



# FCBR 2025

FORT COLLINS BOARD OF REALTORS®



# Monthly Indicators



## April 2025

New Listings were up 21.0 percent for single family homes and 18.5 percent for townhouse-condo properties. Pending Sales landed at 256 for single family homes and 62 for townhouse-condo properties.

The Median Sales Price was dead even with last year for both property types. Days on Market increased 26.4 percent for single family homes and 9.5 percent for townhouse-condo properties.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to \$403,700 as of last measure.

## Activity Snapshot

<b>+ 19.1%</b>	<b>+ 26.4%</b>	<b>- 0.0%</b>
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	4-2024	4-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		319	386	+ 21.0%	933	1,129	+ 21.0%
Pending Sales		209	256	+ 22.5%	696	787	+ 13.1%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		188	224	+ 19.1%	574	643	+ 12.0%
Median Sales Price		\$626,395	\$626,372	- 0.0%	\$615,000	\$605,000	- 1.6%
Avg. Sales Price		\$722,019	\$716,339	- 0.8%	\$709,151	\$715,543	+ 0.9%
Pct. of List Price Received		100.1%	99.2%	- 0.9%	99.3%	99.1%	- 0.2%
Days on Market		53	67	+ 26.4%	69	71	+ 2.9%
Affordability Index		65	67	+ 3.1%	66	69	+ 4.5%
Active Listings		400	474	+ 18.5%	--	--	--
Months Supply		2.4	2.7	+ 12.5%	--	--	--

# Townhouse-Condo Activity Overview

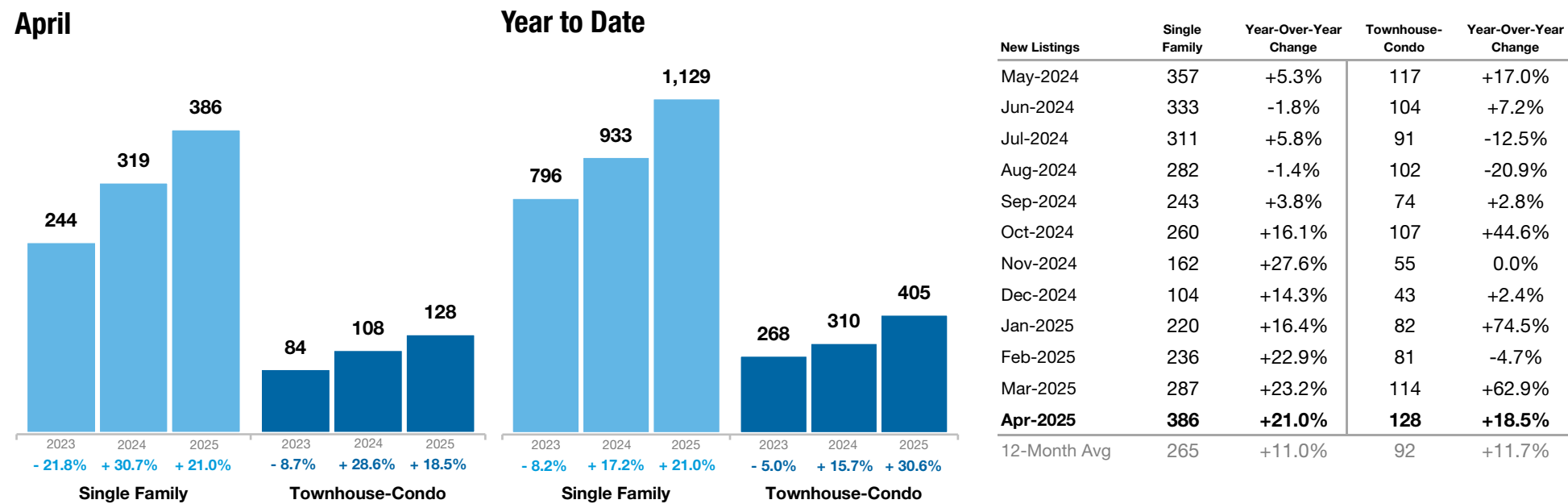
Key metrics for Townhouse-Condo by report month and for year-to-date (YTD) starting from the first of the year.



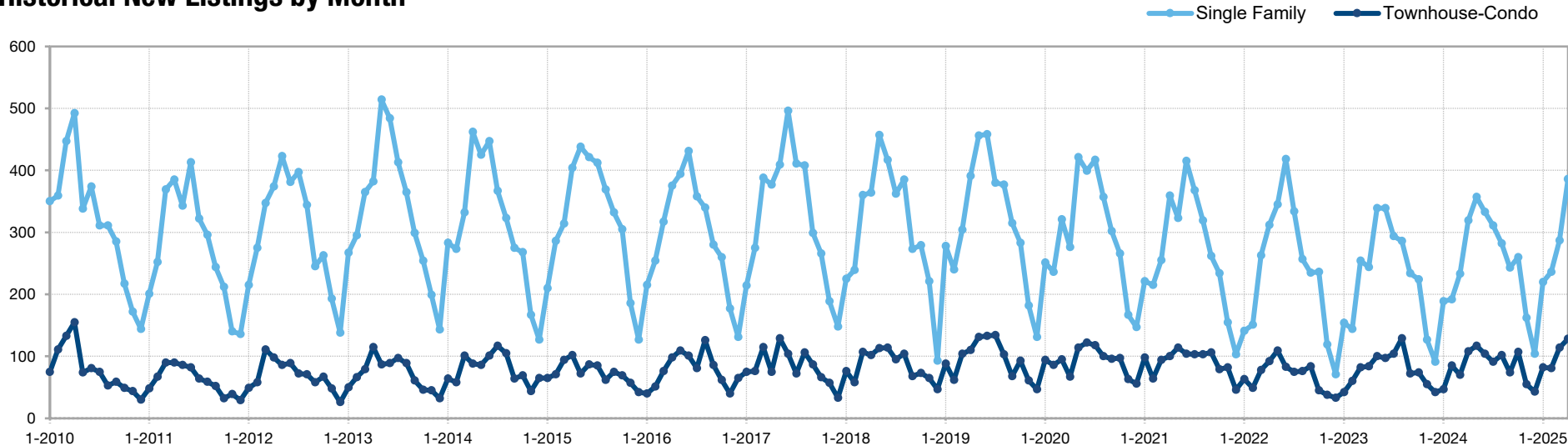
Key Metrics	Historical Sparkbars	4-2024	4-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		108	128	+ 18.5%	310	405	+ 30.6%
Pending Sales		73	62	- 15.1%	256	244	- 4.7%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		70	72	+ 2.9%	199	208	+ 4.5%
Median Sales Price		\$415,000	\$415,000	0.0%	\$419,990	\$414,990	- 1.2%
Avg. Sales Price		\$412,898	\$415,172	+ 0.6%	\$415,564	\$422,471	+ 1.7%
Pct. of List Price Received		99.7%	99.1%	- 0.6%	99.6%	98.7%	- 0.9%
Days on Market		84	92	+ 9.5%	89	95	+ 6.7%
Affordability Index		98	101	+ 3.1%	97	101	+ 4.1%
Active Listings		138	230	+ 66.7%	--	--	--
Months Supply		2.3	4.0	+ 73.9%	--	--	--

# New Listings

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

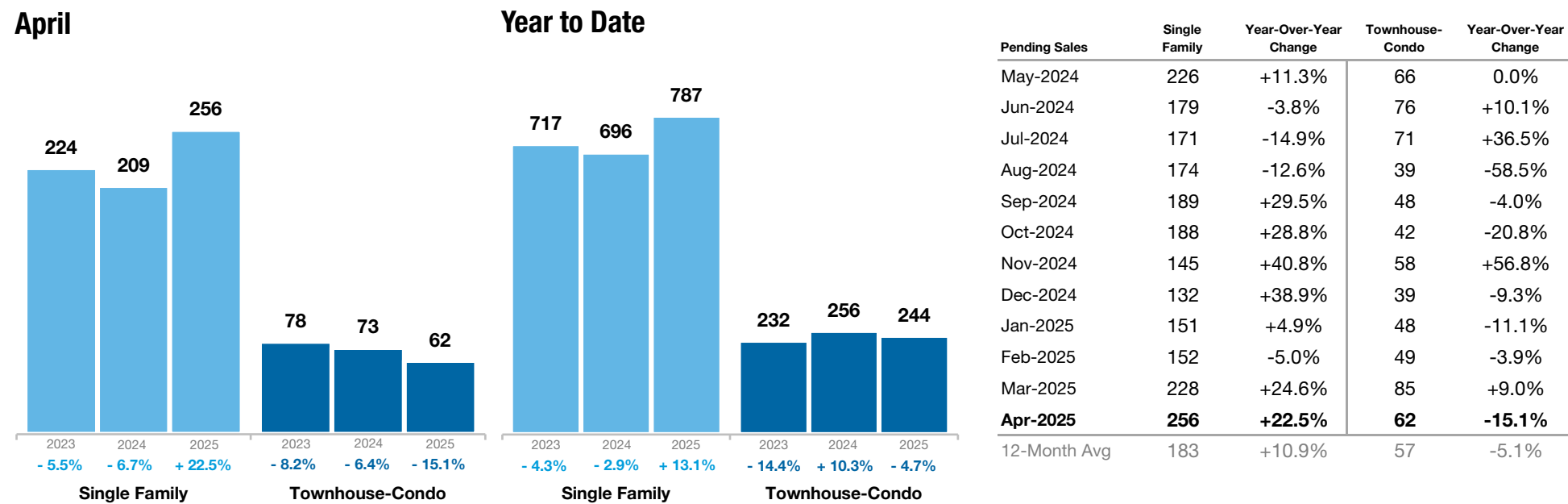


## Historical New Listings by Month

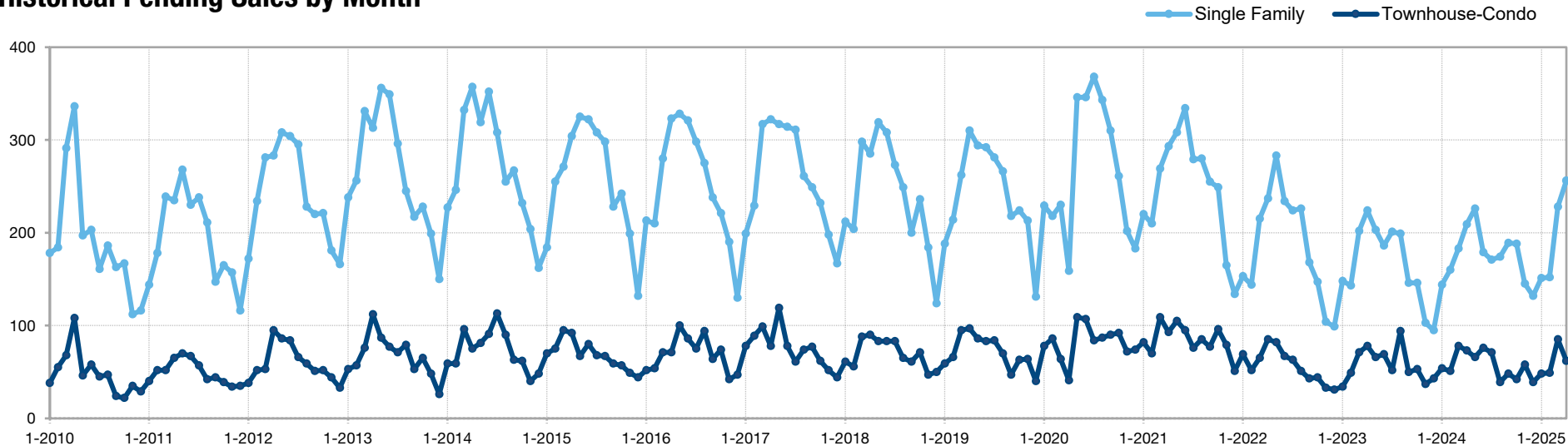


# Pending Sales

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

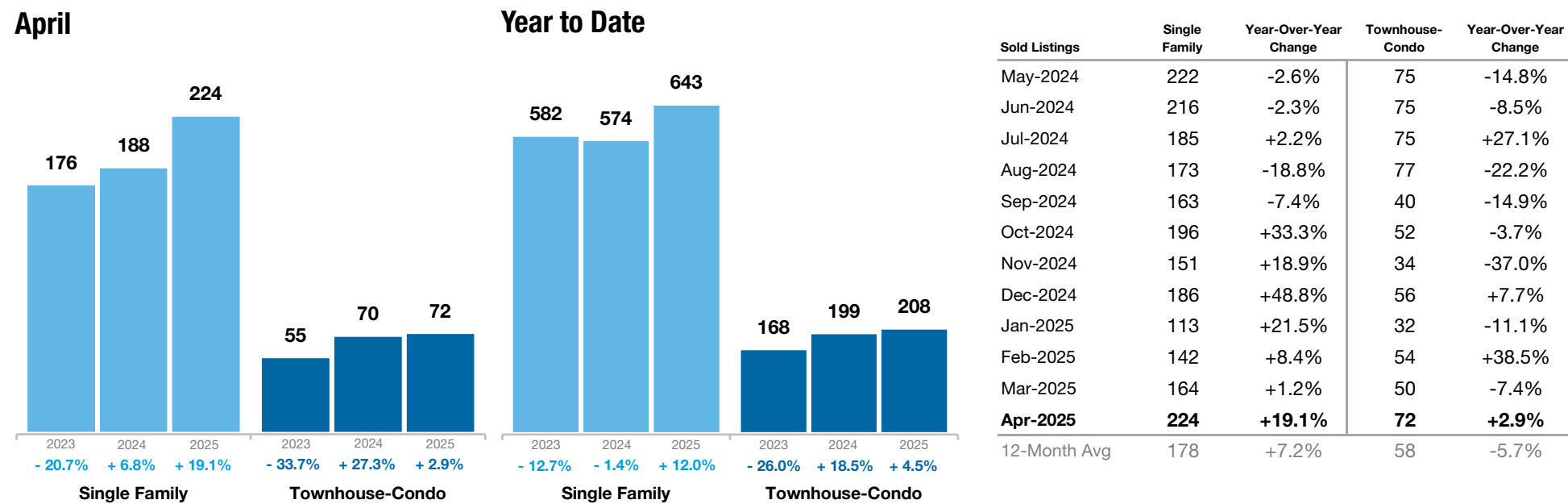


## Historical Pending Sales by Month

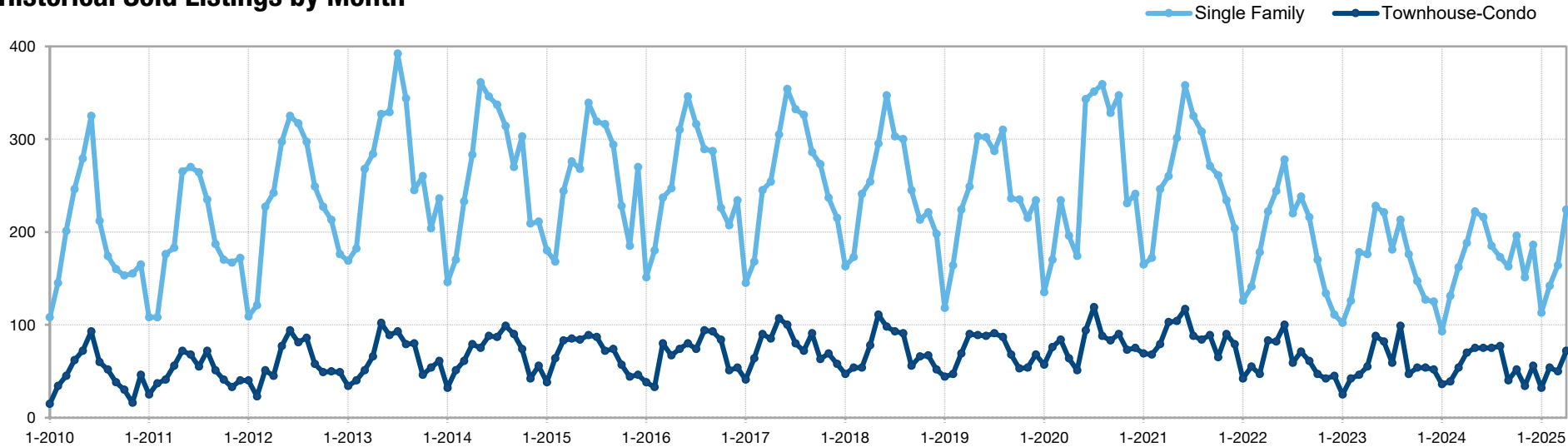


# Sold Listings

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



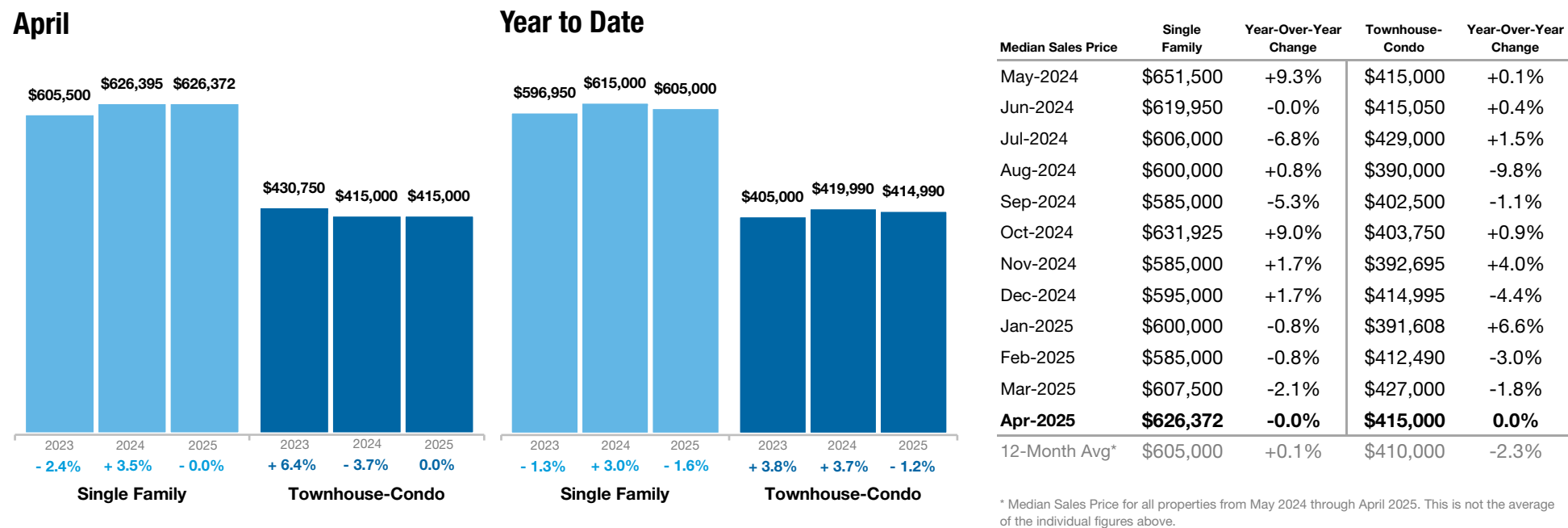
## Historical Sold Listings by Month



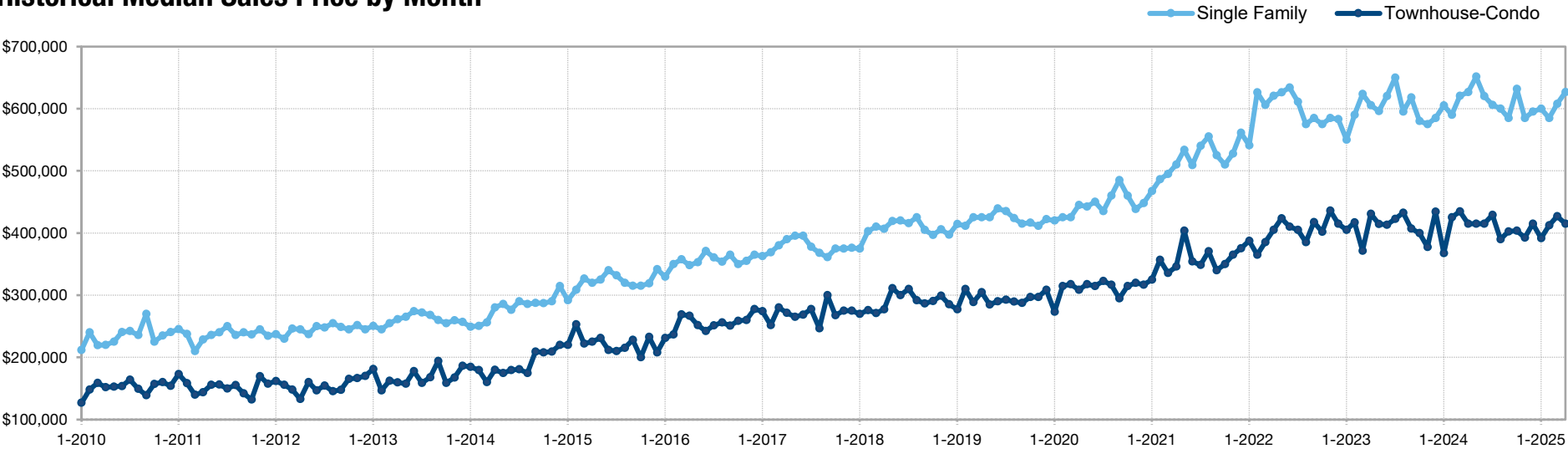


# Median Sales Price

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



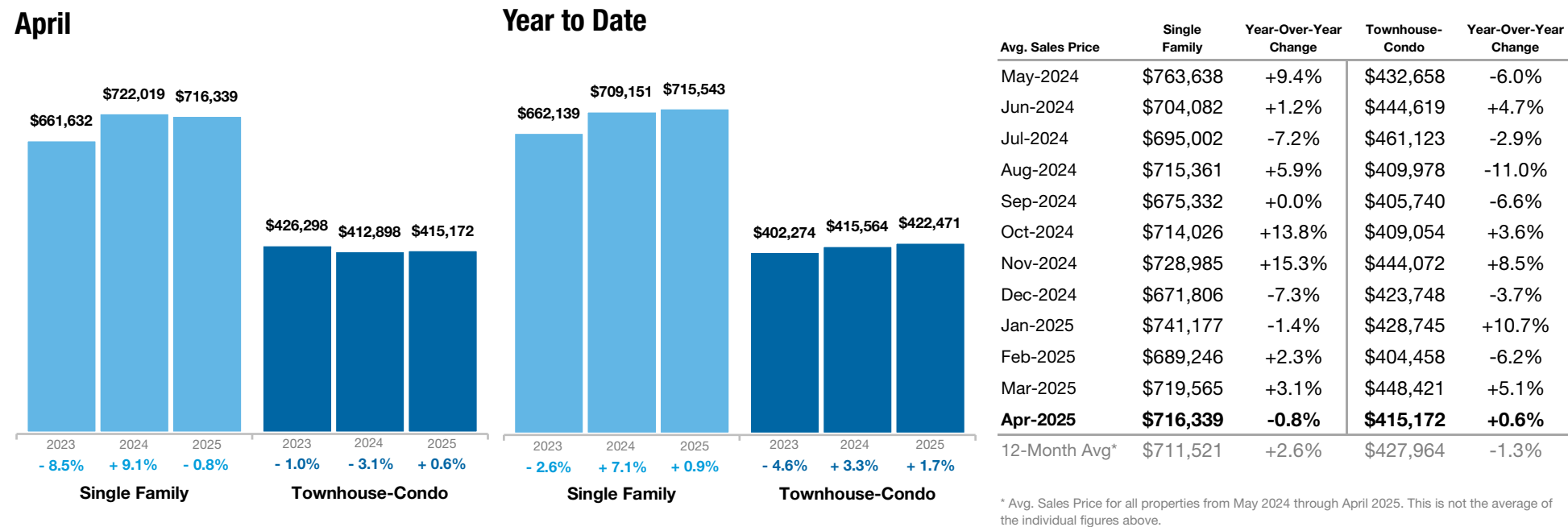
## Historical Median Sales Price by Month



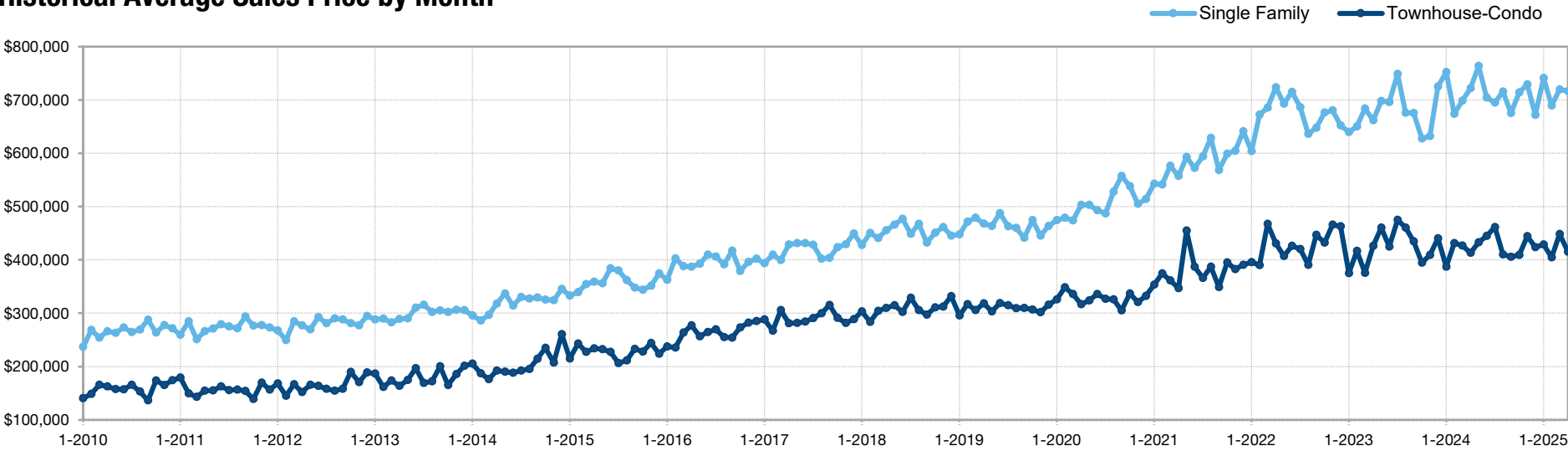


# Average Sales Price

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

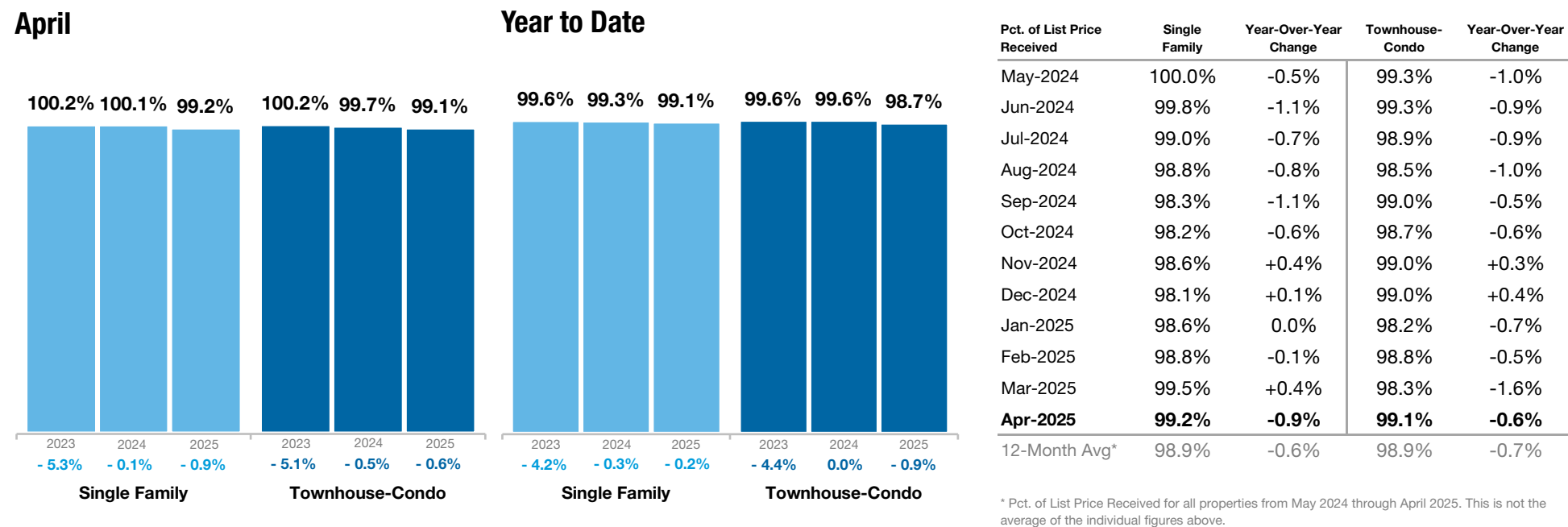


## Historical Average Sales Price by Month

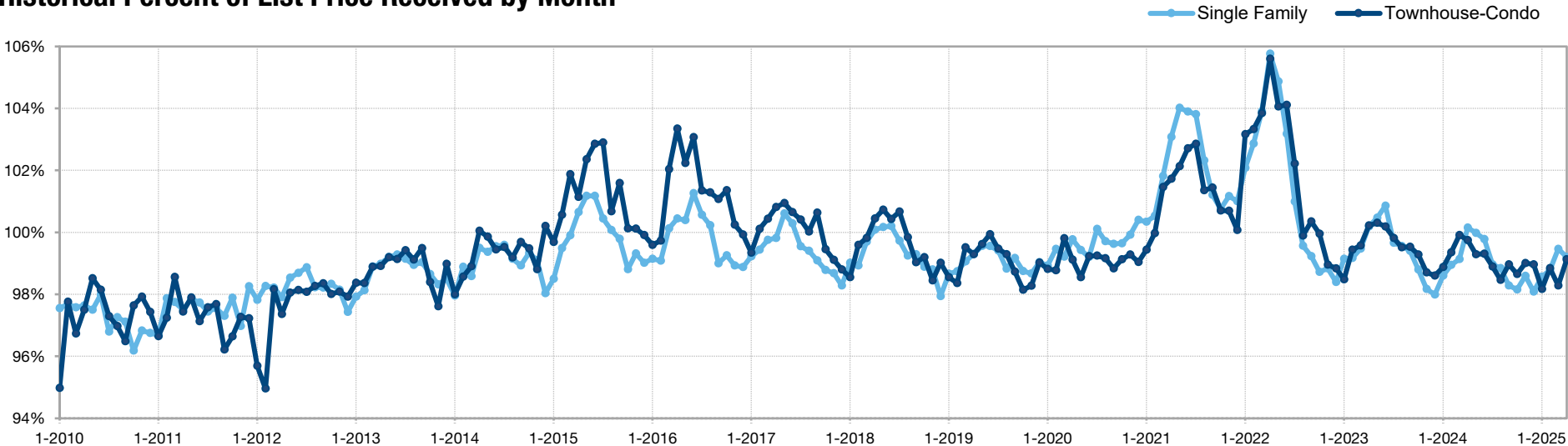


# Percent of List Price Received

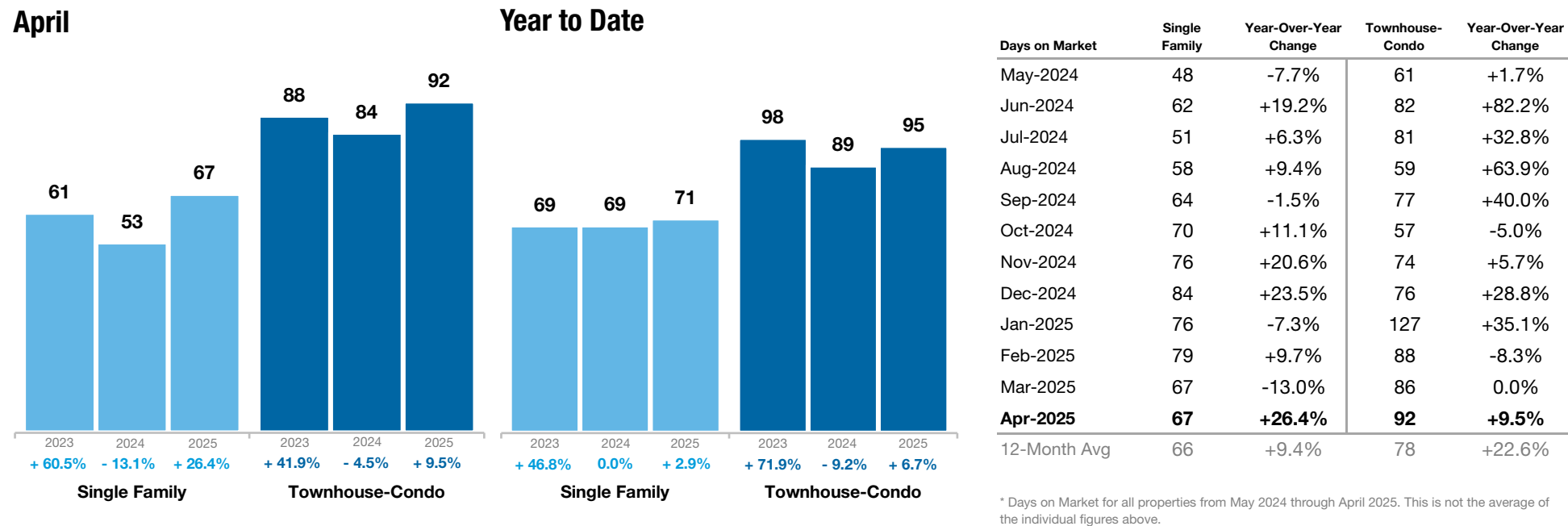
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



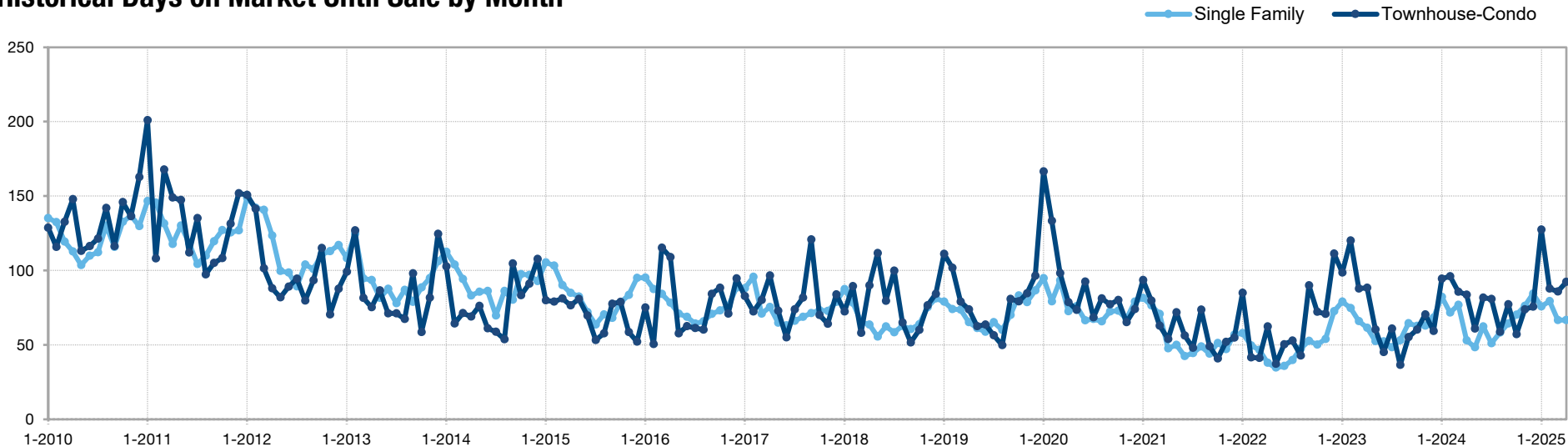
## Historical Percent of List Price Received by Month



# Days on Market Until Sale

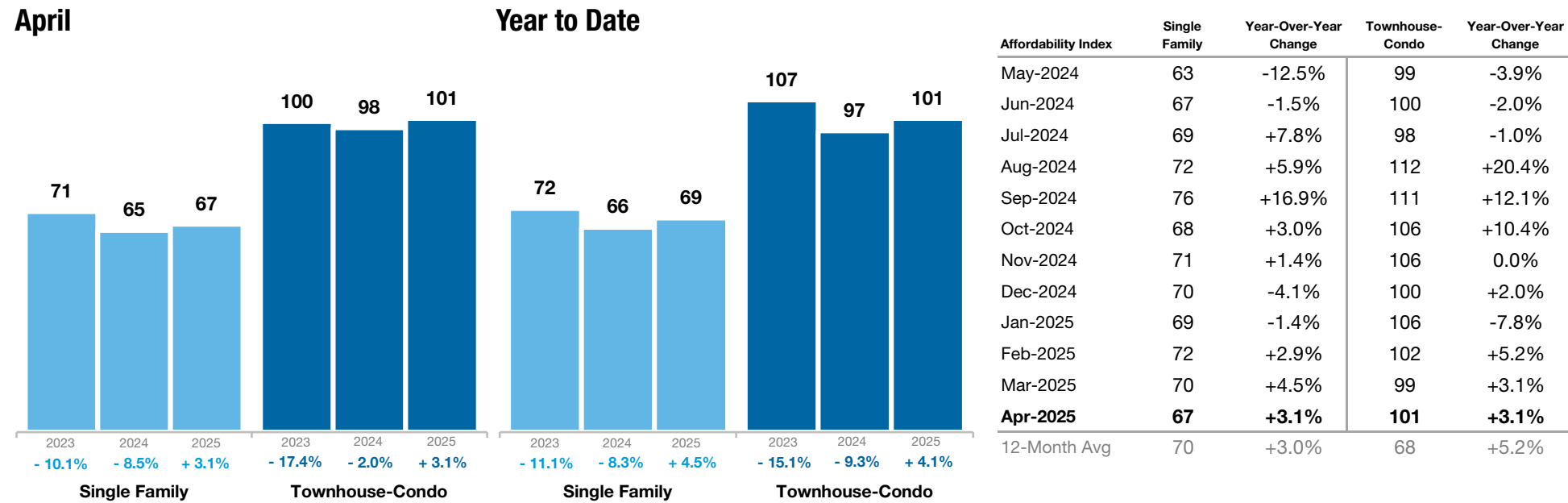


## Historical Days on Market Until Sale by Month

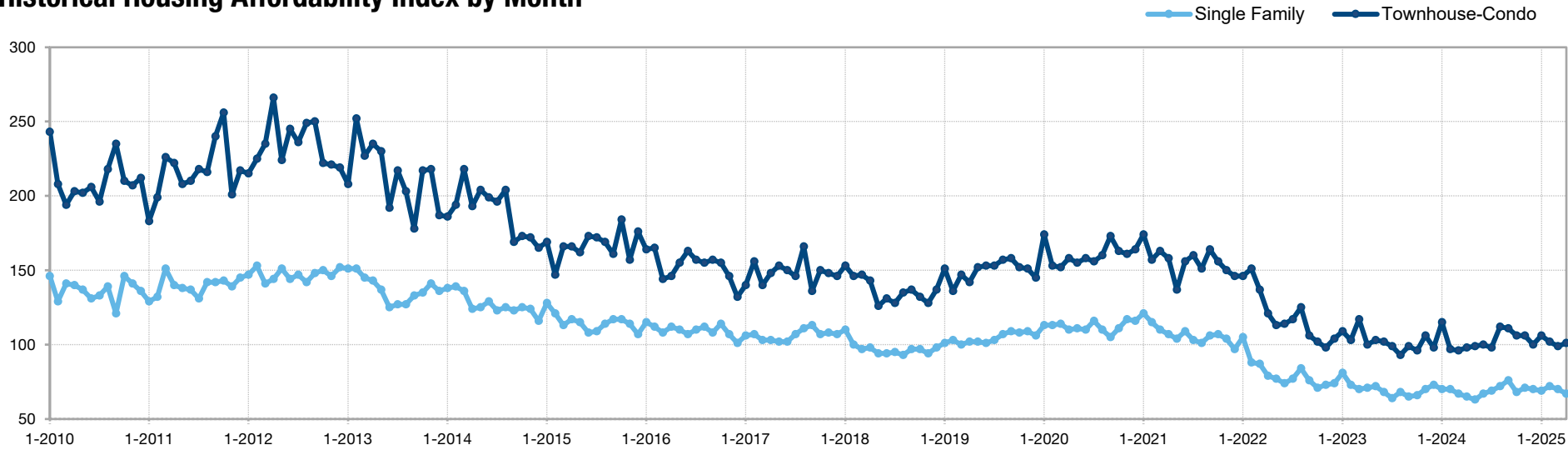


# Housing Affordability Index

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.



## Historical Housing Affordability Index by Month

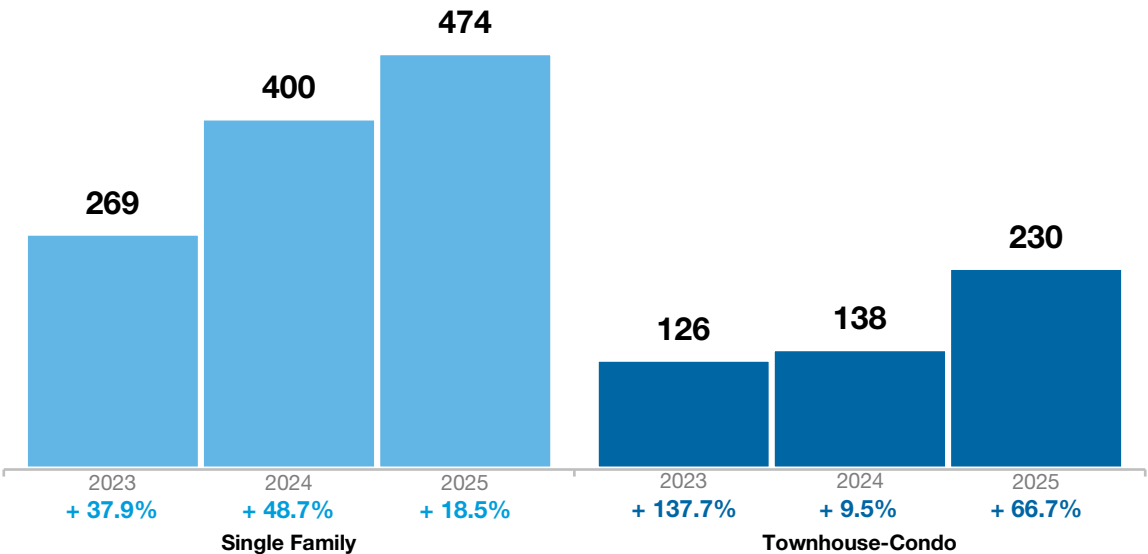


# Inventory of Active Listings

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



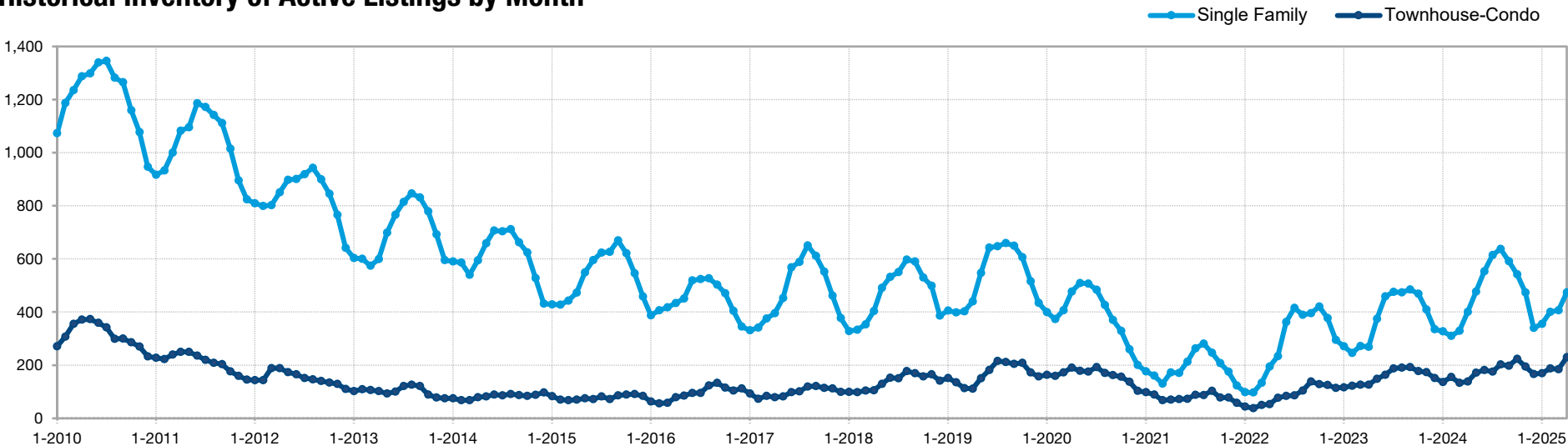
## April



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2024	477	+27.5%	171	+15.5%
Jun-2024	553	+20.5%	182	+11.7%
Jul-2024	614	+29.0%	176	-6.4%
Aug-2024	637	+34.4%	203	+6.3%
Sep-2024	591	+21.9%	198	+2.6%
Oct-2024	542	+15.6%	224	+25.8%
Nov-2024	474	+15.9%	195	+12.1%
Dec-2024	340	+1.5%	166	+9.9%
Jan-2025	355	+8.6%	169	+24.3%
Feb-2025	400	+29.0%	188	+21.3%
Mar-2025	406	+23.4%	185	+39.1%
Apr-2025	474	+18.5%	230	+66.7%
12-Month Avg*	489	+21.0%	191	+17.4%

\* Active Listings for all properties from May 2024 through April 2025. This is not the average of the individual figures above.

## Historical Inventory of Active Listings by Month

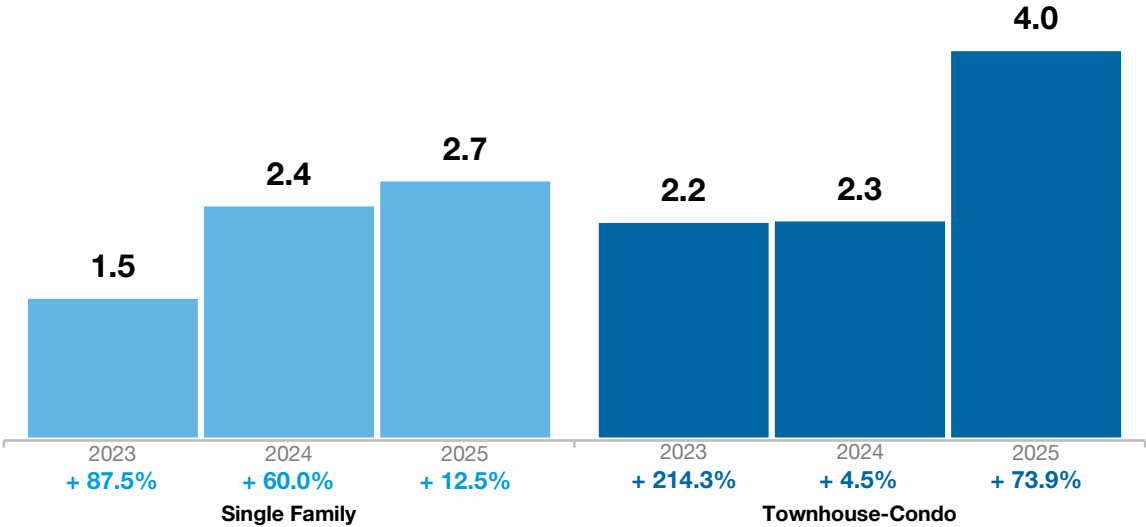


# Months Supply of Inventory

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.



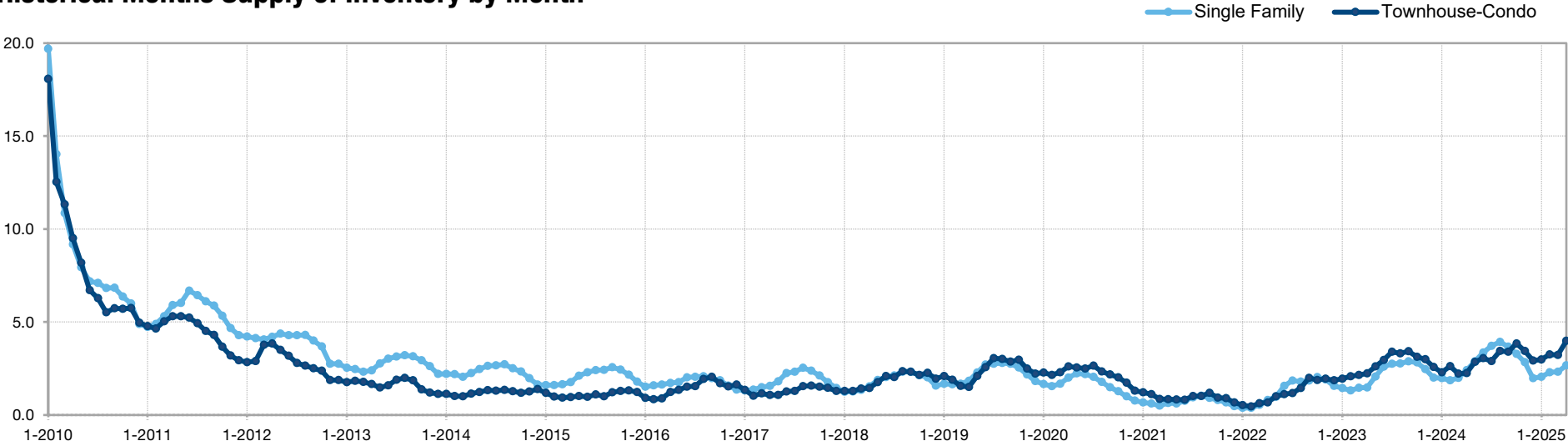
## April



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2024	2.9	+38.1%	2.8	+7.7%
Jun-2024	3.3	+26.9%	3.1	+3.3%
Jul-2024	3.7	+37.0%	2.9	-14.7%
Aug-2024	3.9	+39.3%	3.4	+3.0%
Sep-2024	3.7	+27.6%	3.4	0.0%
Oct-2024	3.3	+17.9%	3.8	+22.6%
Nov-2024	2.8	+12.0%	3.4	+13.3%
Dec-2024	2.0	0.0%	2.9	+11.5%
Jan-2025	2.0	0.0%	3.0	+30.4%
Feb-2025	2.3	+21.1%	3.3	+26.9%
Mar-2025	2.3	+15.0%	3.2	+45.5%
Apr-2025	2.7	+12.5%	4.0	+73.9%
12-Month Avg*	2.9	+22.2%	3.3	+16.3%

\* Months Supply for all properties from May 2024 through April 2025. 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	4-2024	4-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		427	514	+ 20.4%	1,243	1,534	+ 23.4%
Pending Sales		282	318	+ 12.8%	256	244	- 4.7%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		258	296	+ 14.7%	773	851	+ 10.1%
Median Sales Price		\$567,450	\$571,875	+ 0.8%	\$561,195	\$559,900	- 0.2%
Avg. Sales Price		\$638,149	\$643,082	+ 1.6%	\$633,571	\$643,911	+ 1.6%
Pct. of List Price Received		100.0%	99.2%	- 0.4%	99.4%	99.0%	- 0.4%
Days on Market		61	73	+ 4.1%	74	77	+ 4.1%
Affordability Index		72	73	+ 4.2%	72	75	+ 4.2%
Active Listings		538	704	+ 30.9%	--	--	--
Months Supply		2.4	3.0	+ 26.2%	--	--	--

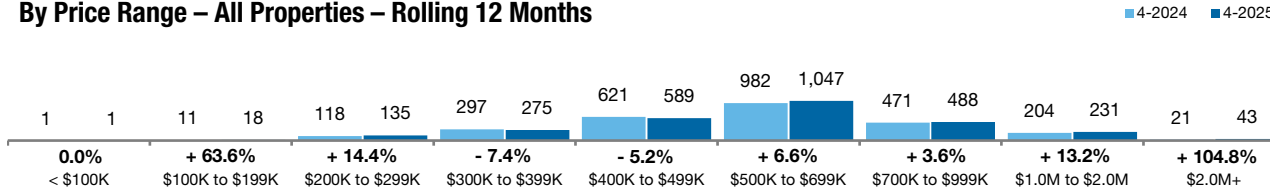


# Sold Listings

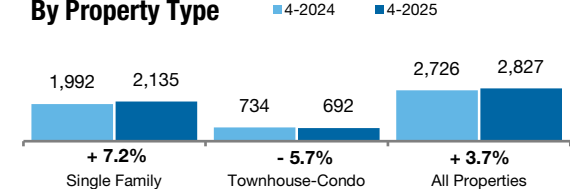
Actual sales that have closed in a given quarter.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type

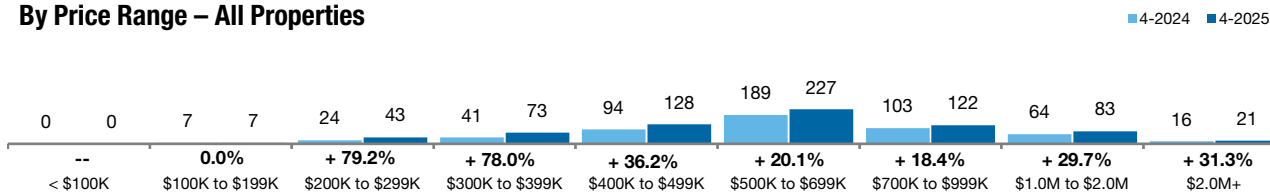


By Price Range	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	4-2024	4-2025	Change	4-2024	4-2025	Change	3-2025	4-2025	Change	3-2025	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
\$99,999 and Below	1	0	-100.0%	0	1	--	0	0	--	0	0	--	0	0	--	0	1	--
\$100,000 to \$199,999	10	15	+50.0%	1	3	+200.0%	0	1	--	1	1	0.0%	1	1	0.0%	1	2	+100.0%
\$200,000 to \$299,999	26	35	+34.6%	92	100	+8.7%	2	4	+100.0%	6	10	+66.7%	5	10	+100.0%	25	29	+16.0%
\$300,000 to \$399,999	72	61	-15.3%	225	214	-4.9%	2	3	+50.0%	12	18	+50.0%	19	18	-5.3%	63	60	-4.8%
\$400,000 to \$499,999	340	340	0.0%	281	249	-11.4%	26	24	-7.7%	19	36	+89.5%	88	90	+2.3%	71	87	+22.5%
\$500,000 to \$699,999	883	957	+8.4%	99	90	-9.1%	77	107	+39.0%	8	4	-50.0%	268	300	+11.9%	36	19	-47.2%
\$700,000 to \$999,999	449	462	+2.9%	22	26	+18.2%	36	57	+58.3%	2	3	+50.0%	125	141	+12.8%	3	7	+133.3%
\$1,000,000 to \$1,999,999	190	222	+16.8%	14	9	-35.7%	19	25	+31.6%	2	0	-100.0%	60	69	+15.0%	0	3	--
\$2,000,000 and Above	21	43	+104.8%	0	0	--	2	3	+50.0%	0	0	--	8	14	+75.0%	0	0	--
All Price Ranges	1,992	2,135	+7.2%	734	692	-5.7%	164	224	+36.6%	50	72	+44.0%	574	643	+12.0%	199	208	+4.5%

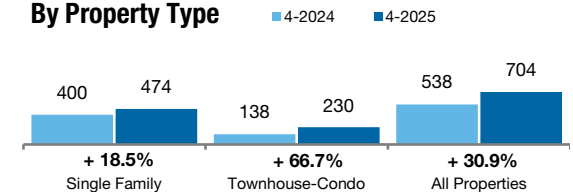
# Inventory of Active Listings

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

## By Price Range – All Properties



## By Property Type



By Price Range	Year over Year						Compared to Prior Month						Year to Date	
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family	Townhouse-Condo
	4-2024	4-2025	Change	4-2024	4-2025	Change	3-2025	4-2025	Change	3-2025	4-2025	Change		
\$99,999 and Below	0	0	--	0	0	--	0	0	--	0	0	--		
\$100,000 to \$199,999	7	7	0.0%	0	0	--	6	7	+16.7%	0	0	--		
\$200,000 to \$299,999	6	8	+33.3%	18	35	+94.4%	8	8	0.0%	34	35	+2.9%		
\$300,000 to \$399,999	10	13	+30.0%	31	60	+93.5%	16	13	-18.8%	45	60	+33.3%		
\$400,000 to \$499,999	46	44	-4.3%	48	84	+75.0%	38	44	+15.8%	67	84	+25.4%		
\$500,000 to \$699,999	160	196	+22.5%	29	31	+6.9%	169	196	+16.0%	26	31	+19.2%		
\$700,000 to \$999,999	91	110	+20.9%	12	12	0.0%	97	110	+13.4%	8	12	+50.0%		
\$1,000,000 to \$1,999,999	64	75	+17.2%	0	8	--	53	75	+41.5%	5	8	+60.0%		
\$2,000,000 and Above	16	21	+31.3%	0	0	--	19	21	+10.5%	0	0	--		
All Price Ranges	400	474	+18.5%	138	230	+66.7%	406	474	+16.7%	185	230	+24.3%		

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®



<b>New Listings</b>	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).
<b>Pending Sales</b>	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.
<b>Under Contract Activity</b>	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.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	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.
<b>Active Listings</b>	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.
<b>Months Supply of Inventory</b>	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 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Loveland

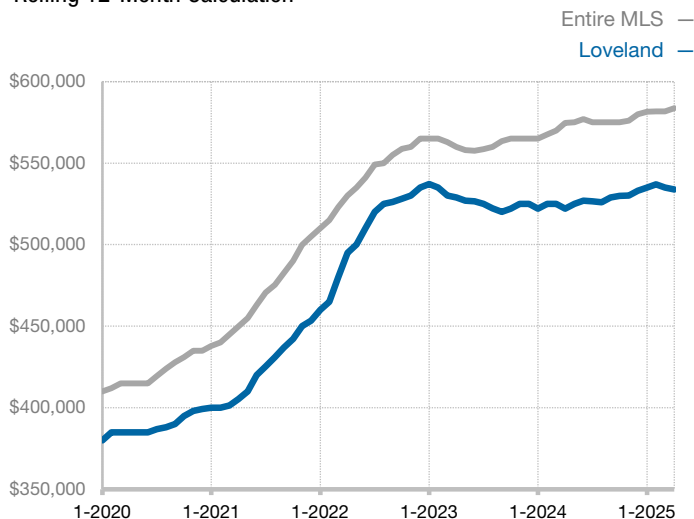
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	161	178	+ 10.6%	488	585	+ 19.9%
Closed Sales	97	108	+ 11.3%	353	343	- 2.8%
Median Sales Price*	\$527,000	\$516,500	- 2.0%	\$520,000	\$515,000	- 1.0%
Average Sales Price*	\$603,007	\$687,645	+ 14.0%	\$622,988	\$634,020	+ 1.8%
Percent of List Price Received*	99.8%	99.2%	- 0.6%	99.5%	98.9%	- 0.6%
Days on Market Until Sale	45	52	+ 15.6%	58	64	+ 10.3%
Inventory of Homes for Sale	182	261	+ 43.4%	--	--	--
Months Supply of Inventory	1.9	2.8	+ 47.4%	--	--	--

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

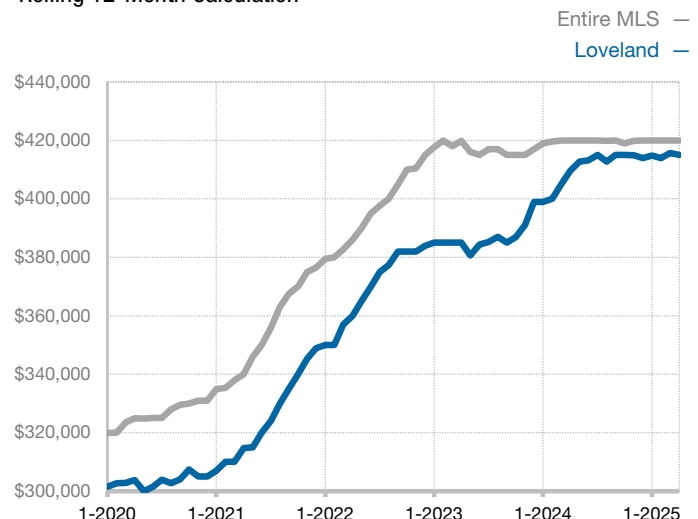
Townhouse/Condo	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	45	38	- 15.6%	108	160	+ 48.1%
Closed Sales	33	25	- 24.2%	83	79	- 4.8%
Median Sales Price*	\$425,000	\$421,840	- 0.7%	\$412,955	\$419,900	+ 1.7%
Average Sales Price*	\$436,448	\$417,355	- 4.4%	\$415,367	\$424,192	+ 2.1%
Percent of List Price Received*	100.3%	99.6%	- 0.7%	99.9%	99.1%	- 0.8%
Days on Market Until Sale	110	125	+ 13.6%	101	102	+ 1.0%
Inventory of Homes for Sale	67	81	+ 20.9%	--	--	--
Months Supply of Inventory	2.7	3.7	+ 37.0%	--	--	--

\* 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



# Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Greeley

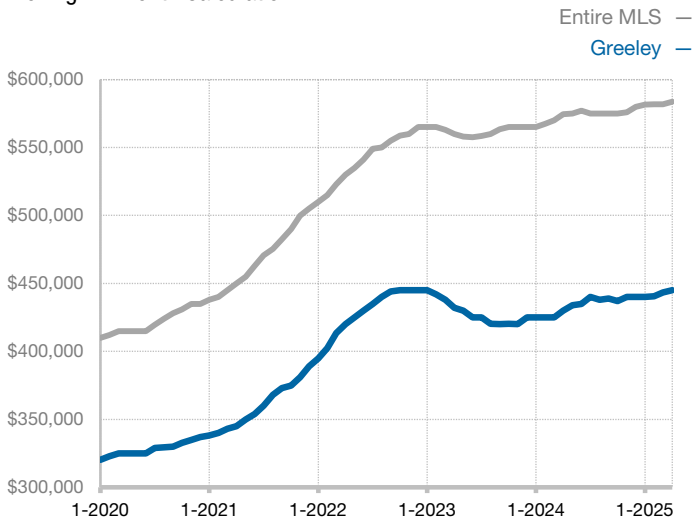
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	128	160	+ 25.0%	498	531	+ 6.6%
Closed Sales	124	90	- 27.4%	375	334	- 10.9%
Median Sales Price*	\$451,836	\$449,450	- 0.5%	\$438,000	\$450,000	+ 2.7%
Average Sales Price*	\$470,974	\$509,889	+ 8.3%	\$454,890	\$485,317	+ 6.7%
Percent of List Price Received*	99.8%	100.1%	+ 0.3%	99.5%	99.5%	0.0%
Days on Market Until Sale	57	60	+ 5.3%	65	72	+ 10.8%
Inventory of Homes for Sale	159	217	+ 36.5%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 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.

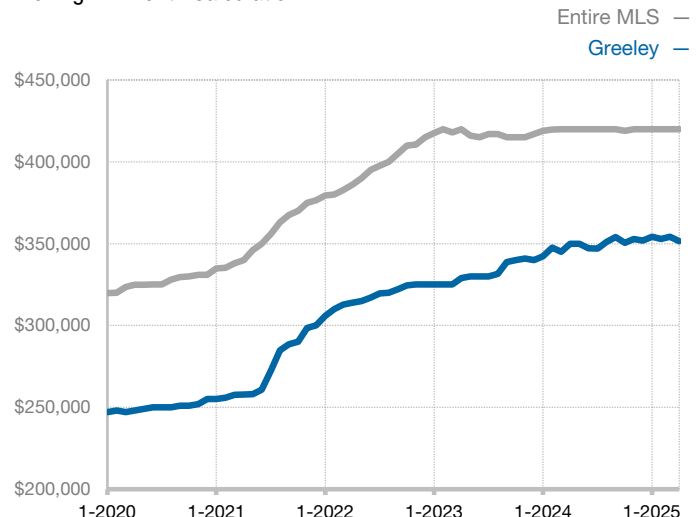
Townhouse/Condo	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	22	26	+ 18.2%	87	101	+ 16.1%
Closed Sales	22	24	+ 9.1%	71	54	- 23.9%
Median Sales Price*	\$370,951	\$355,250	- 4.2%	\$355,000	\$351,250	- 1.1%
Average Sales Price*	\$348,790	\$361,066	+ 3.5%	\$340,163	\$349,945	+ 2.9%
Percent of List Price Received*	99.5%	100.1%	+ 0.6%	99.5%	99.5%	0.0%
Days on Market Until Sale	43	59	+ 37.2%	77	86	+ 11.7%
Inventory of Homes for Sale	37	56	+ 51.4%	--	--	--
Months Supply of Inventory	2.1	3.3	+ 57.1%	--	--	--

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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 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Wellington

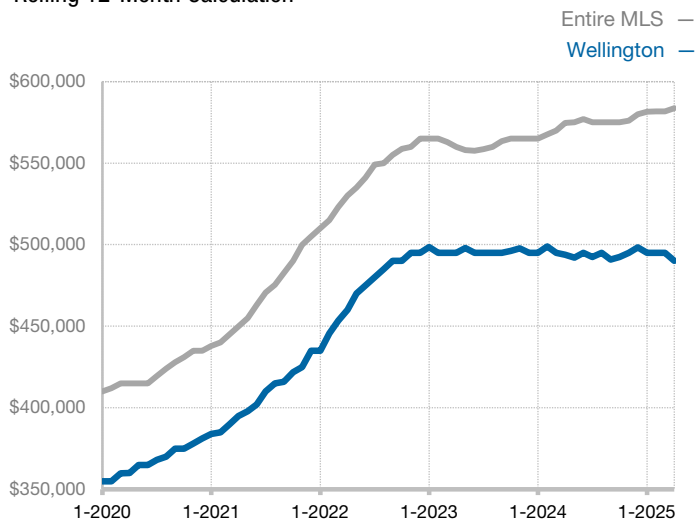
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	38	36	- 5.3%	121	123	+ 1.7%
Closed Sales	14	29	+ 107.1%	67	73	+ 9.0%
Median Sales Price*	\$486,000	<b>\$474,900</b>	- 2.3%	\$492,000	<b>\$474,900</b>	- 3.5%
Average Sales Price*	\$587,664	<b>\$495,391</b>	- 15.7%	\$575,509	<b>\$528,965</b>	- 8.1%
Percent of List Price Received*	99.2%	<b>99.8%</b>	+ 0.6%	99.7%	<b>99.4%</b>	- 0.3%
Days on Market Until Sale	56	58	+ 3.6%	69	75	+ 8.7%
Inventory of Homes for Sale	58	54	- 6.9%	--	--	--
Months Supply of Inventory	3.1	2.6	- 16.1%	--	--	--

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

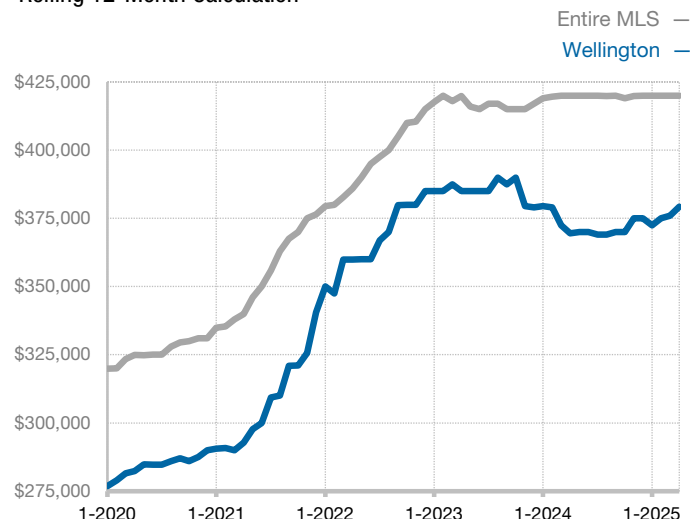
Townhouse/Condo	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	4	4	0.0%	16	21	+ 31.3%
Closed Sales	3	6	+ 100.0%	10	13	+ 30.0%
Median Sales Price*	\$369,000	<b>\$420,480</b>	+ 14.0%	\$369,500	<b>\$390,000</b>	+ 5.5%
Average Sales Price*	\$374,667	<b>\$401,133</b>	+ 7.1%	\$358,900	<b>\$357,506</b>	- 0.4%
Percent of List Price Received*	99.5%	<b>99.3%</b>	- 0.2%	98.9%	<b>99.2%</b>	+ 0.3%
Days on Market Until Sale	89	109	+ 22.5%	87	103	+ 18.4%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	2.3	3.4	+ 47.8%	--	--	--

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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 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Berthoud

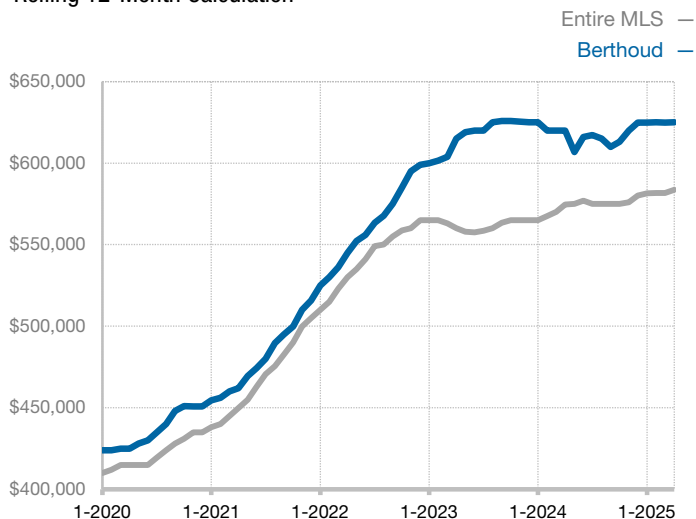
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	60	80	+ 33.3%	217	283	+ 30.4%
Closed Sales	32	59	+ 84.4%	110	161	+ 46.4%
Median Sales Price*	\$549,950	<b>\$615,000</b>	+ 11.8%	\$589,900	<b>\$615,000</b>	+ 4.3%
Average Sales Price*	\$774,185	<b>\$828,625</b>	+ 7.0%	\$749,993	<b>\$777,165</b>	+ 3.6%
Percent of List Price Received*	100.4%	<b>99.8%</b>	- 0.6%	99.3%	<b>99.0%</b>	- 0.3%
Days on Market Until Sale	93	76	- 18.3%	104	86	- 17.3%
Inventory of Homes for Sale	126	168	+ 33.3%	--	--	--
Months Supply of Inventory	4.1	4.2	+ 2.4%	--	--	--

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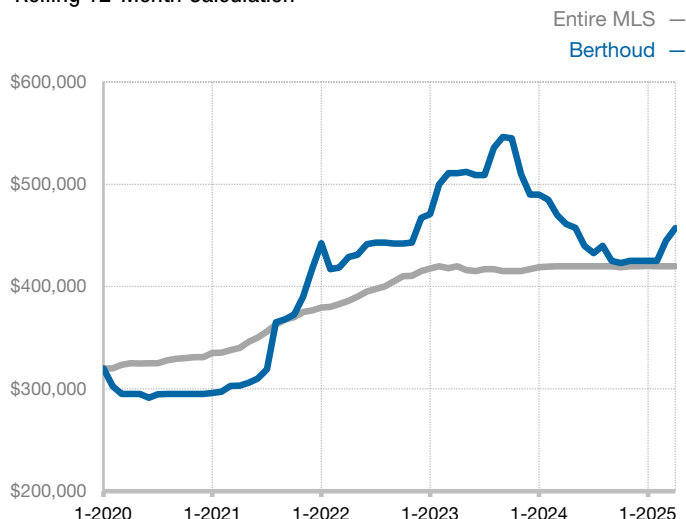
Townhouse/Condo	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	5	4	- 20.0%	13	35	+ 169.2%
Closed Sales	3	10	+ 233.3%	9	15	+ 66.7%
Median Sales Price*	\$452,000	<b>\$463,500</b>	+ 2.5%	\$425,000	<b>\$459,000</b>	+ 8.0%
Average Sales Price*	\$450,663	<b>\$468,380</b>	+ 3.9%	\$422,998	<b>\$459,887</b>	+ 8.7%
Percent of List Price Received*	97.7%	<b>99.4%</b>	+ 1.7%	98.7%	<b>99.0%</b>	+ 0.3%
Days on Market Until Sale	163	72	- 55.8%	101	75	- 25.7%
Inventory of Homes for Sale	13	19	+ 46.2%	--	--	--
Months Supply of Inventory	4.5	6.1	+ 35.6%	--	--	--

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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 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Windsor

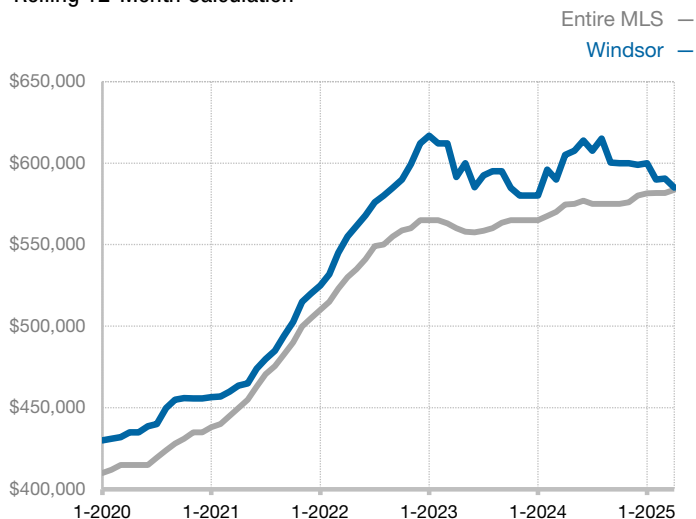
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	119	154	+ 29.4%	428	536	+ 25.2%
Closed Sales	90	95	+ 5.6%	248	316	+ 27.4%
Median Sales Price*	\$656,450	\$610,000	- 7.1%	\$600,000	\$575,000	- 4.2%
Average Sales Price*	\$748,087	\$719,159	- 3.9%	\$721,262	\$700,345	- 2.9%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	99.3%	99.5%	+ 0.2%
Days on Market Until Sale	75	77	+ 2.7%	77	87	+ 13.0%
Inventory of Homes for Sale	210	263	+ 25.2%	--	--	--
Months Supply of Inventory	3.4	3.3	- 2.9%	--	--	--

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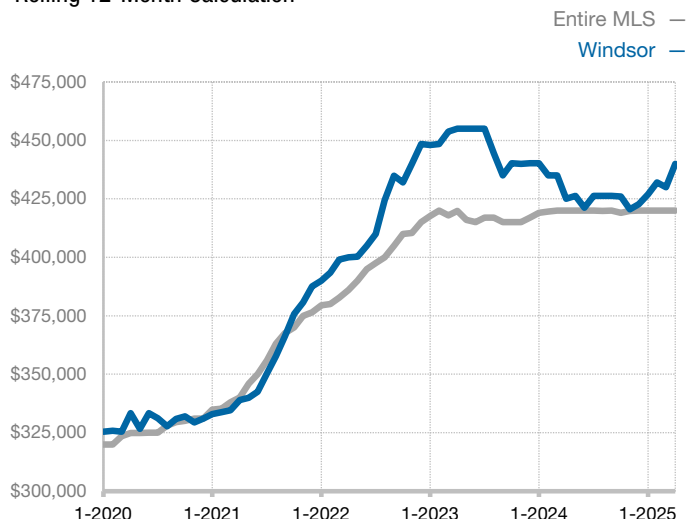
Townhouse/Condo	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	17	19	+ 11.8%	56	78	+ 39.3%
Closed Sales	8	7	- 12.5%	26	29	+ 11.5%
Median Sales Price*	\$357,620	\$586,500	+ 64.0%	\$412,500	\$475,000	+ 15.2%
Average Sales Price*	\$360,924	\$554,257	+ 53.6%	\$403,271	\$499,170	+ 23.8%
Percent of List Price Received*	99.0%	99.7%	+ 0.7%	98.5%	98.9%	+ 0.4%
Days on Market Until Sale	82	85	+ 3.7%	105	130	+ 23.8%
Inventory of Homes for Sale	40	48	+ 20.0%	--	--	--
Months Supply of Inventory	4.2	5.5	+ 31.0%	--	--	--

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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 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Longmont

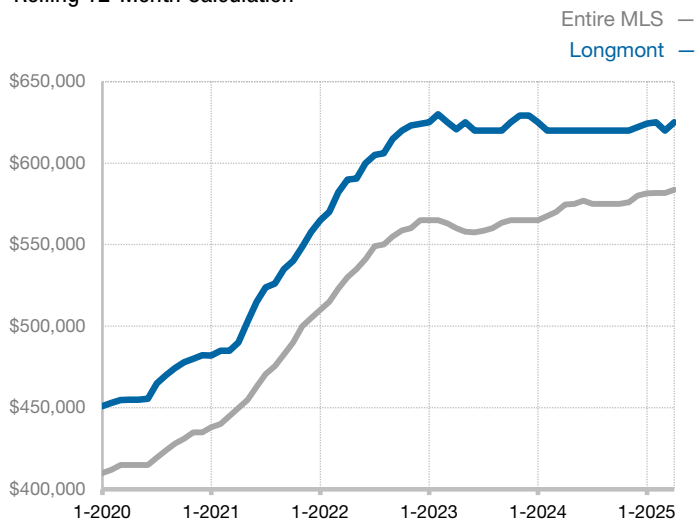
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	165	197	+ 19.4%	500	570	+ 14.0%
Closed Sales	101	111	+ 9.9%	334	351	+ 5.1%
Median Sales Price*	\$630,000	<b>\$685,000</b>	+ 8.7%	\$600,000	<b>\$619,000</b>	+ 3.2%
Average Sales Price*	\$748,711	<b>\$783,809</b>	+ 4.7%	\$716,160	<b>\$725,275</b>	+ 1.3%
Percent of List Price Received*	99.1%	<b>98.9%</b>	- 0.2%	99.3%	<b>98.9%</b>	- 0.4%
Days on Market Until Sale	54	46	- 14.8%	58	62	+ 6.9%
Inventory of Homes for Sale	196	260	+ 32.7%	--	--	--
Months Supply of Inventory	2.1	2.7	+ 28.6%	--	--	--

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

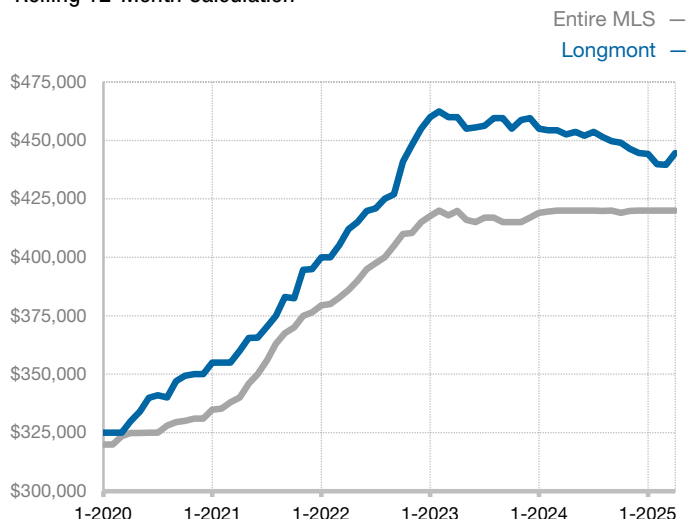
Townhouse/Condo	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	37	49	+ 32.4%	142	200	+ 40.8%
Closed Sales	33	42	+ 27.3%	97	111	+ 14.4%
Median Sales Price*	\$433,284	<b>\$475,500</b>	+ 9.7%	\$449,000	<b>\$444,990</b>	- 0.9%
Average Sales Price*	\$439,014	<b>\$482,551</b>	+ 9.9%	\$448,719	<b>\$460,900</b>	+ 2.7%
Percent of List Price Received*	98.1%	<b>98.7%</b>	+ 0.6%	98.9%	<b>98.7%</b>	- 0.2%
Days on Market Until Sale	151	71	- 53.0%	152	79	- 48.0%
Inventory of Homes for Sale	104	107	+ 2.9%	--	--	--
Months Supply of Inventory	3.8	3.9	+ 2.6%	--	--	--

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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 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Boulder

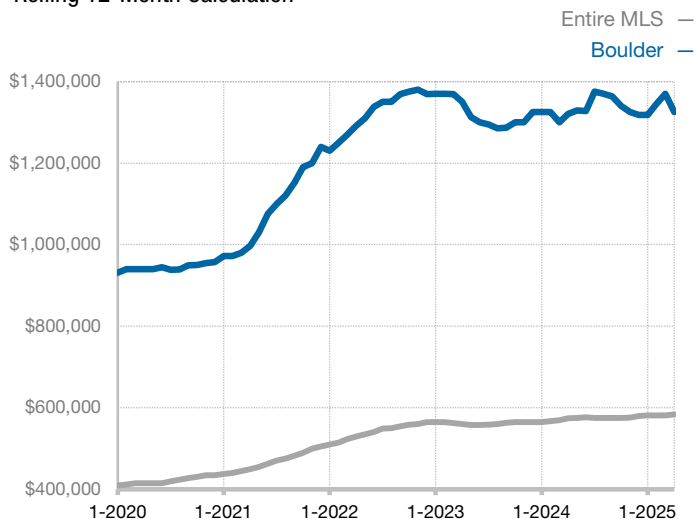
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	193	260	+ 34.7%	549	706	+ 28.6%
Closed Sales	83	111	+ 33.7%	272	262	- 3.7%
Median Sales Price*	\$1,560,000	\$1,200,000	- 23.1%	\$1,347,500	\$1,398,310	+ 3.8%
Average Sales Price*	\$1,588,419	\$1,662,044	+ 4.6%	\$1,606,686	\$1,774,518	+ 10.4%
Percent of List Price Received*	98.0%	98.0%	0.0%	97.4%	97.1%	- 0.3%
Days on Market Until Sale	51	65	+ 27.5%	75	76	+ 1.3%
Inventory of Homes for Sale	314	409	+ 30.3%	--	--	--
Months Supply of Inventory	4.1	5.5	+ 34.1%	--	--	--

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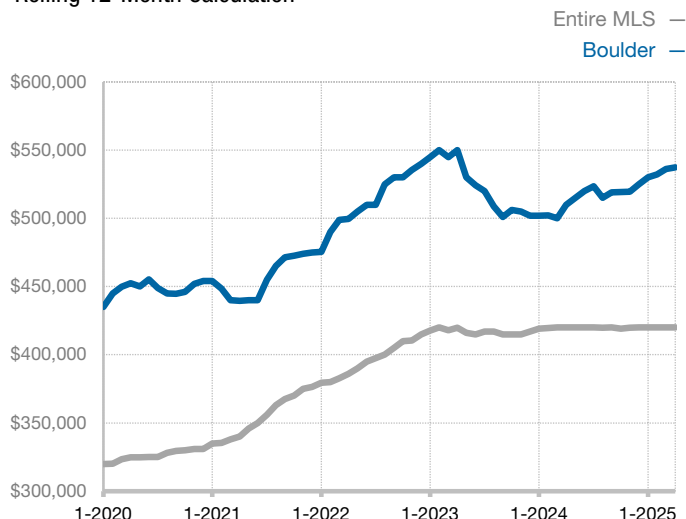
Townhouse/Condo	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	132	143	+ 8.3%	384	438	+ 14.1%
Closed Sales	68	49	- 27.9%	192	180	- 6.3%
Median Sales Price*	\$550,000	\$655,000	+ 19.1%	\$525,000	\$550,000	+ 4.8%
Average Sales Price*	\$619,961	\$834,153	+ 34.5%	\$627,015	\$711,440	+ 13.5%
Percent of List Price Received*	98.9%	98.2%	- 0.7%	98.6%	98.4%	- 0.2%
Days on Market Until Sale	58	85	+ 46.6%	64	84	+ 31.3%
Inventory of Homes for Sale	213	291	+ 36.6%	--	--	--
Months Supply of Inventory	4.3	6.0	+ 39.5%	--	--	--

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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 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Fort Collins

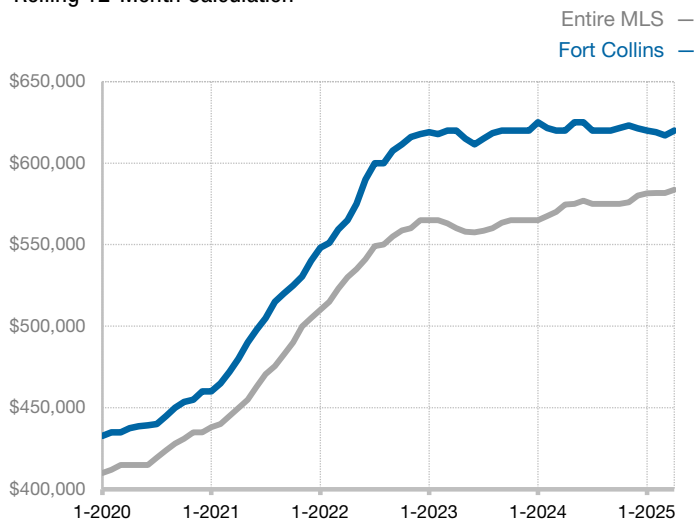
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	264	298	+ 12.9%	768	878	+ 14.3%
Closed Sales	168	189	+ 12.5%	492	550	+ 11.8%
Median Sales Price*	\$624,000	\$650,000	+ 4.2%	\$619,000	\$610,000	- 1.5%
Average Sales Price*	\$743,252	\$727,387	- 2.1%	\$714,860	\$707,873	- 1.0%
Percent of List Price Received*	100.6%	99.6%	- 1.0%	99.6%	99.2%	- 0.4%
Days on Market Until Sale	45	61	+ 35.6%	60	62	+ 3.3%
Inventory of Homes for Sale	287	299	+ 4.2%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--

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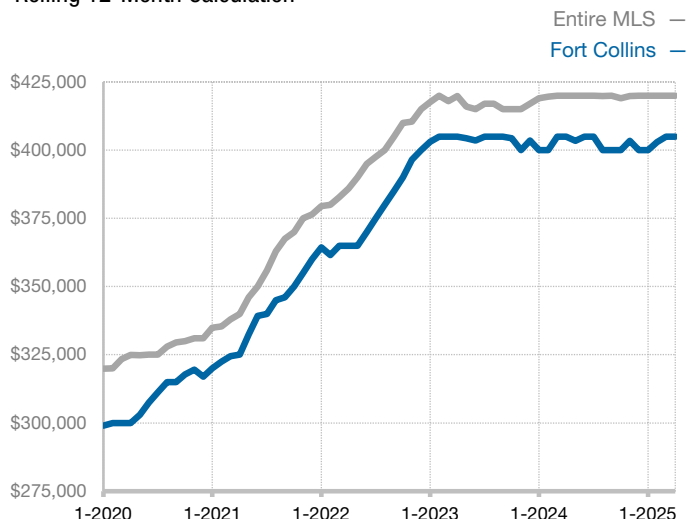
Townhouse/Condo	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	99	123	+ 24.2%	294	375	+ 27.6%
Closed Sales	71	64	- 9.9%	203	207	+ 2.0%
Median Sales Price*	\$407,700	\$409,000	+ 0.3%	\$402,910	\$410,000	+ 1.8%
Average Sales Price*	\$405,732	\$399,402	- 1.6%	\$402,945	\$427,708	+ 6.1%
Percent of List Price Received*	99.6%	99.1%	- 0.5%	99.5%	98.6%	- 0.9%
Days on Market Until Sale	83	88	+ 6.0%	86	91	+ 5.8%
Inventory of Homes for Sale	131	202	+ 54.2%	--	--	--
Months Supply of Inventory	2.3	3.6	+ 56.5%	--	--	--

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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 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Johnstown

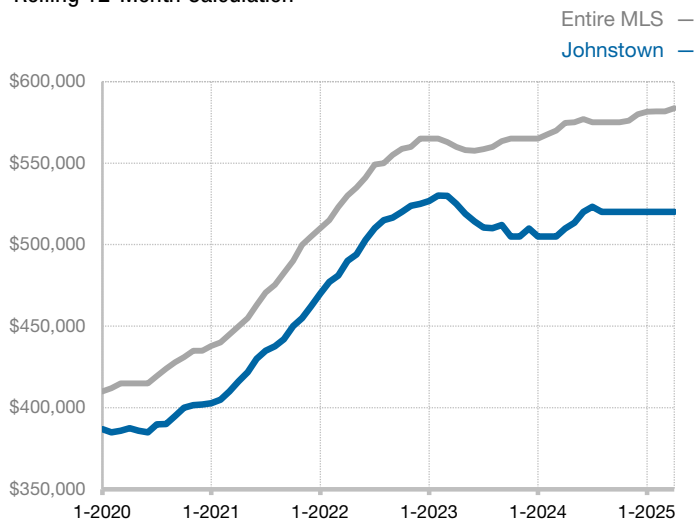
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	79	113	+ 43.0%	261	370	+ 41.8%
Closed Sales	46	65	+ 41.3%	157	207	+ 31.8%
Median Sales Price*	\$528,400	\$515,990	- 2.3%	\$517,000	\$515,000	- 0.4%
Average Sales Price*	\$538,435	\$532,456	- 1.1%	\$531,324	\$516,437	- 2.8%
Percent of List Price Received*	99.0%	99.5%	+ 0.5%	99.4%	99.2%	- 0.2%
Days on Market Until Sale	54	71	+ 31.5%	54	74	+ 37.0%
Inventory of Homes for Sale	115	175	+ 52.2%	--	--	--
Months Supply of Inventory	2.7	3.4	+ 25.9%	--	--	--

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Townhouse/Condo	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	14	9	- 35.7%	70	71	+ 1.4%
Closed Sales	8	10	+ 25.0%	41	44	+ 7.3%
Median Sales Price*	\$382,800	\$389,050	+ 1.6%	\$399,990	\$389,900	- 2.5%
Average Sales Price*	\$385,120	\$391,455	+ 1.6%	\$396,107	\$390,223	- 1.5%
Percent of List Price Received*	99.8%	100.0%	+ 0.2%	99.7%	99.6%	- 0.1%
Days on Market Until Sale	86	35	- 59.3%	61	66	+ 8.2%
Inventory of Homes for Sale	47	35	- 25.5%	--	--	--
Months Supply of Inventory	7.9	4.4	- 44.3%	--	--	--

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



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

