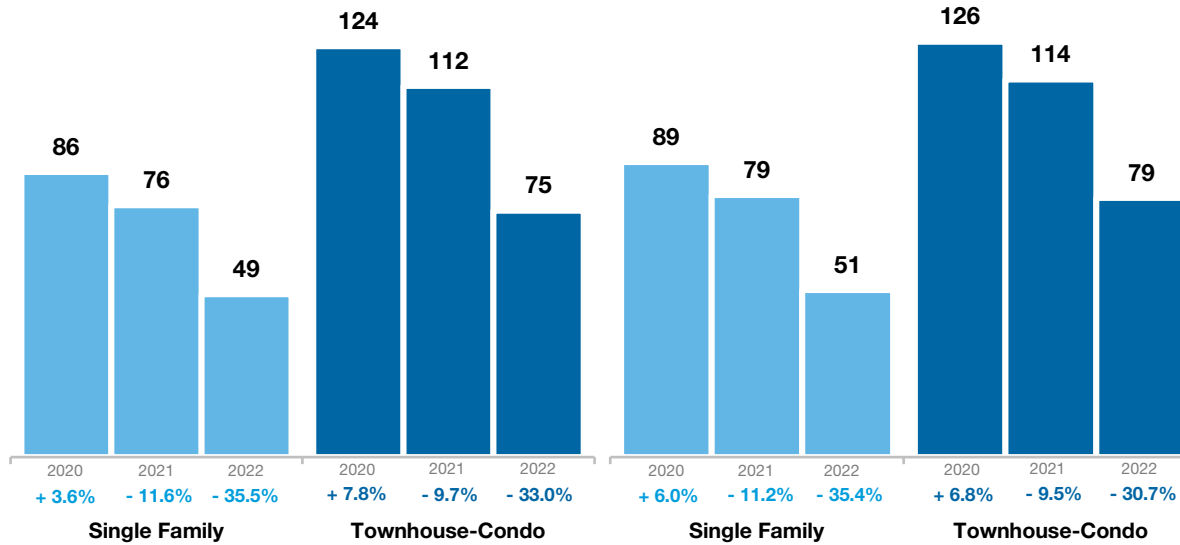
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



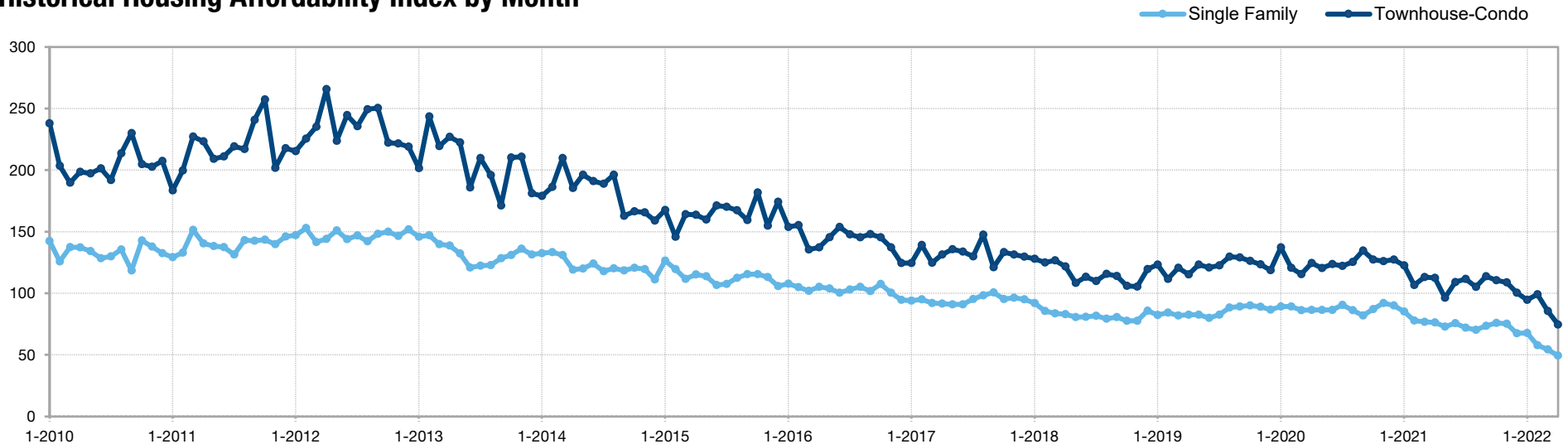
April

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2021	73	-15.1%	96	-20.0%
Jun-2021	76	-11.6%	109	-12.1%
Jul-2021	72	-20.9%	112	-8.2%
Aug-2021	70	-18.6%	105	-16.0%
Sep-2021	73	-11.0%	114	-15.6%
Oct-2021	76	-12.6%	111	-12.6%
Nov-2021	75	-18.5%	109	-13.5%
Dec-2021	67	-25.6%	100	-21.3%
Jan-2022	68	-20.0%	95	-22.8%
Feb-2022	58	-25.6%	99	-7.5%
Mar-2022	54	-29.9%	86	-23.9%
Apr-2022	49	-35.5%	75	-33.0%
12-Month Avg	68	-42.2%	85	-38.4%

Historical Housing Affordability Index by Month

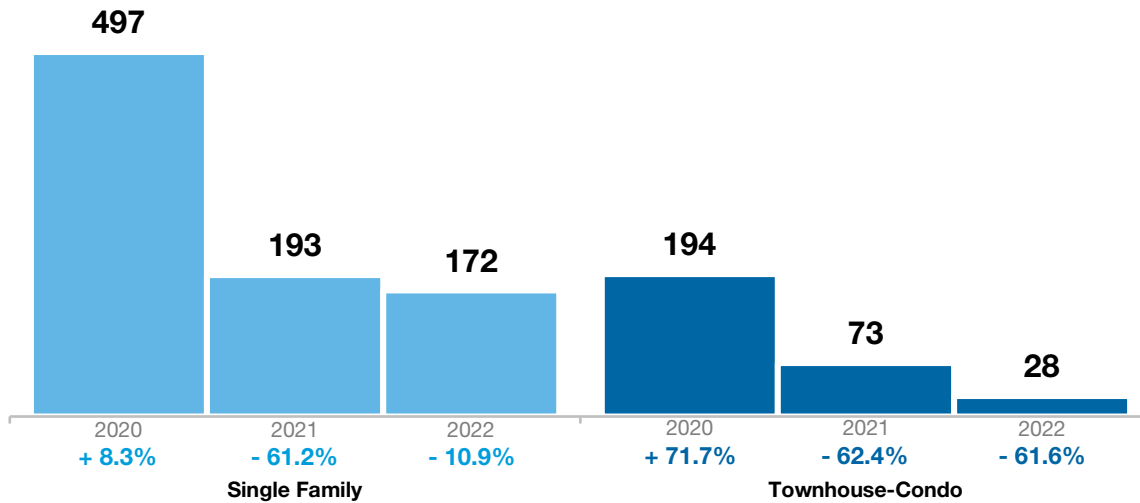


Inventory of Active Listings

The number of properties available for sale in active status at the end of a given month.



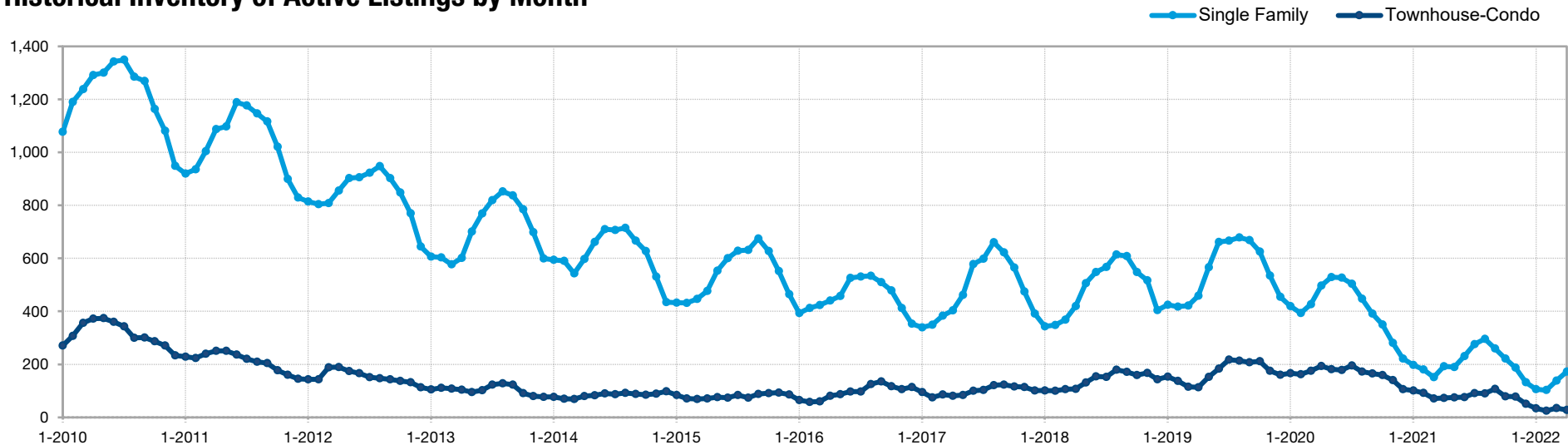
April



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2021	190	-64.1%	75	-58.8%
Jun-2021	231	-56.2%	76	-57.5%
Jul-2021	276	-45.2%	91	-53.6%
Aug-2021	296	-33.9%	90	-48.0%
Sep-2021	260	-33.5%	107	-35.2%
Oct-2021	222	-36.6%	79	-50.3%
Nov-2021	188	-33.1%	78	-44.3%
Dec-2021	132	-40.5%	51	-51.9%
Jan-2022	106	-46.5%	34	-66.3%
Feb-2022	103	-43.1%	25	-72.8%
Mar-2022	138	-8.6%	35	-50.7%
Apr-2022	172	-10.9%	28	-61.6%
12-Month Avg*	193	-41.8%	64	-53.0%

* Active Listings for all properties from May 2021 through April 2022. This is not the average of the individual figures above.

Historical Inventory of Active Listings by Month

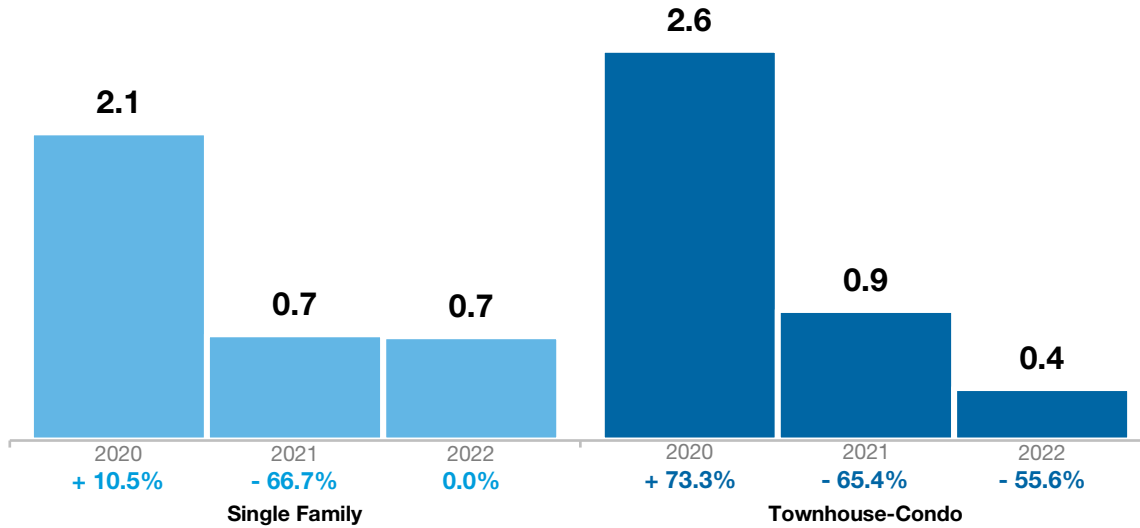


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.



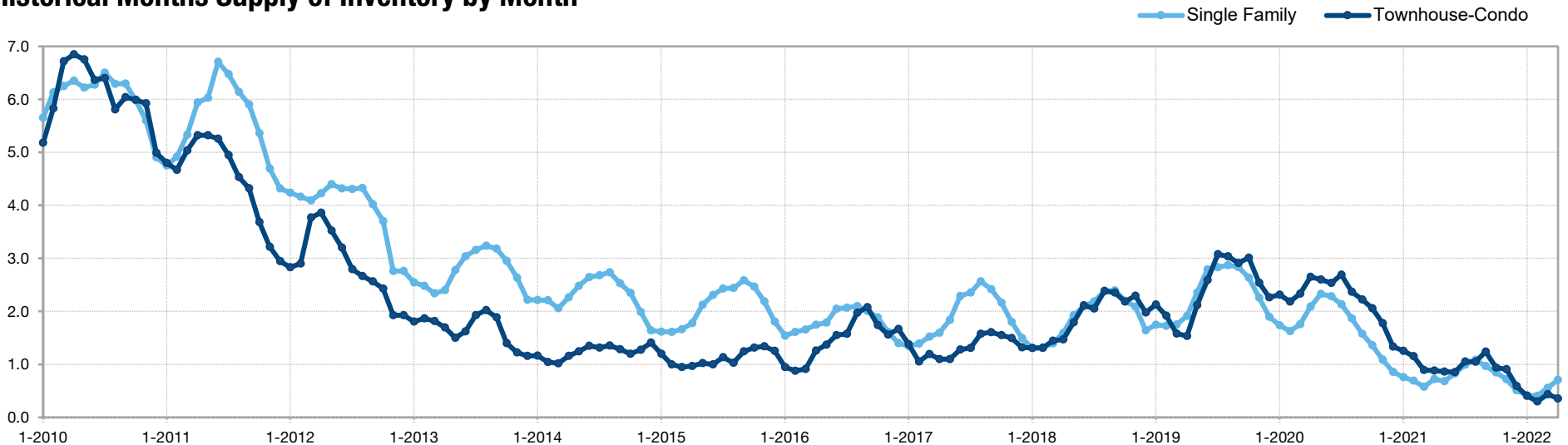
April



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2021	0.7	-69.6%	0.9	-65.4%
Jun-2021	0.8	-65.2%	0.9	-64.0%
Jul-2021	1.0	-52.4%	1.1	-59.3%
Aug-2021	1.1	-42.1%	1.0	-58.3%
Sep-2021	1.0	-37.5%	1.2	-45.5%
Oct-2021	0.8	-42.9%	0.9	-57.1%
Nov-2021	0.7	-36.4%	0.9	-50.0%
Dec-2021	0.5	-44.4%	0.6	-53.8%
Jan-2022	0.4	-50.0%	0.4	-69.2%
Feb-2022	0.4	-42.9%	0.3	-75.0%
Mar-2022	0.6	0.0%	0.4	-55.6%
Apr-2022	0.7	0.0%	0.4	-55.6%
12-Month Avg*	0.7	-46.3%	0.7	-58.7%

* Months Supply for all properties from May 2021 through April 2022. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Activity Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



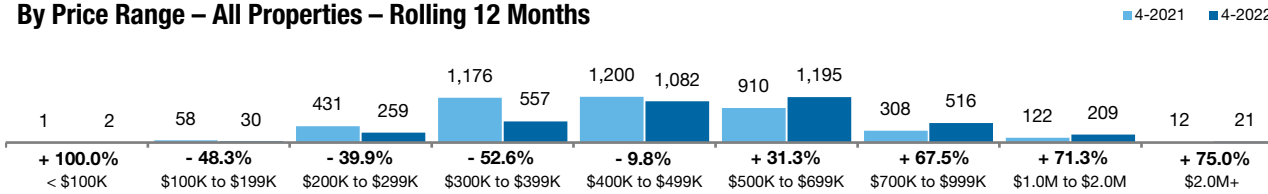
Key Metrics	Historical Sparkbars	4-2021	4-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		461	390	- 15.4%	1,412	1,136	- 19.5%
Pending Sales		389	342	- 12.1%	353	283	- 19.8%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		363	295	- 18.7%	1,166	885	- 24.1%
Median Sales Price		\$450,000	\$555,000	+ 23.3%	\$449,953	\$543,000	+ 20.7%
Avg. Sales Price		\$497,517	\$646,051	+ 22.5%	\$502,330	\$615,297	+ 22.5%
Pct. of List Price Received		102.7%	105.8%	+ 2.6%	101.4%	104.0%	+ 2.6%
Days on Market		49	43	- 27.9%	68	49	- 27.9%
Affordability Index		86	55	- 34.8%	86	56	- 34.8%
Active Listings		277	206	- 25.6%	--	--	--
Months Supply		0.8	0.6	- 19.0%	--	--	--

Sold Listings

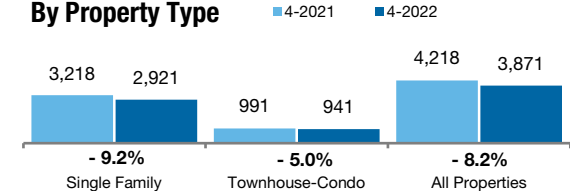
Actual sales that have closed in a given quarter.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$99,999 and Below	1	2	+100.0%	0	0	--
\$100,000 to \$199,999	25	19	-24.0%	33	10	-69.7%
\$200,000 to \$299,999	70	41	-41.4%	356	216	-39.3%
\$300,000 to \$399,999	727	203	-72.1%	449	353	-21.4%
\$400,000 to \$499,999	1,096	842	-23.2%	104	240	+130.8%
\$500,000 to \$699,999	874	1,124	+28.6%	34	70	+105.9%
\$700,000 to \$999,999	296	484	+63.5%	11	31	+181.8%
\$1,000,000 to \$1,999,999	117	188	+60.7%	4	18	+350.0%
\$2,000,000 and Above	12	18	+50.0%	0	3	--
All Price Ranges	3,218	2,921	-9.2%	991	941	-5.0%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2022	4-2022	Change	3-2022	4-2022	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	3	+200.0%	0	0	--
\$200,000 to \$299,999	1	2	+100.0%	11	12	+9.1%
\$300,000 to \$399,999	6	6	0.0%	16	25	+56.3%
\$400,000 to \$499,999	36	27	-25.0%	8	25	+212.5%
\$500,000 to \$699,999	76	95	+25.0%	5	14	+180.0%
\$700,000 to \$999,999	38	57	+50.0%	4	2	-50.0%
\$1,000,000 to \$1,999,999	18	18	0.0%	2	3	+50.0%
\$2,000,000 and Above	2	6	+200.0%	1	0	-100.0%
All Price Ranges	178	214	+20.2%	47	81	+72.3%

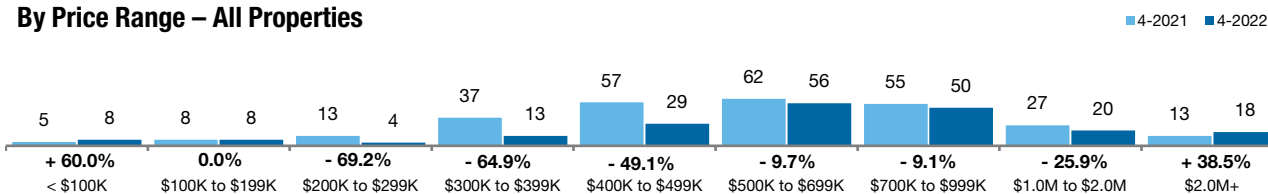
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	8	5	-37.5%	11	0	-100.0%
\$200,000 to \$299,999	8	7	-12.5%	94	48	-48.9%
\$300,000 to \$399,999	114	22	-80.7%	138	74	-46.4%
\$400,000 to \$499,999	318	128	-59.7%	51	60	+17.6%
\$500,000 to \$699,999	269	280	+4.1%	18	24	+33.3%
\$700,000 to \$999,999	83	153	+84.3%	3	13	+333.3%
\$1,000,000 to \$1,999,999	40	56	+40.0%	3	5	+66.7%
\$2,000,000 and Above	4	8	+100.0%	0	1	--
All Price Ranges	844	659	-21.9%	318	225	-29.2%

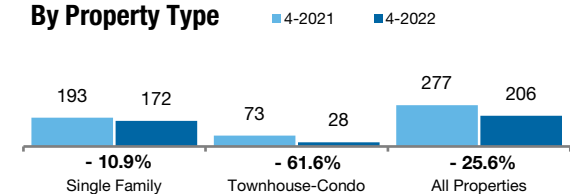
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$99,999 and Below	5	8	+60.0%	0	0	--
\$100,000 to \$199,999	7	8	+14.3%	1	0	-100.0%
\$200,000 to \$299,999	3	3	0.0%	8	1	-87.5%
\$300,000 to \$399,999	18	8	-55.6%	17	5	-70.6%
\$400,000 to \$499,999	39	18	-53.8%	18	11	-38.9%
\$500,000 to \$699,999	48	52	+8.3%	14	4	-71.4%
\$700,000 to \$999,999	44	44	0.0%	11	6	-45.5%
\$1,000,000 to \$1,999,999	23	19	-17.4%	4	1	-75.0%
\$2,000,000 and Above	6	12	+100.0%	0	0	--
All Price Ranges	193	172	-10.9%	73	28	-61.6%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2022	4-2022	Change	3-2022	4-2022	Change
\$99,999 and Below	8	8	0.0%	0	0	--
\$100,000 to \$199,999	10	8	-20.0%	0	0	--
\$200,000 to \$299,999	3	3	0.0%	5	1	-80.0%
\$300,000 to \$399,999	6	8	+33.3%	9	5	-44.4%
\$400,000 to \$499,999	16	18	+12.5%	9	11	+22.2%
\$500,000 to \$699,999	47	52	+10.6%	4	4	0.0%
\$700,000 to \$999,999	34	44	+29.4%	8	6	-25.0%
\$1,000,000 to \$1,999,999	9	19	+111.1%	0	1	--
\$2,000,000 and Above	5	12	+140.0%	0	0	--
All Price Ranges	138	172	+24.6%	35	28	-20.0%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	0	0	--	0	0	--
\$300,000 to \$399,999	0	0	--	0	0	--
\$400,000 to \$499,999	0	0	--	0	0	--
\$500,000 to \$699,999	0	0	--	0	0	--
\$700,000 to \$999,999	0	0	--	0	0	--
\$1,000,000 to \$1,999,999	0	0	--	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	0	0	--	0	0	--

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



New Listings	A measure of how much new supply is coming onto the market from sellers (e.g., Q3 New Listings are those listings with a system list date from July 1 through September 30).
Pending Sales	A count of all the listings that went into Pending status during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
Under Contract Activity	A count of all listings Under Contract during the reported period. Listings that go Under Contract are counted each day. There is no maximum number of times a listing can be counted as Under Contract. For example, if a listing goes into Under Contract, out of Under Contract, then back into Under Contract all in one reported period, this listing would be counted twice.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Months Supply of Inventory	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.

Local Market Update for April 2022

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Loveland

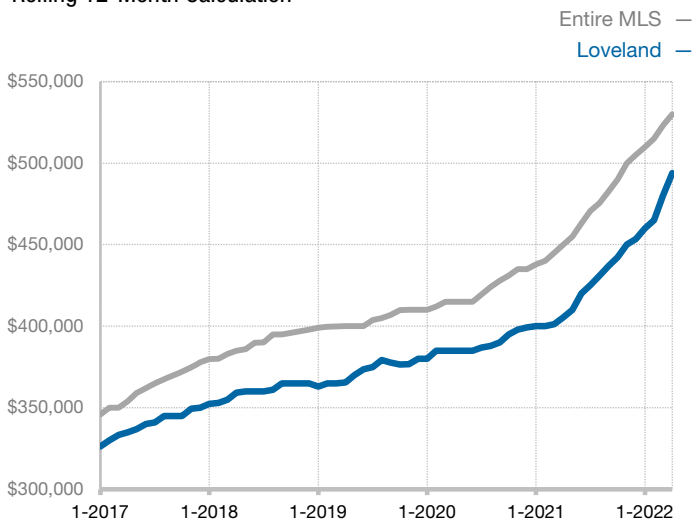
Key Metrics	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
New Listings	215	220	+ 2.3%	780	643	- 17.6%
Closed Sales	195	151	- 22.6%	584	471	- 19.3%
Median Sales Price*	\$423,000	\$565,000	+ 33.6%	\$415,250	\$550,000	+ 32.5%
Average Sales Price*	\$494,115	\$615,383	+ 24.5%	\$465,700	\$587,171	+ 26.1%
Percent of List Price Received*	103.2%	105.0%	+ 1.7%	102.1%	103.6%	+ 1.5%
Days on Market Until Sale	41	23	- 43.9%	48	31	- 35.4%
Inventory of Homes for Sale	112	119	+ 6.3%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 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.

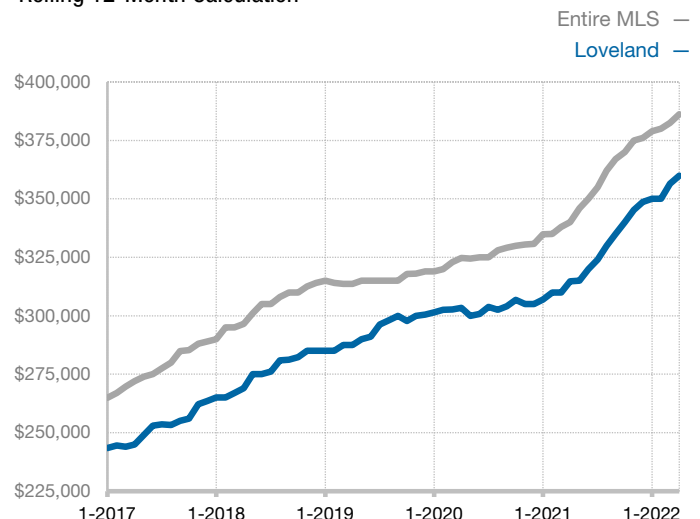
Key Metrics	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
New Listings	55	46	- 16.4%	197	111	- 43.7%
Closed Sales	44	22	- 50.0%	125	99	- 20.8%
Median Sales Price*	\$346,000	\$400,692	+ 15.8%	\$335,000	\$389,900	+ 16.4%
Average Sales Price*	\$352,683	\$412,784	+ 17.0%	\$347,760	\$398,258	+ 14.5%
Percent of List Price Received*	102.9%	109.4%	+ 6.3%	102.4%	105.1%	+ 2.6%
Days on Market Until Sale	46	135	+ 193.5%	57	101	+ 77.2%
Inventory of Homes for Sale	30	19	- 36.7%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--

* 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



Local Market Update for April 2022

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Fort Collins

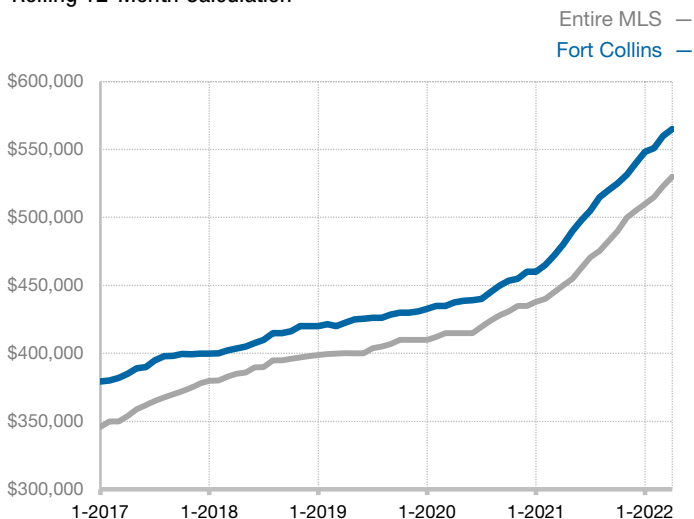
Key Metrics	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
New Listings	363	318	- 12.4%	1,025	926	- 9.7%
Closed Sales	243	228	- 6.2%	802	689	- 14.1%
Median Sales Price*	\$529,835	\$620,000	+ 17.0%	\$512,900	\$610,000	+ 18.9%
Average Sales Price*	\$582,146	\$709,263	+ 21.8%	\$577,201	\$683,718	+ 18.5%
Percent of List Price Received*	103.4%	107.1%	+ 3.6%	101.9%	104.7%	+ 2.7%
Days on Market Until Sale	31	27	- 12.9%	46	32	- 30.4%
Inventory of Homes for Sale	173	177	+ 2.3%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 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.

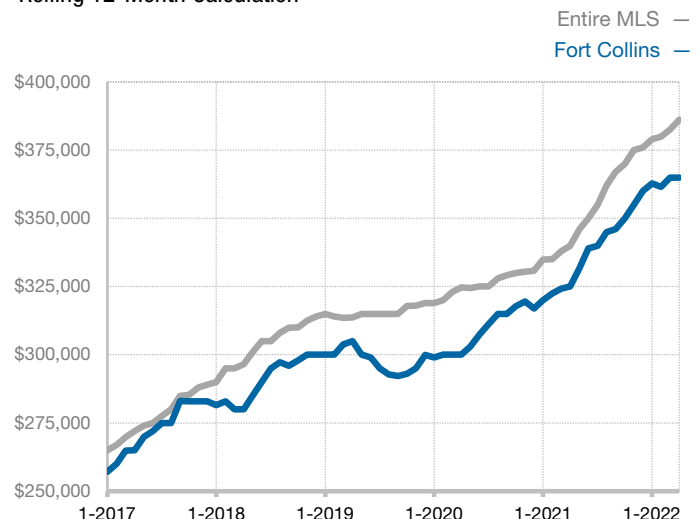
Key Metrics	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
New Listings	130	109	- 16.2%	459	331	- 27.9%
Closed Sales	138	96	- 30.4%	413	272	- 34.1%
Median Sales Price*	\$363,500	\$400,000	+ 10.0%	\$346,000	\$385,000	+ 11.3%
Average Sales Price*	\$361,872	\$420,815	+ 16.3%	\$363,571	\$418,105	+ 15.0%
Percent of List Price Received*	101.8%	106.0%	+ 4.1%	100.7%	104.2%	+ 3.5%
Days on Market Until Sale	45	30	- 33.3%	55	30	- 45.5%
Inventory of Homes for Sale	98	31	- 68.4%	--	--	--
Months Supply of Inventory	0.9	0.3	- 66.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for April 2022

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Greeley

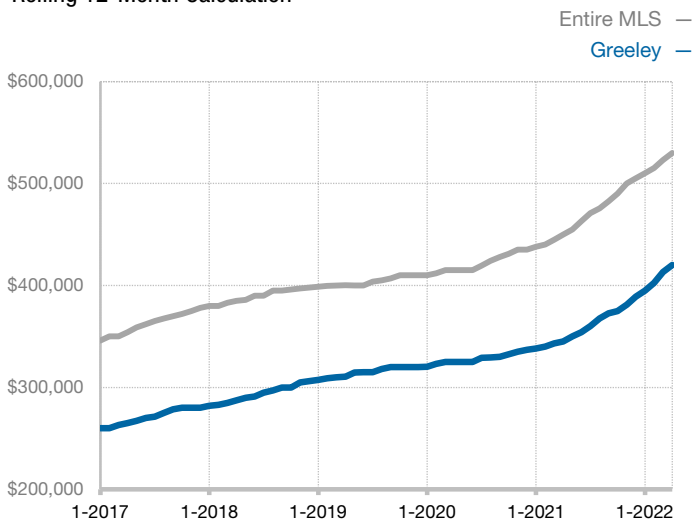
Key Metrics	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
New Listings	145	152	+ 4.8%	497	683	+ 37.4%
Closed Sales	131	209	+ 59.5%	473	618	+ 30.7%
Median Sales Price*	\$387,500	\$455,958	+ 17.7%	\$366,000	\$450,000	+ 23.0%
Average Sales Price*	\$407,735	\$455,768	+ 11.8%	\$383,255	\$449,721	+ 17.3%
Percent of List Price Received*	102.0%	103.1%	+ 1.1%	101.1%	102.4%	+ 1.3%
Days on Market Until Sale	32	51	+ 59.4%	40	51	+ 27.5%
Inventory of Homes for Sale	110	131	+ 19.1%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--

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

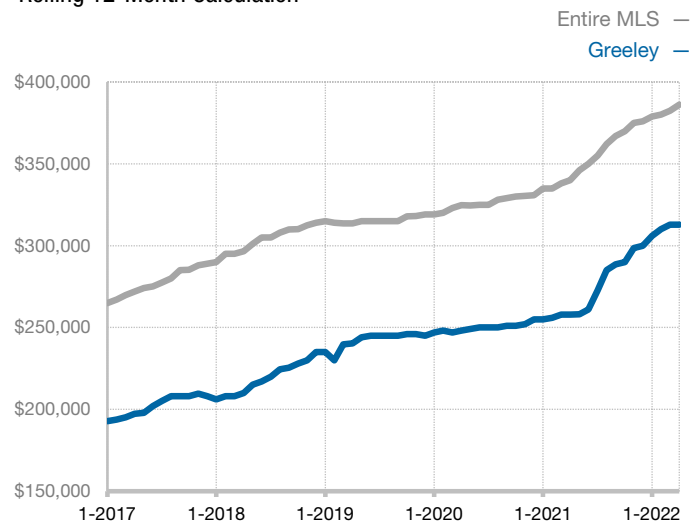
Key Metrics	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
New Listings	58	28	- 51.7%	131	90	- 31.3%
Closed Sales	18	22	+ 22.2%	82	127	+ 54.9%
Median Sales Price*	\$291,250	\$295,700	+ 1.5%	\$271,125	\$322,372	+ 18.9%
Average Sales Price*	\$274,806	\$297,109	+ 8.1%	\$270,332	\$316,210	+ 17.0%
Percent of List Price Received*	100.0%	102.8%	+ 2.8%	100.0%	101.1%	+ 1.1%
Days on Market Until Sale	77	28	- 63.6%	60	86	+ 43.3%
Inventory of Homes for Sale	31	21	- 32.3%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for April 2022

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Berthoud

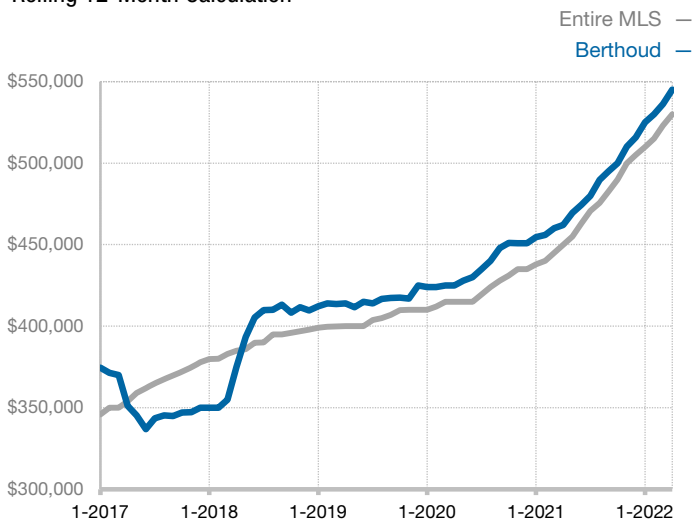
Key Metrics	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
New Listings	53	54	+ 1.9%	207	172	- 16.9%
Closed Sales	52	46	- 11.5%	223	166	- 25.6%
Median Sales Price*	\$512,470	\$575,729	+ 12.3%	\$494,179	\$564,630	+ 14.3%
Average Sales Price*	\$602,514	\$743,603	+ 23.4%	\$588,443	\$666,840	+ 13.3%
Percent of List Price Received*	101.3%	104.4%	+ 3.1%	101.3%	102.9%	+ 1.6%
Days on Market Until Sale	77	60	- 22.1%	73	78	+ 6.8%
Inventory of Homes for Sale	50	31	- 38.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--

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

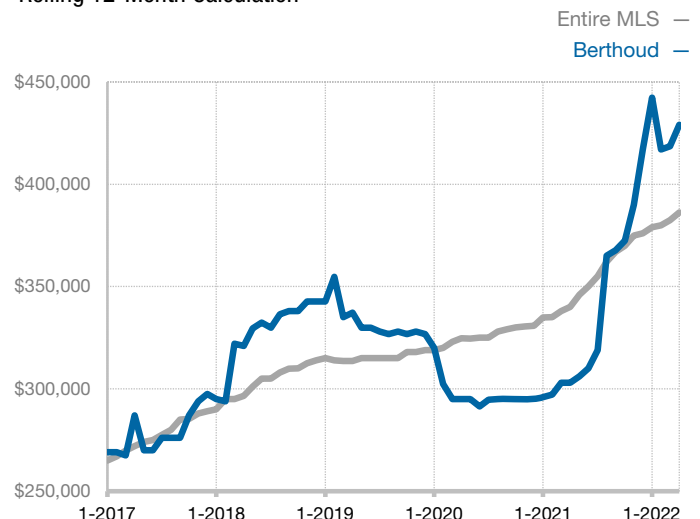
Key Metrics	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
New Listings	13	4	- 69.2%	29	18	- 37.9%
Closed Sales	3	6	+ 100.0%	14	28	+ 100.0%
Median Sales Price*	\$365,000	\$540,266	+ 48.0%	\$480,903	\$438,750	- 8.8%
Average Sales Price*	\$409,000	\$527,240	+ 28.9%	\$480,458	\$469,289	- 2.3%
Percent of List Price Received*	101.4%	104.0%	+ 2.6%	101.7%	103.3%	+ 1.6%
Days on Market Until Sale	49	342	+ 598.0%	148	217	+ 46.6%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--

* 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



Local Market Update for April 2022

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Windsor

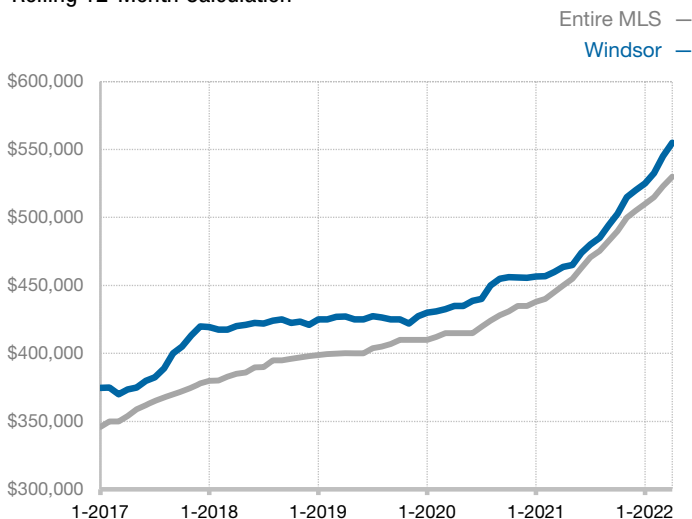
Key Metrics	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
New Listings	200	98	- 51.0%	770	482	- 37.4%
Closed Sales	149	123	- 17.4%	512	374	- 27.0%
Median Sales Price*	\$504,980	\$635,000	+ 25.7%	\$474,950	\$608,645	+ 28.1%
Average Sales Price*	\$567,044	\$737,945	+ 30.1%	\$544,176	\$660,983	+ 21.5%
Percent of List Price Received*	101.4%	102.7%	+ 1.3%	100.8%	101.9%	+ 1.1%
Days on Market Until Sale	65	38	- 41.5%	64	40	- 37.5%
Inventory of Homes for Sale	176	78	- 55.7%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--

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

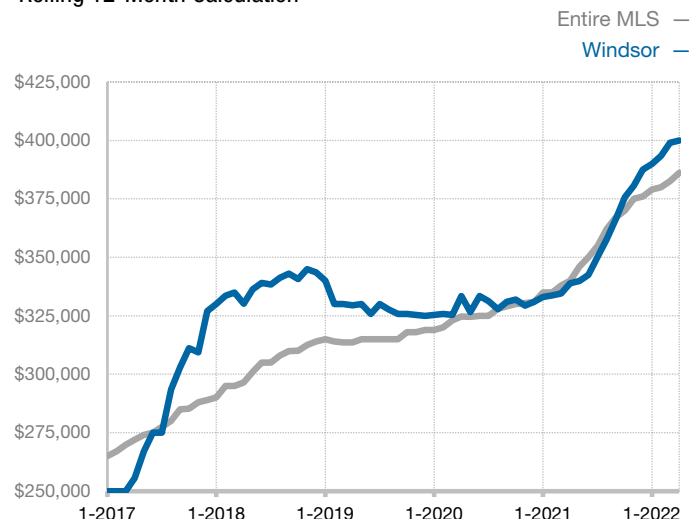
Key Metrics	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
New Listings	27	16	- 40.7%	98	50	- 49.0%
Closed Sales	12	7	- 41.7%	63	42	- 33.3%
Median Sales Price*	\$375,750	\$383,365	+ 2.0%	\$375,750	\$428,500	+ 14.0%
Average Sales Price*	\$375,750	\$380,821	+ 1.3%	\$373,457	\$444,160	+ 18.9%
Percent of List Price Received*	100.3%	103.3%	+ 3.0%	100.8%	102.7%	+ 1.9%
Days on Market Until Sale	40	19	- 52.5%	125	118	- 5.6%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

* 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



Local Market Update for April 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Wellington

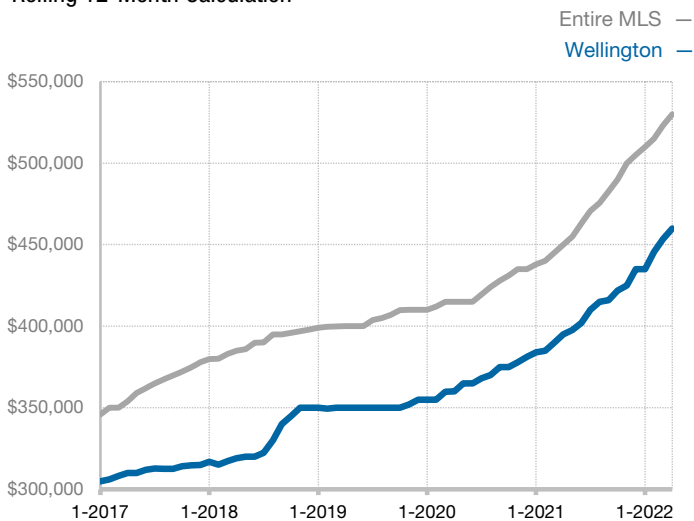
Key Metrics	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
New Listings	45	56	+ 24.4%	168	153	- 8.9%
Closed Sales	49	31	- 36.7%	176	119	- 32.4%
Median Sales Price*	\$440,000	\$510,000	+ 15.9%	\$415,474	\$494,300	+ 19.0%
Average Sales Price*	\$457,994	\$535,519	+ 16.9%	\$450,813	\$520,377	+ 15.4%
Percent of List Price Received*	102.0%	105.2%	+ 3.1%	101.3%	103.7%	+ 2.4%
Days on Market Until Sale	49	37	- 24.5%	67	52	- 22.4%
Inventory of Homes for Sale	30	29	- 3.3%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--

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

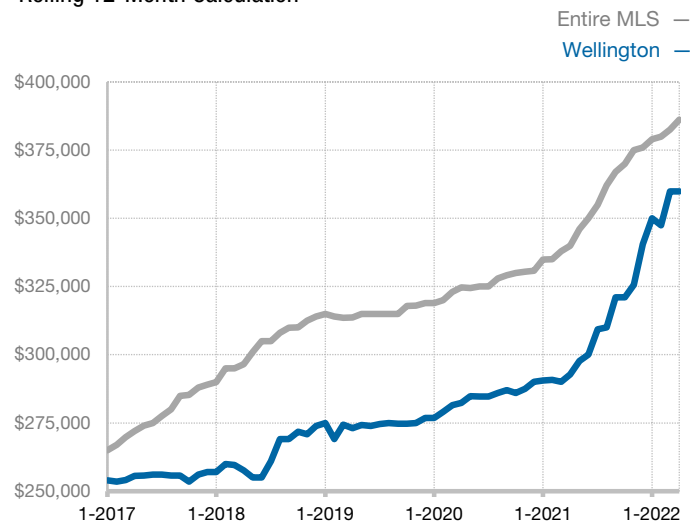
Key Metrics	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
New Listings	10	4	- 60.0%	26	15	- 42.3%
Closed Sales	5	2	- 60.0%	21	7	- 66.7%
Median Sales Price*	\$334,045	\$386,000	+ 15.6%	\$310,000	\$379,900	+ 22.5%
Average Sales Price*	\$330,169	\$386,000	+ 16.9%	\$305,432	\$360,771	+ 18.1%
Percent of List Price Received*	102.5%	99.6%	- 2.8%	101.1%	102.9%	+ 1.8%
Days on Market Until Sale	30	22	- 26.7%	83	20	- 75.9%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for April 2022

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Johnstown

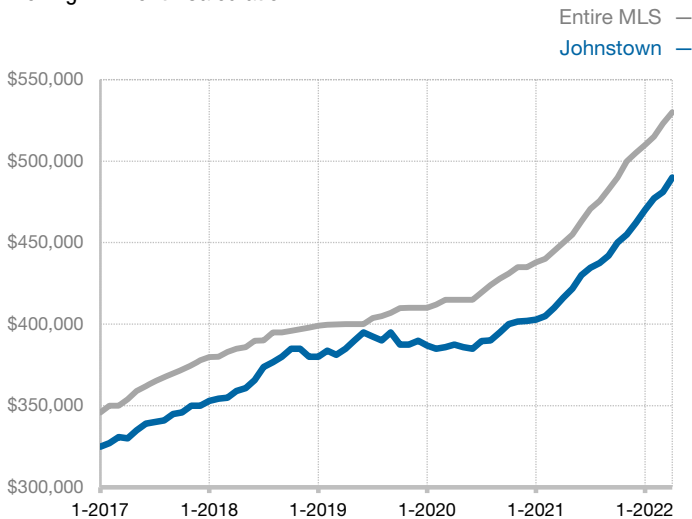
Key Metrics	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
New Listings	37	78	+ 110.8%	160	254	+ 58.8%
Closed Sales	52	47	- 9.6%	168	186	+ 10.7%
Median Sales Price*	\$450,000	\$540,000	+ 20.0%	\$432,750	\$510,000	+ 17.9%
Average Sales Price*	\$471,634	\$572,309	+ 21.3%	\$474,526	\$543,364	+ 14.5%
Percent of List Price Received*	103.3%	104.7%	+ 1.4%	101.9%	102.5%	+ 0.6%
Days on Market Until Sale	25	16	- 36.0%	34	33	- 2.9%
Inventory of Homes for Sale	39	66	+ 69.2%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 100.0%	--	--	--

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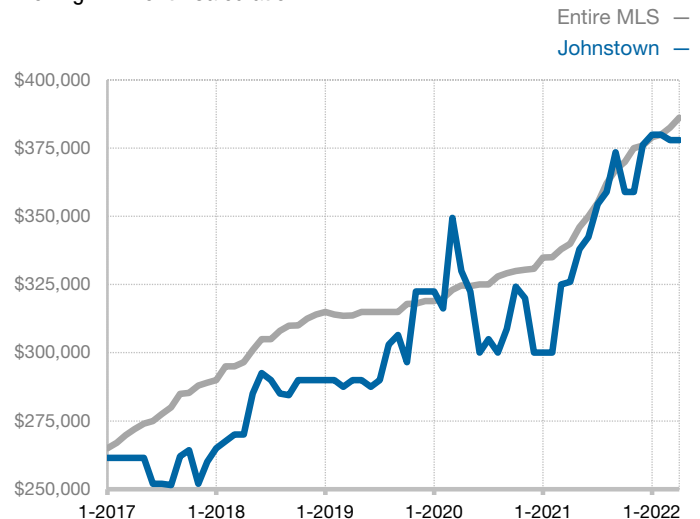
Key Metrics	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
New Listings	4	0	- 100.0%	11	4	- 63.6%
Closed Sales	1	3	+ 200.0%	10	5	- 50.0%
Median Sales Price*	\$415,000	\$400,000	- 3.6%	\$382,200	\$400,000	+ 4.7%
Average Sales Price*	\$415,000	\$391,667	- 5.6%	\$370,740	\$395,980	+ 6.8%
Percent of List Price Received*	98.8%	105.9%	+ 7.2%	101.6%	104.1%	+ 2.5%
Days on Market Until Sale	51	3	- 94.1%	51	15	- 70.6%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--

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Median Sales Price – Single Family
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Longmont

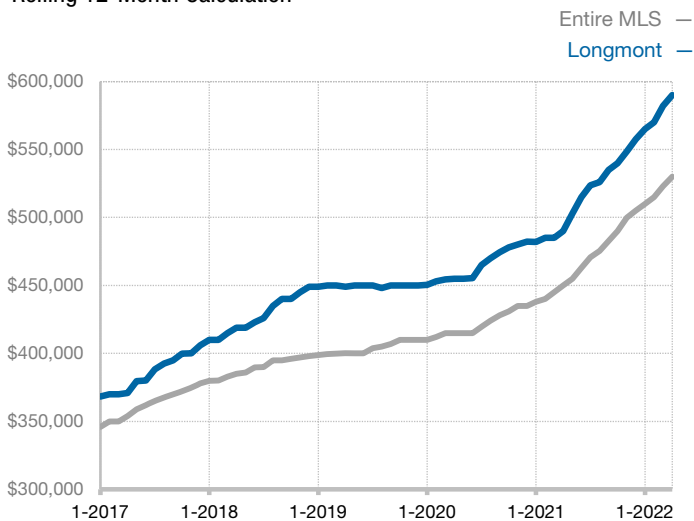
Key Metrics	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
New Listings	193	191	- 1.0%	569	553	- 2.8%
Closed Sales	138	125	- 9.4%	483	403	- 16.6%
Median Sales Price*	\$584,785	\$665,000	+ 13.7%	\$531,000	\$631,000	+ 18.8%
Average Sales Price*	\$694,963	\$757,361	+ 9.0%	\$676,324	\$747,104	+ 10.5%
Percent of List Price Received*	105.1%	109.1%	+ 3.8%	103.1%	106.6%	+ 3.4%
Days on Market Until Sale	36	20	- 44.4%	36	26	- 27.8%
Inventory of Homes for Sale	149	139	- 6.7%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--

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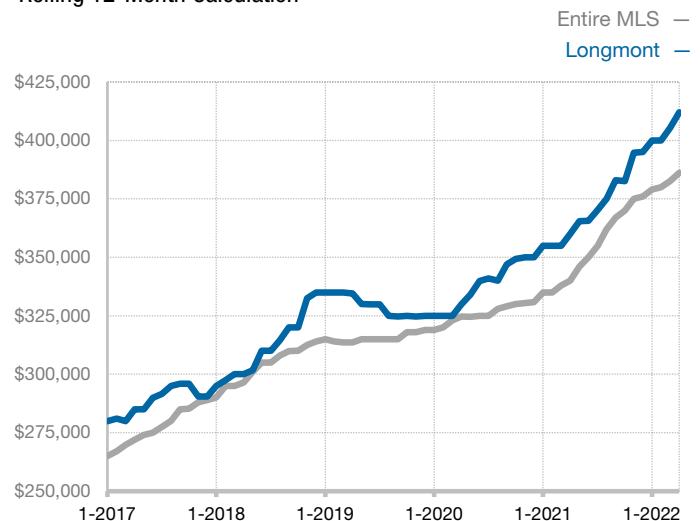
Key Metrics	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
New Listings	32	50	+ 56.3%	135	133	- 1.5%
Closed Sales	30	31	+ 3.3%	126	95	- 24.6%
Median Sales Price*	\$390,500	\$470,000	+ 20.4%	\$381,000	\$459,000	+ 20.5%
Average Sales Price*	\$392,379	\$479,726	+ 22.3%	\$394,372	\$472,237	+ 19.7%
Percent of List Price Received*	103.7%	107.7%	+ 3.9%	102.4%	106.8%	+ 4.3%
Days on Market Until Sale	37	14	- 62.2%	33	18	- 45.5%
Inventory of Homes for Sale	17	22	+ 29.4%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--

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Boulder

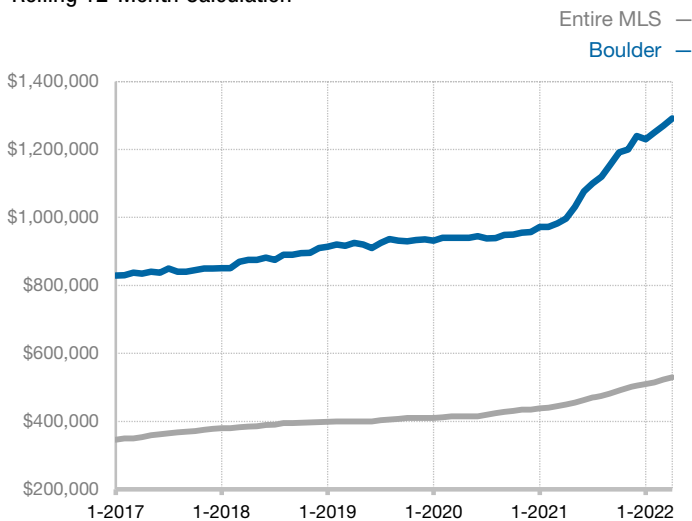
Key Metrics	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
New Listings	161	147	- 8.7%	509	425	- 16.5%
Closed Sales	151	96	- 36.4%	423	292	- 31.0%
Median Sales Price*	\$1,399,000	\$1,524,500	+ 9.0%	\$1,265,000	\$1,454,000	+ 14.9%
Average Sales Price*	\$1,763,134	\$1,831,183	+ 3.9%	\$1,550,098	\$1,709,598	+ 10.3%
Percent of List Price Received*	103.3%	109.9%	+ 6.4%	101.1%	107.3%	+ 6.1%
Days on Market Until Sale	59	37	- 37.3%	61	41	- 32.8%
Inventory of Homes for Sale	152	107	- 29.6%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--

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Key Metrics	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
New Listings	126	92	- 27.0%	406	300	- 26.1%
Closed Sales	103	60	- 41.7%	370	248	- 33.0%
Median Sales Price*	\$465,000	\$477,500	+ 2.7%	\$441,000	\$510,000	+ 15.6%
Average Sales Price*	\$574,303	\$579,789	+ 1.0%	\$553,829	\$648,616	+ 17.1%
Percent of List Price Received*	101.8%	107.3%	+ 5.4%	99.9%	104.3%	+ 4.4%
Days on Market Until Sale	56	27	- 51.8%	72	44	- 38.9%
Inventory of Homes for Sale	131	64	- 51.1%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--

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