



FCBR 2025

FORT COLLINS BOARD OF REALTORS®



Monthly Indicators



August 2025

New Listings were down 6.7 percent for single family homes and 21.6 percent for townhouse-condo properties. Pending Sales landed at 207 for single family homes and 68 for townhouse-condo properties.

The Median Sales Price was up 8.3 percent to \$650,000 for single family homes but decreased 6.4 percent to \$365,206 for townhouse-condo properties. Days on Market increased 5.2 percent for single family homes and 16.9 percent for townhouse-condo properties.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

Activity Snapshot

+ 17.3%	+ 5.2%	+ 8.3%
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	8-2024	8-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		282	263	- 6.7%	2,216	2,512	+ 13.4%
Pending Sales		174	207	+ 19.0%	1,444	1,644	+ 13.9%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		173	203	+ 17.3%	1,370	1,571	+ 14.7%
Median Sales Price		\$600,000	\$650,000	+ 8.3%	\$617,160	\$617,500	+ 0.1%
Avg. Sales Price		\$715,361	\$729,534	+ 2.0%	\$716,055	\$712,793	- 0.5%
Pct. of List Price Received		98.8%	98.6%	- 0.2%	99.4%	99.1%	- 0.3%
Days on Market		58	61	+ 5.2%	61	64	+ 4.9%
Affordability Index		72	66	- 8.3%	70	69	- 1.4%
Active Listings		638	660	+ 3.4%	--	--	--
Months Supply		3.9	3.5	- 10.3%	--	--	--

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.



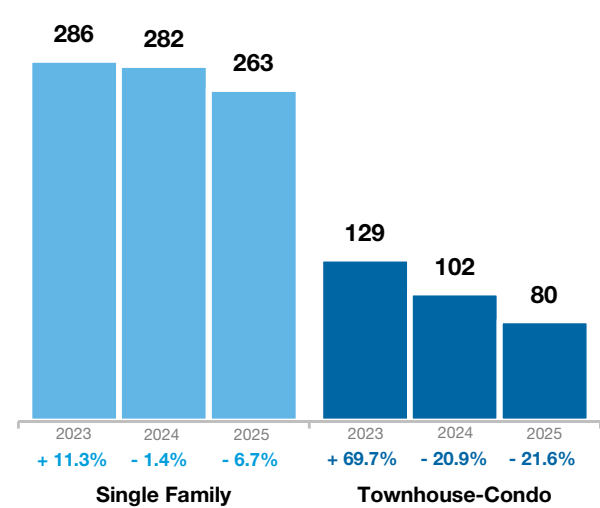
Key Metrics	Historical Sparkbars	8-2024	8-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		102	80	- 21.6%	724	865	+ 19.5%
Pending Sales		39	68	+ 74.4%	508	512	+ 0.8%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		77	64	- 16.9%	501	485	- 3.2%
Median Sales Price		\$390,000	\$365,206	- 6.4%	\$415,000	\$400,000	- 3.6%
Avg. Sales Price		\$409,978	\$414,982	+ 1.2%	\$428,434	\$417,025	- 2.7%
Pct. of List Price Received		98.5%	98.4%	- 0.1%	99.2%	98.8%	- 0.4%
Days on Market		59	69	+ 16.9%	78	81	+ 3.8%
Affordability Index		112	117	+ 4.5%	105	107	+ 1.9%
Active Listings		203	273	+ 34.5%	--	--	--
Months Supply		3.4	4.9	+ 44.1%	--	--	--

New Listings

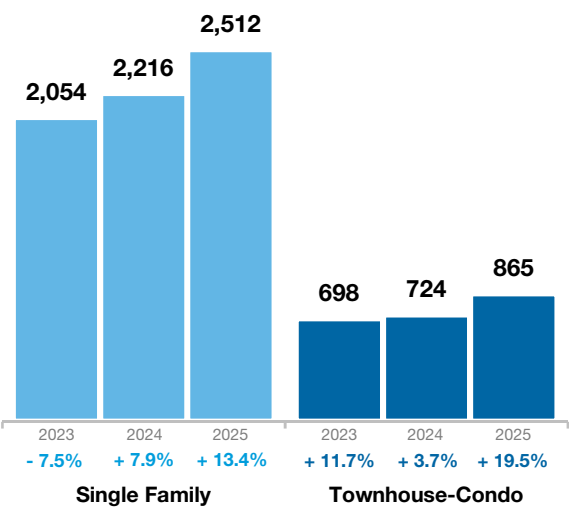
A count of the properties that have been newly listed on the market in a given month.



August

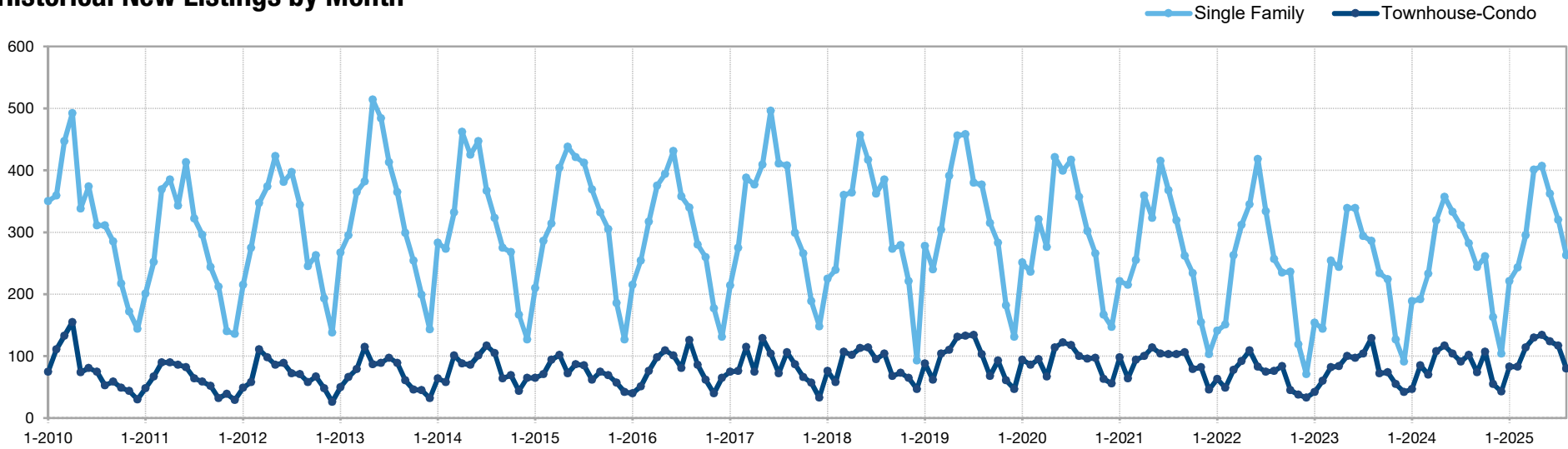


Year to Date



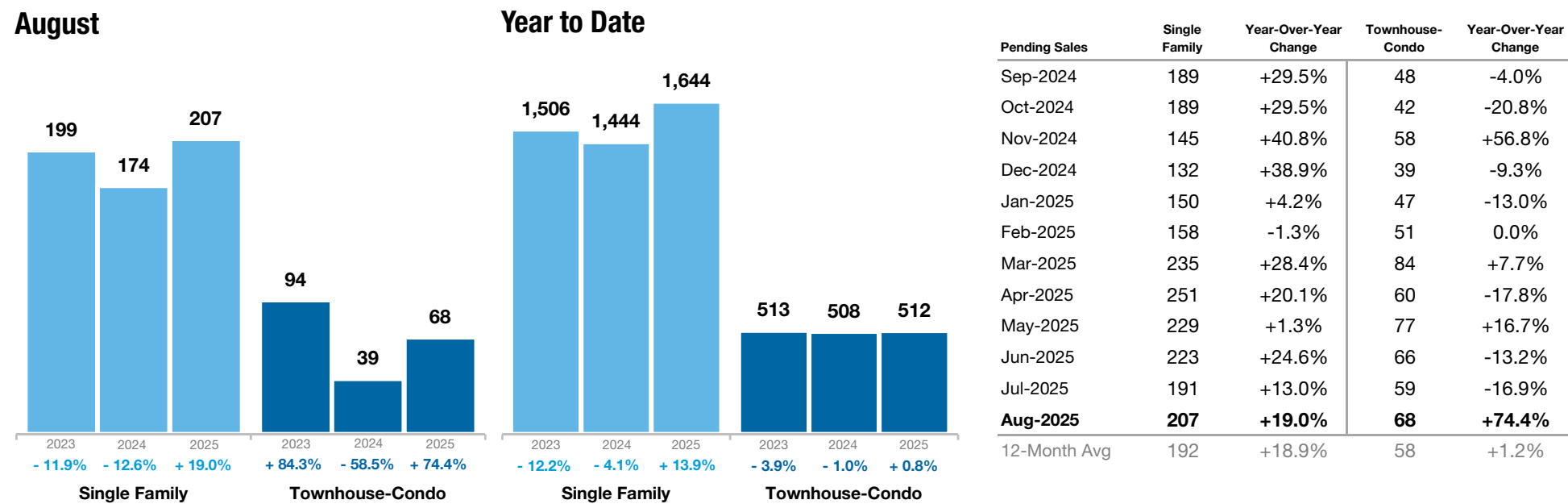
New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2024	244	+4.3%	74	+2.8%
Oct-2024	261	+16.5%	107	+44.6%
Nov-2024	163	+28.3%	55	0.0%
Dec-2024	104	+14.3%	43	+2.4%
Jan-2025	221	+16.9%	83	+76.6%
Feb-2025	243	+26.6%	83	-2.4%
Mar-2025	295	+26.6%	114	+62.9%
Apr-2025	401	+25.7%	130	+20.4%
May-2025	407	+14.0%	134	+14.5%
Jun-2025	362	+8.7%	124	+19.2%
Jul-2025	320	+2.9%	117	+28.6%
Aug-2025	263	-6.7%	80	-21.6%
12-Month Avg	274	+13.6%	95	+18.3%

Historical New Listings by Month

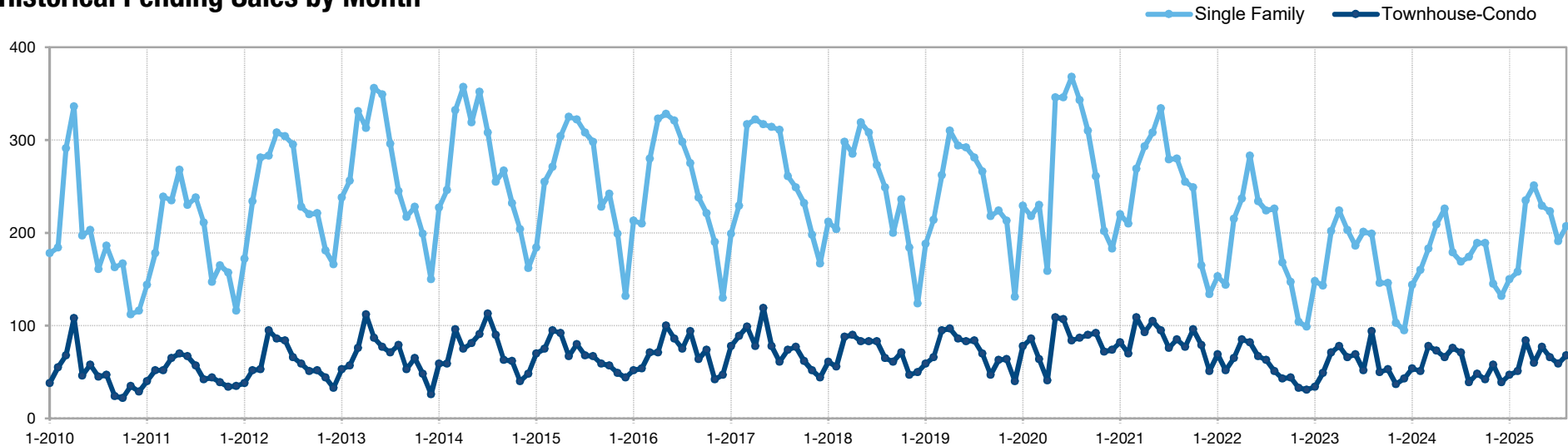


Pending Sales

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



Historical Pending Sales by Month

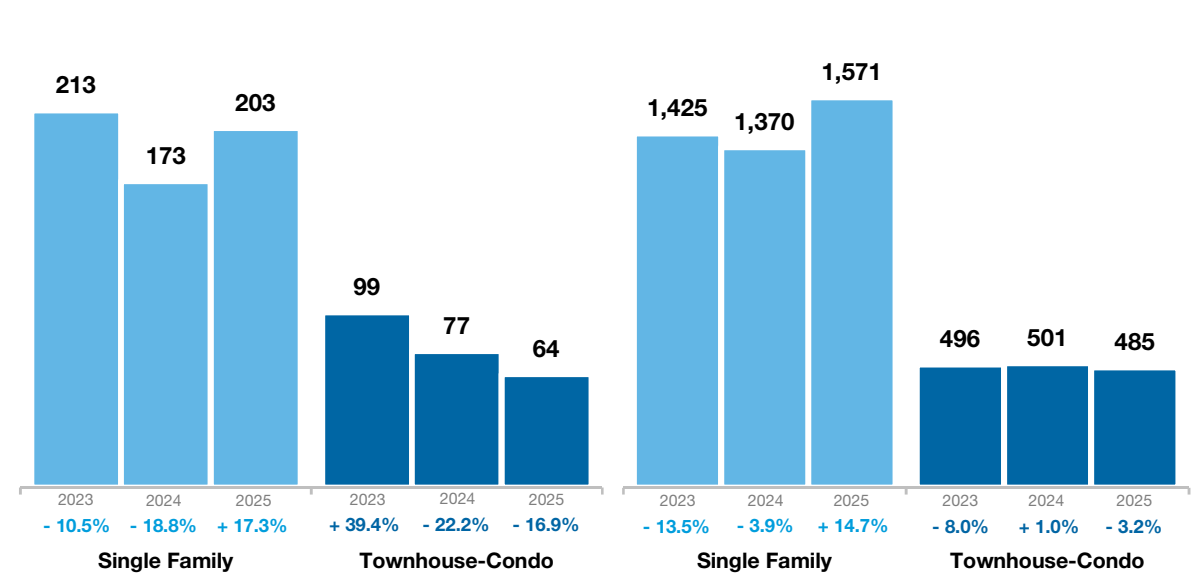


Sold Listings

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

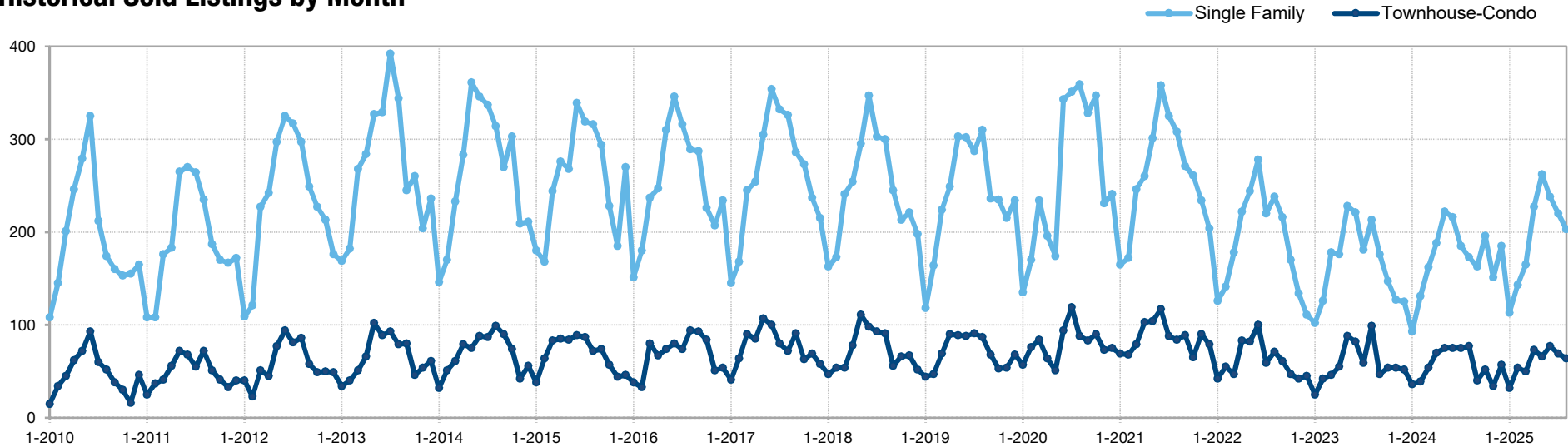


August



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2024	163	-7.4%	40	-14.9%
Oct-2024	196	+33.3%	52	-3.7%
Nov-2024	151	+18.9%	34	-37.0%
Dec-2024	185	+48.0%	57	+9.6%
Jan-2025	113	+21.5%	32	-11.1%
Feb-2025	143	+9.2%	54	+38.5%
Mar-2025	165	+1.9%	50	-7.4%
Apr-2025	227	+20.7%	73	+4.3%
May-2025	262	+18.0%	66	-12.0%
Jun-2025	238	+10.2%	77	+2.7%
Jul-2025	220	+18.9%	69	-8.0%
Aug-2025	203	+17.3%	64	-16.9%
12-Month Avg	189	+16.5%	56	-5.6%

Historical Sold Listings by Month

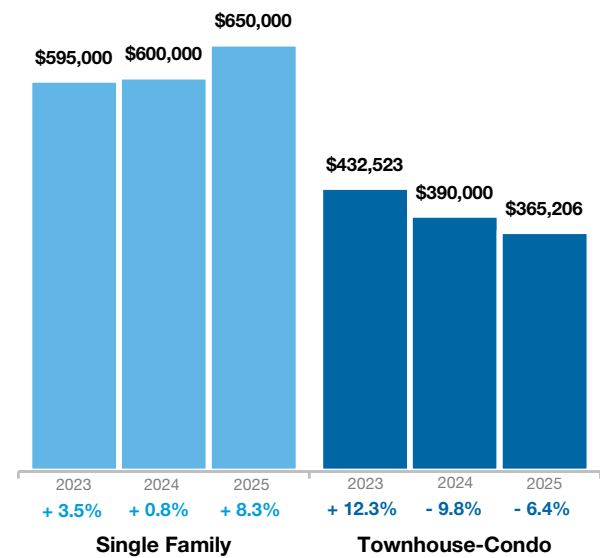


Median Sales Price

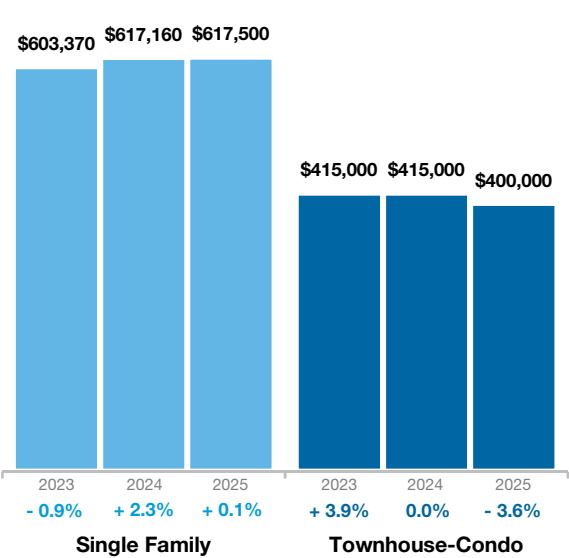
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



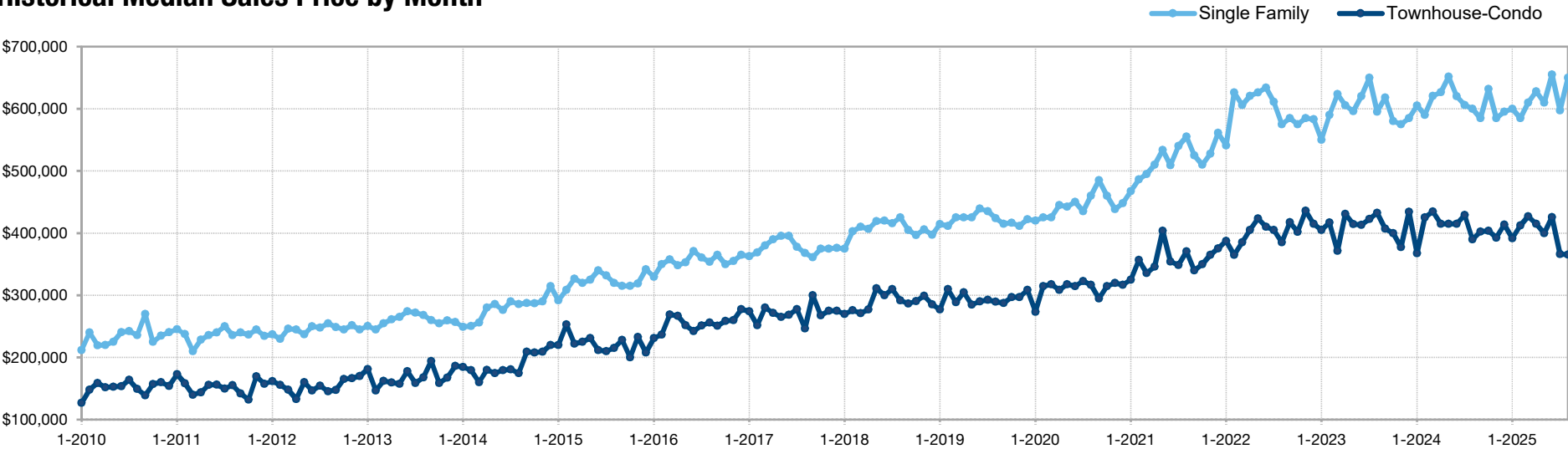
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2024	\$585,000	-5.3%	\$402,500	-1.1%
Oct-2024	\$631,925	+9.0%	\$403,750	+0.9%
Nov-2024	\$585,000	+1.7%	\$392,695	+4.0%
Dec-2024	\$595,000	+1.7%	\$413,789	-4.7%
Jan-2025	\$600,000	-0.8%	\$391,608	+6.6%
Feb-2025	\$585,000	-0.8%	\$412,490	-3.0%
Mar-2025	\$610,000	-1.7%	\$427,000	-1.8%
Apr-2025	\$627,743	+0.2%	\$415,000	0.0%
May-2025	\$610,000	-6.4%	\$400,000	-3.6%
Jun-2025	\$655,000	+5.7%	\$425,500	+2.5%
Jul-2025	\$597,450	-1.4%	\$366,175	-14.6%
Aug-2025	\$650,000	+8.3%	\$365,206	-6.4%
12-Month Avg*	\$608,000	+0.2%	\$403,643	-2.3%

* Median Sales Price for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month

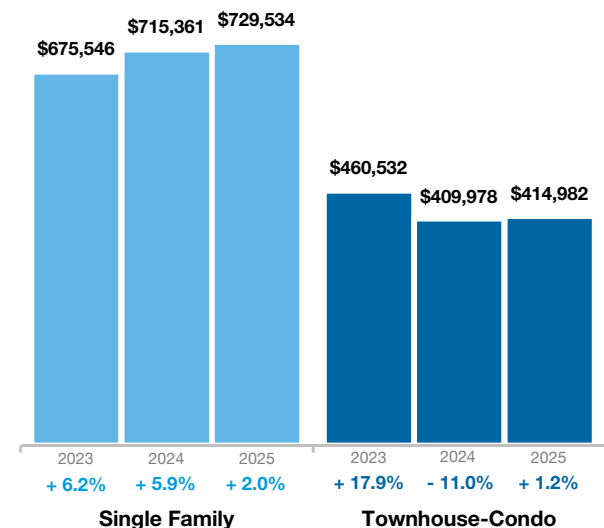


Average Sales Price

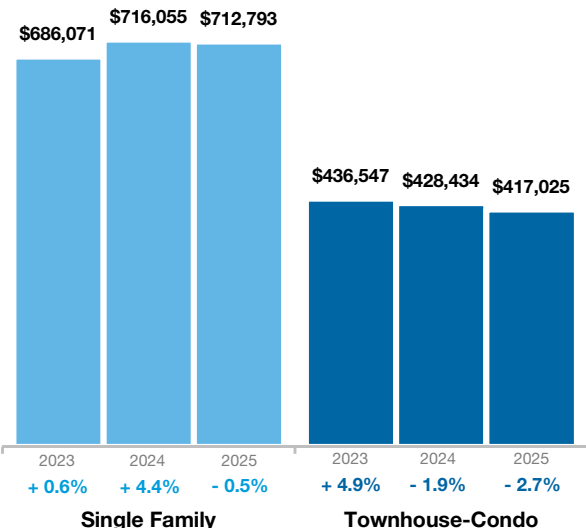
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



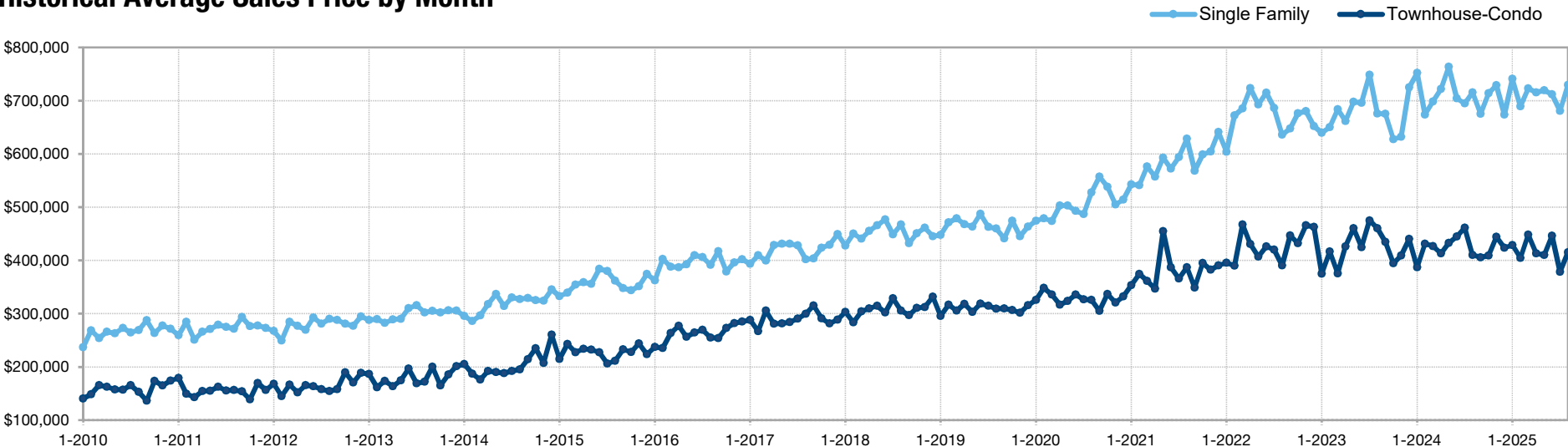
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2024	\$675,332	+0.0%	\$405,740	-6.6%
Oct-2024	\$714,026	+13.8%	\$409,054	+3.6%
Nov-2024	\$728,985	+15.3%	\$444,072	+8.5%
Dec-2024	\$673,492	-7.1%	\$423,573	-3.7%
Jan-2025	\$741,177	-1.4%	\$428,745	+10.7%
Feb-2025	\$689,402	+2.3%	\$404,458	-6.2%
Mar-2025	\$722,855	+3.5%	\$448,421	+5.1%
Apr-2025	\$715,540	-0.9%	\$413,211	+0.1%
May-2025	\$719,161	-5.8%	\$410,121	-5.2%
Jun-2025	\$711,992	+1.1%	\$446,512	+0.4%
Jul-2025	\$680,876	-2.0%	\$378,304	-18.0%
Aug-2025	\$729,534	+2.0%	\$414,982	+1.2%
12-Month Avg*	\$708,076	+1.0%	\$417,664	-1.9%

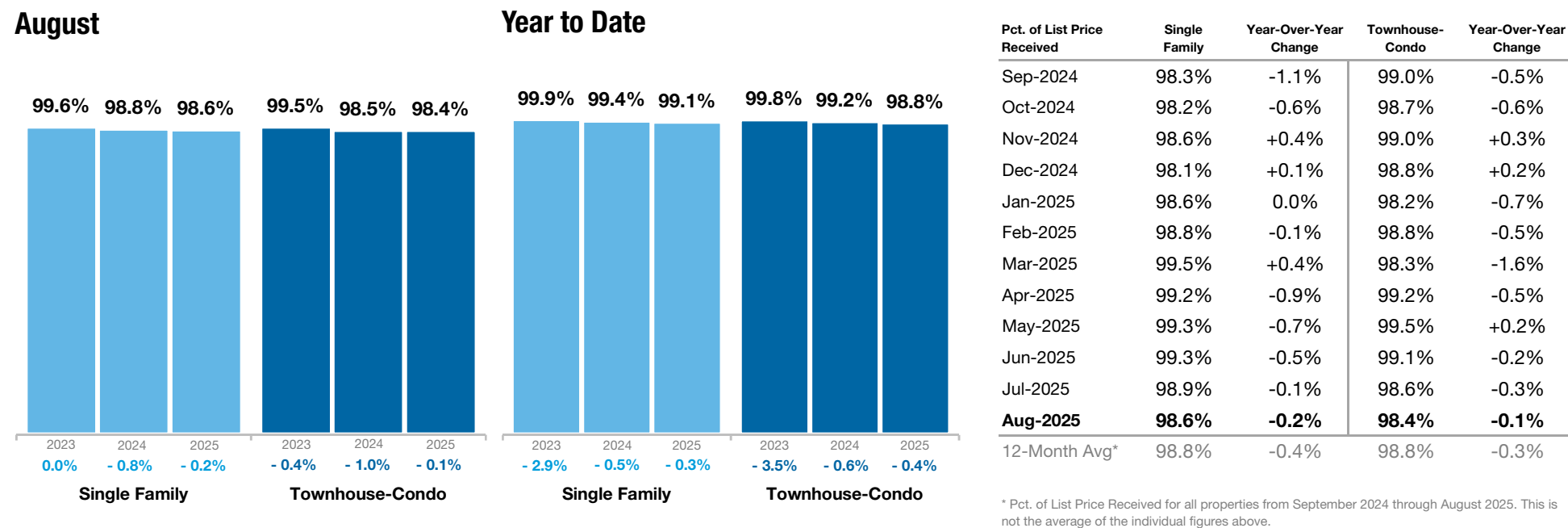
* Avg. Sales Price for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month

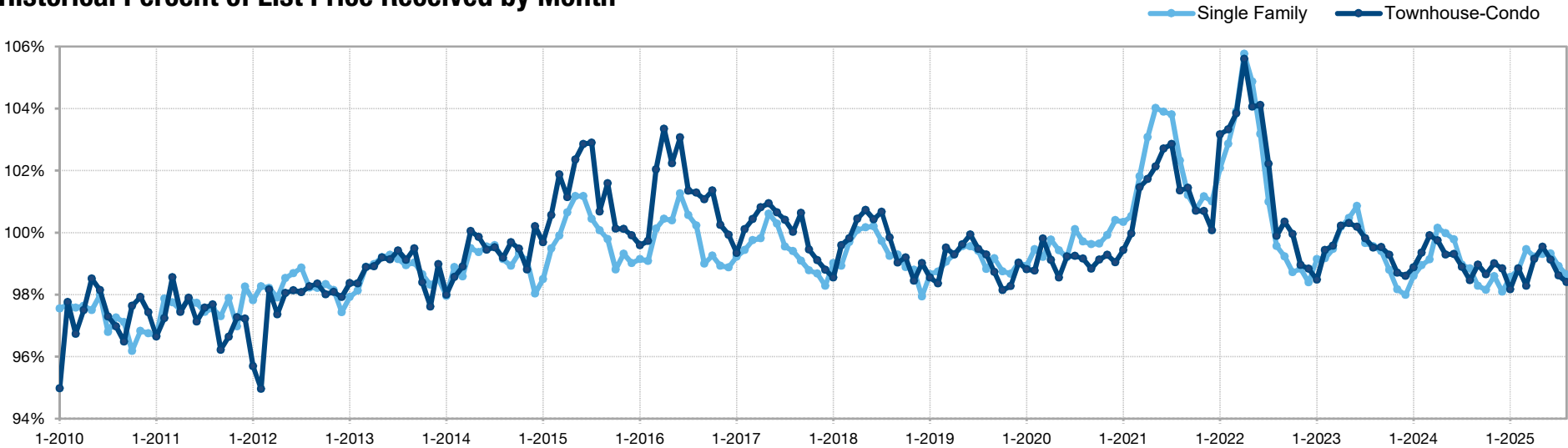


Percent of List Price Received

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.



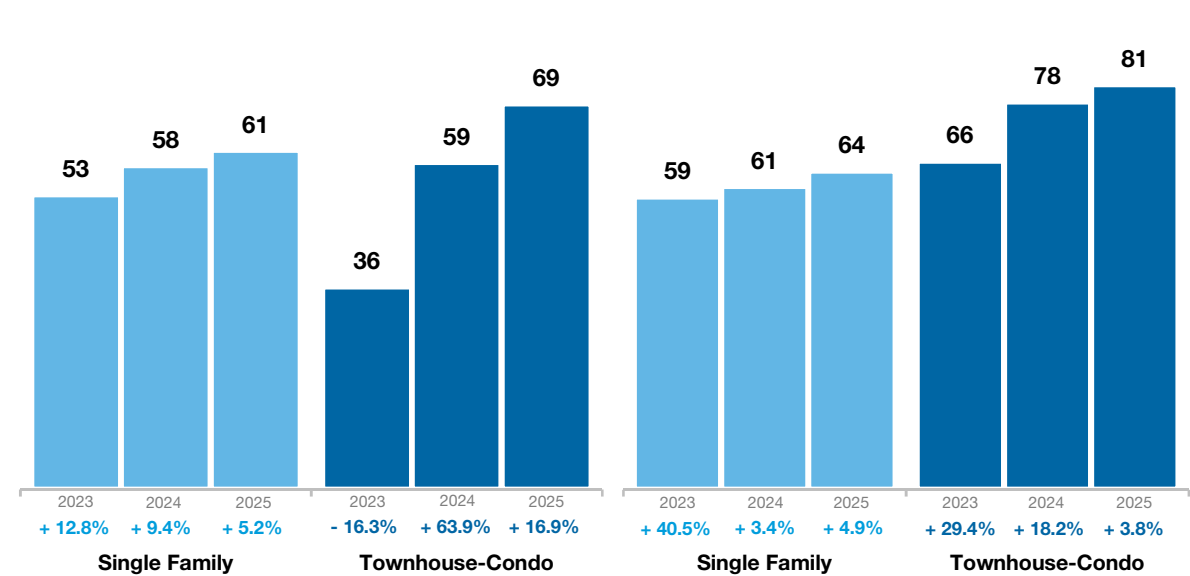
Historical Percent of List Price Received by Month



Days on Market Until Sale



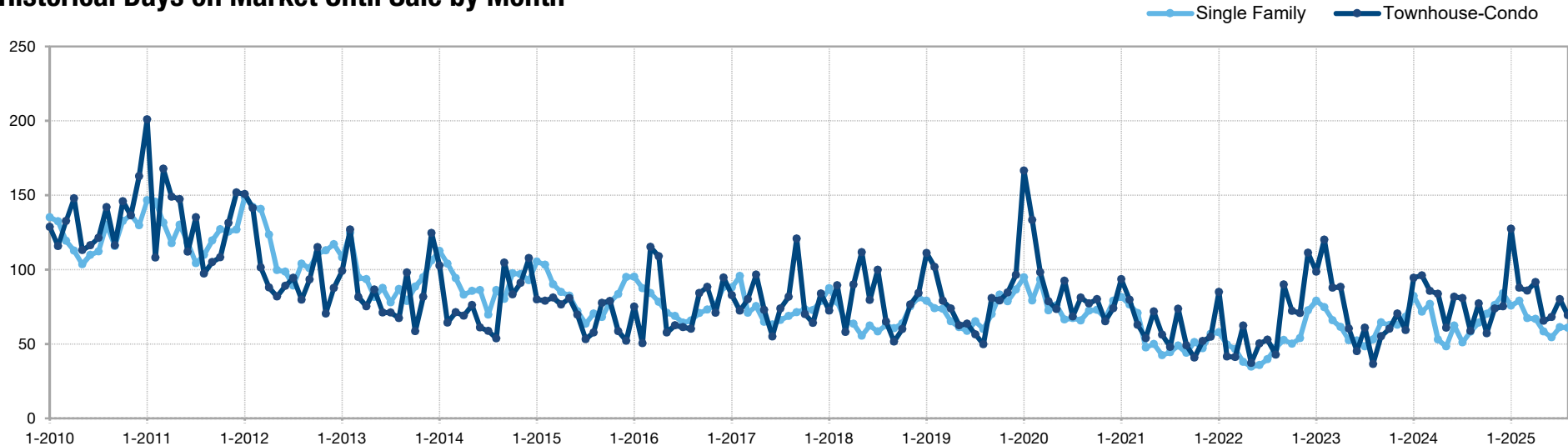
August



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2024	64	-1.5%	77	+40.0%
Oct-2024	70	+11.1%	57	-5.0%
Nov-2024	76	+20.6%	74	+5.7%
Dec-2024	84	+23.5%	75	+27.1%
Jan-2025	76	-7.3%	127	+35.1%
Feb-2025	79	+9.7%	88	-8.3%
Mar-2025	67	-13.0%	86	0.0%
Apr-2025	67	+26.4%	92	+9.5%
May-2025	58	+20.8%	66	+8.2%
Jun-2025	54	-12.9%	68	-17.1%
Jul-2025	61	+19.6%	80	-1.2%
Aug-2025	61	+5.2%	69	+16.9%
12-Month Avg	67	+8.1%	78	+7.1%

* Days on Market for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



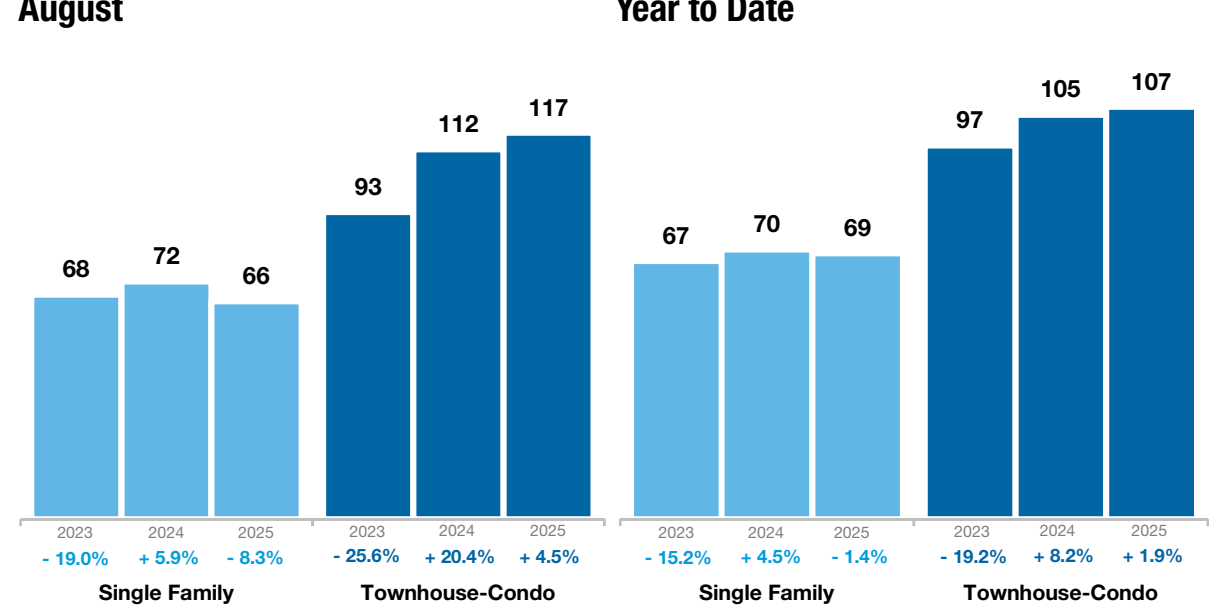
Housing Affordability Index

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.



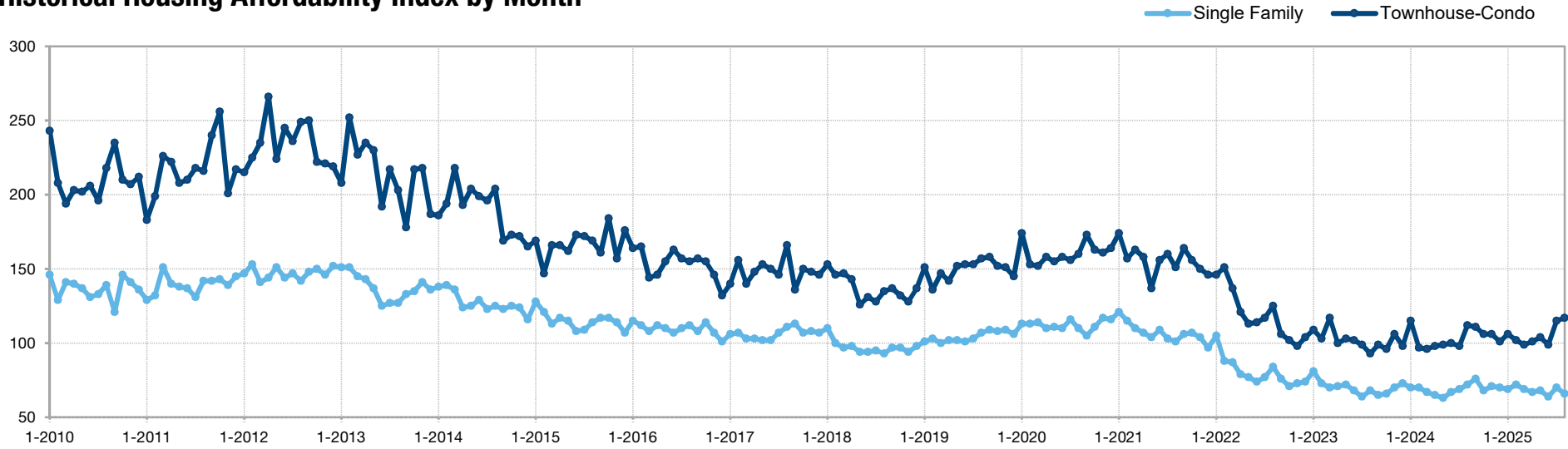
August

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2024	76	+16.9%	111	+12.1%
Oct-2024	68	+3.0%	106	+10.4%
Nov-2024	71	+1.4%	106	0.0%
Dec-2024	70	-4.1%	101	+3.1%
Jan-2025	69	-1.4%	106	-7.8%
Feb-2025	72	+2.9%	102	+5.2%
Mar-2025	69	+3.0%	99	+3.1%
Apr-2025	67	+3.1%	101	+3.1%
May-2025	68	+7.9%	104	+5.1%
Jun-2025	64	-4.5%	99	-1.0%
Jul-2025	70	+1.4%	115	+17.3%
Aug-2025	66	-8.3%	117	+4.5%
12-Month Avg	69	-2.8%	68	+1.0%

Historical Housing Affordability Index by Month

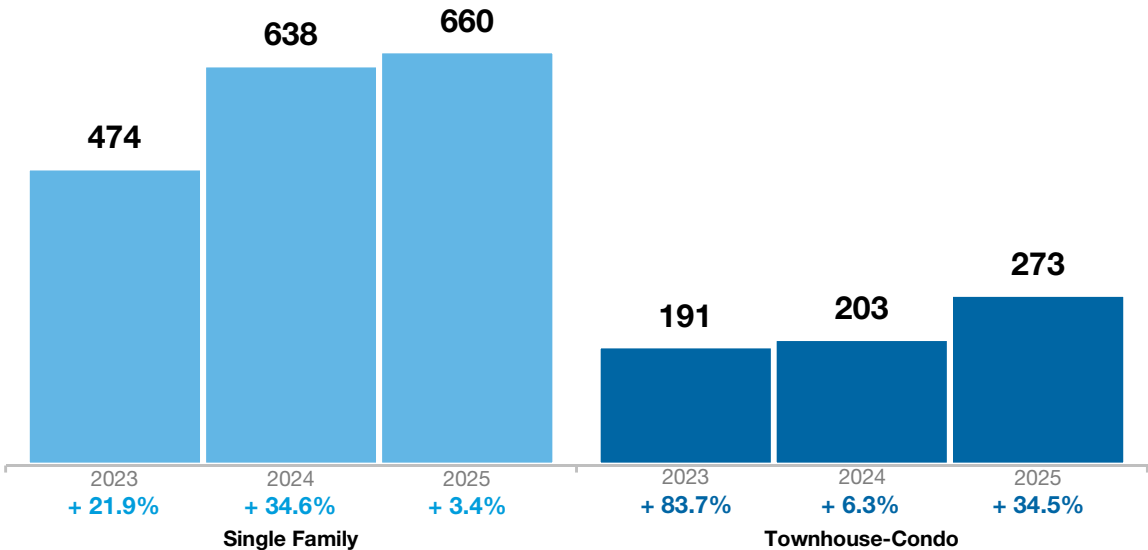


Inventory of Active Listings

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



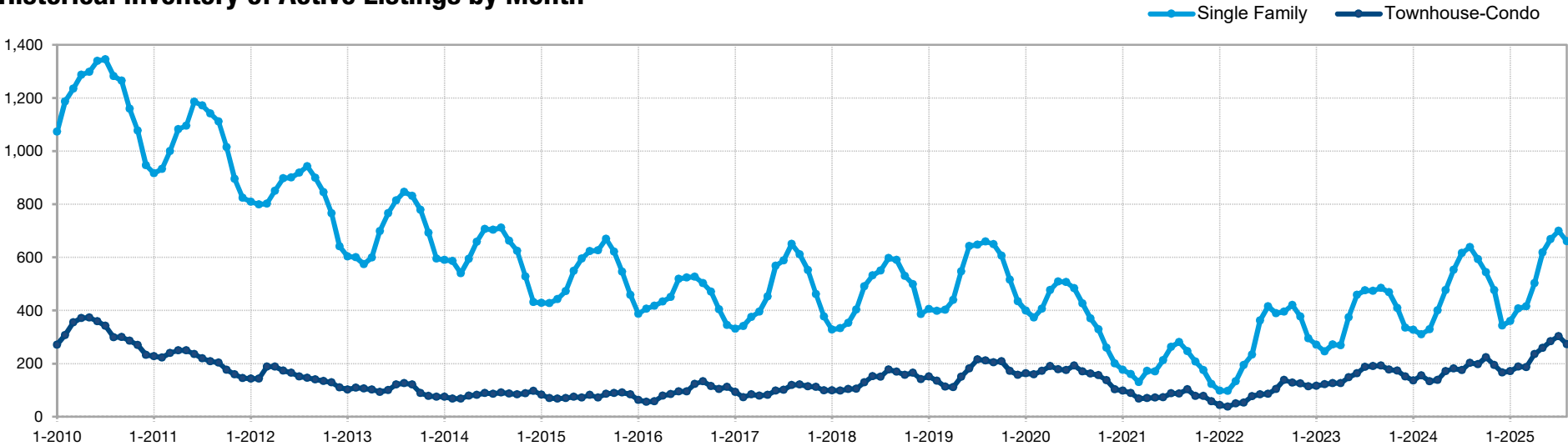
August



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2024	593	+22.3%	198	+2.6%
Oct-2024	544	+16.0%	224	+25.8%
Nov-2024	477	+16.6%	195	+12.1%
Dec-2024	343	+2.4%	166	+9.9%
Jan-2025	360	+10.1%	171	+25.7%
Feb-2025	407	+31.3%	189	+21.9%
Mar-2025	415	+26.1%	187	+40.6%
Apr-2025	503	+25.8%	236	+71.0%
May-2025	618	+29.6%	259	+51.5%
Jun-2025	668	+20.8%	284	+56.0%
Jul-2025	700	+13.6%	303	+72.2%
Aug-2025	660	+3.4%	273	+34.5%
12-Month Avg*	524	+17.6%	224	+34.9%

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

Historical Inventory of Active Listings by Month

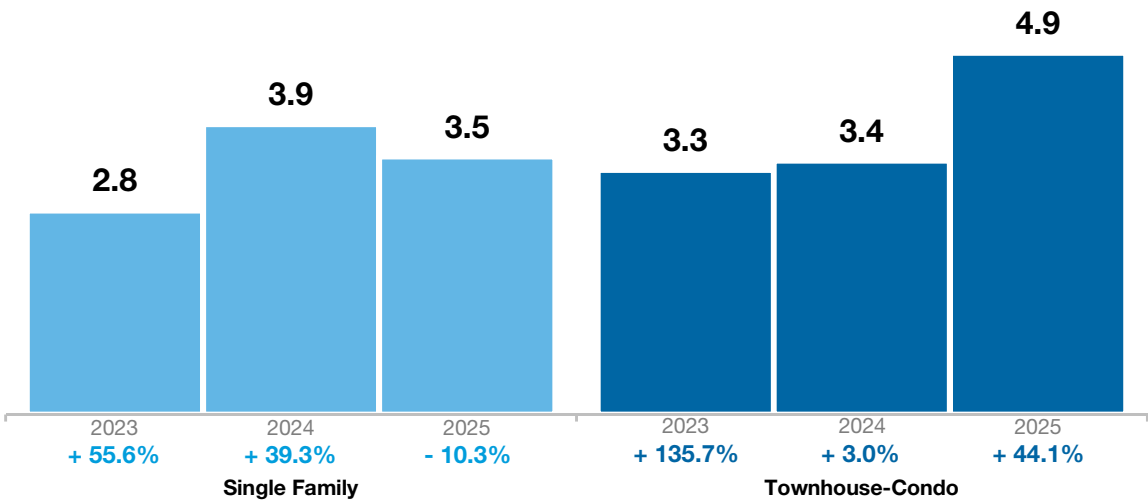


Months Supply of Inventory

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.



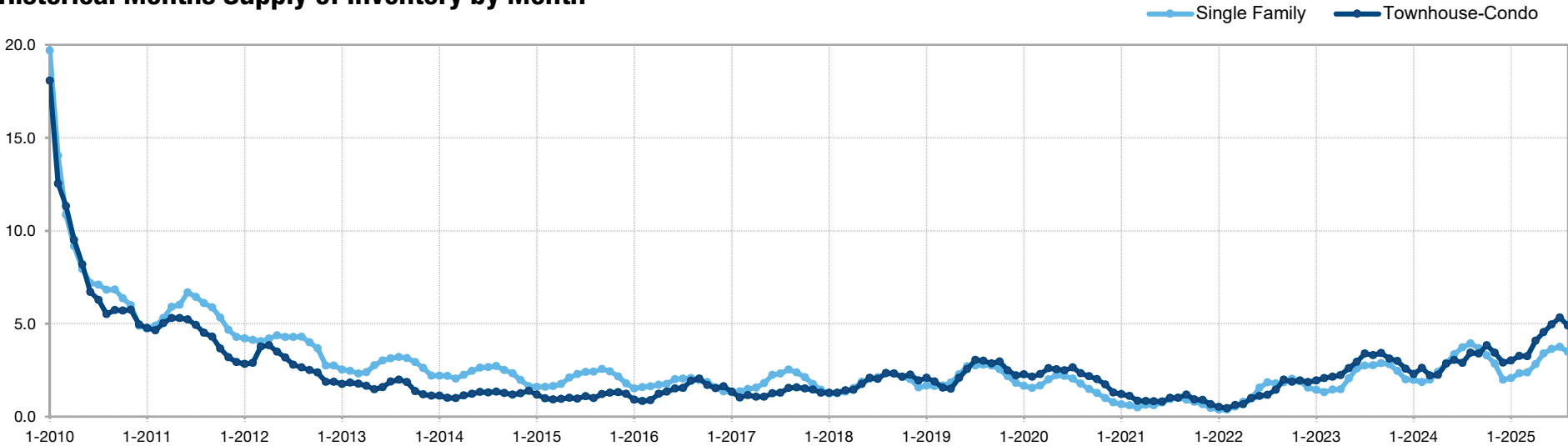
August



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2024	3.7	+27.6%	3.4	0.0%
Oct-2024	3.3	+17.9%	3.8	+22.6%
Nov-2024	2.9	+16.0%	3.4	+13.3%
Dec-2024	2.0	0.0%	2.9	+11.5%
Jan-2025	2.1	+5.0%	3.0	+30.4%
Feb-2025	2.3	+21.1%	3.3	+26.9%
Mar-2025	2.4	+20.0%	3.2	+45.5%
Apr-2025	2.8	+16.7%	4.1	+78.3%
May-2025	3.4	+17.2%	4.5	+60.7%
Jun-2025	3.6	+9.1%	5.0	+61.3%
Jul-2025	3.8	+2.7%	5.3	+82.8%
Aug-2025	3.5	-10.3%	4.9	+44.1%
12-Month Avg*	3.0	+10.5%	3.9	+39.1%

* Months Supply for all properties from September 2024 through August 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.



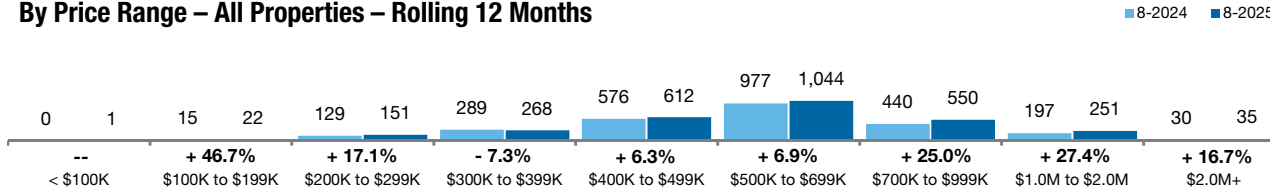
Key Metrics	Historical Sparkbars	8-2024	8-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		384	343	- 10.7%	2,940	3,377	+ 14.9%
Pending Sales		213	275	+ 29.1%	508	512	+ 0.8%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		250	267	+ 6.8%	1,871	2,056	+ 9.9%
Median Sales Price		\$530,250	\$570,000	+ 7.5%	\$559,175	\$560,000	+ 0.1%
Avg. Sales Price		\$621,303	\$654,136	+ 0.6%	\$639,038	\$643,023	+ 0.6%
Pct. of List Price Received		98.7%	98.6%	- 0.3%	99.3%	99.0%	- 0.3%
Days on Market		58	63	+ 4.6%	65	68	+ 4.6%
Affordability Index		82	75	- 8.5%	78	76	- 2.6%
Active Listings		841	933	+ 10.9%	--	--	--
Months Supply		3.8	3.8	+ 0.3%	--	--	--

Sold Listings

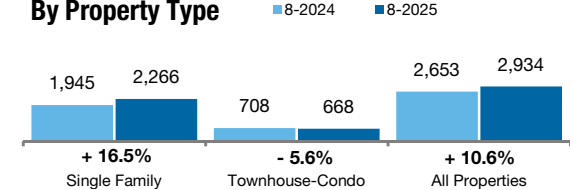
Actual sales that have closed in a given quarter.



By Price Range – All Properties – Rolling 12 Months



By Property Type

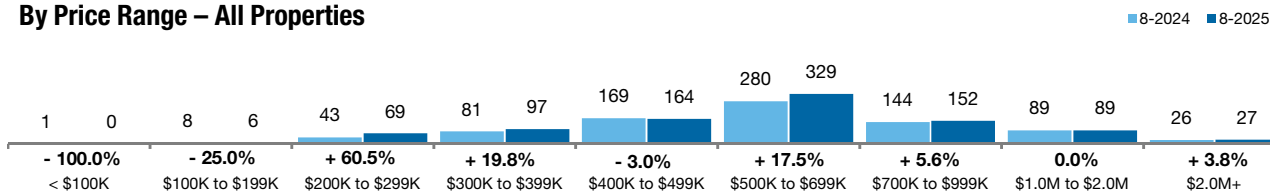


By Price Range	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	8-2024	8-2025	Change	8-2024	8-2025	Change	7-2025	8-2025	Change	7-2025	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change
\$99,999 and Below	0	0	--	0	1	--	0	0	--	0	0	--	0	0	--	0	1	--
\$100,000 to \$199,999	14	17	+21.4%	1	5	+400.0%	3	4	+33.3%	0	2	--	9	11	+22.2%	1	4	+300.0%
\$200,000 to \$299,999	29	36	+24.1%	100	115	+15.0%	5	1	-80.0%	16	18	+12.5%	18	24	+33.3%	70	89	+27.1%
\$300,000 to \$399,999	65	69	+6.2%	224	199	-11.2%	5	6	+20.0%	25	16	-36.0%	39	47	+20.5%	160	142	-11.3%
\$400,000 to \$499,999	326	367	+12.6%	250	245	-2.0%	38	36	-5.3%	21	20	-4.8%	204	233	+14.2%	168	179	+6.5%
\$500,000 to \$699,999	870	969	+11.4%	107	75	-29.9%	96	67	-30.2%	7	4	-42.9%	628	672	+7.0%	82	50	-39.0%
\$700,000 to \$999,999	423	532	+25.8%	17	18	+5.9%	50	58	+16.0%	0	1	--	302	388	+28.5%	14	10	-28.6%
\$1,000,000 to \$1,999,999	188	241	+28.2%	9	10	+11.1%	20	30	+50.0%	0	3	--	146	174	+19.2%	6	10	+66.7%
\$2,000,000 and Above	30	35	+16.7%	0	0	--	3	1	-66.7%	0	0	--	24	22	-8.3%	0	0	--
All Price Ranges	1,945	2,266	+16.5%	708	668	-5.6%	220	203	-7.7%	69	64	-7.2%	1,370	1,571	+14.7%	501	485	-3.2%

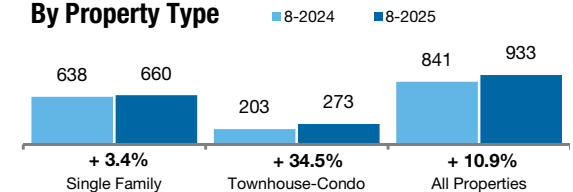
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



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
	8-2024	8-2025	Change	8-2024	8-2025	Change	7-2025	8-2025	Change	7-2025	8-2025	Change		
\$99,999 and Below	0	0	--	1	0	-100.0%	0	0	--	0	0	--		
\$100,000 to \$199,999	7	6	-14.3%	1	0	-100.0%	7	6	-14.3%	0	0	--		
\$200,000 to \$299,999	15	11	-26.7%	28	58	+107.1%	10	11	+10.0%	54	58	+7.4%		
\$300,000 to \$399,999	25	20	-20.0%	56	77	+37.5%	26	20	-23.1%	85	77	-9.4%		
\$400,000 to \$499,999	88	83	-5.7%	81	81	0.0%	102	83	-18.6%	98	81	-17.3%		
\$500,000 to \$699,999	251	289	+15.1%	29	40	+37.9%	295	289	-2.0%	46	40	-13.0%		
\$700,000 to \$999,999	139	144	+3.6%	5	8	+60.0%	144	144	0.0%	12	8	-33.3%		
\$1,000,000 to \$1,999,999	87	80	-8.0%	2	9	+350.0%	85	80	-5.9%	8	9	+12.5%		
\$2,000,000 and Above	26	27	+3.8%	0	0	--	31	27	-12.9%	0	0	--		
All Price Ranges	638	660	+3.4%	203	273	+34.5%	700	660	-5.7%	303	273	-9.9%		

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 August 2025

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Berthoud

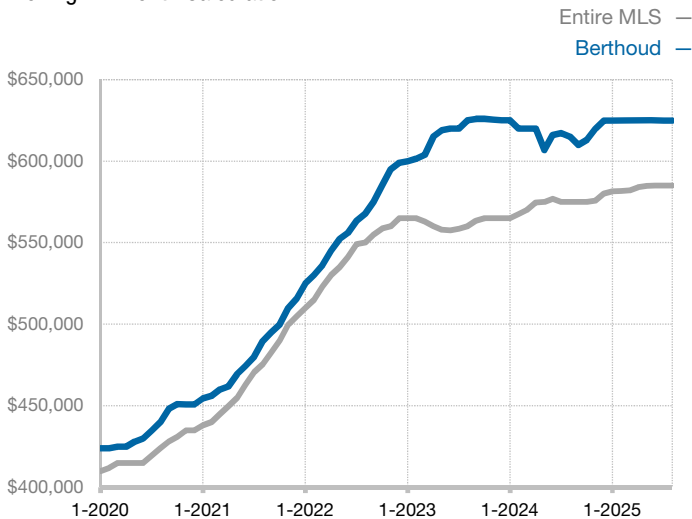
Single Family	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	53	41	- 22.6%	469	503	+ 7.2%
Closed Sales	47	38	- 19.1%	282	325	+ 15.2%
Median Sales Price*	\$640,000	\$674,500	+ 5.4%	\$625,000	\$625,000	0.0%
Average Sales Price*	\$811,526	\$856,564	+ 5.5%	\$757,449	\$772,862	+ 2.0%
Percent of List Price Received*	98.4%	98.5%	+ 0.1%	99.3%	98.9%	- 0.4%
Days on Market Until Sale	87	96	+ 10.3%	85	80	- 5.9%
Inventory of Homes for Sale	167	155	- 7.2%	--	--	--
Months Supply of Inventory	4.9	4.0	- 18.4%	--	--	--

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

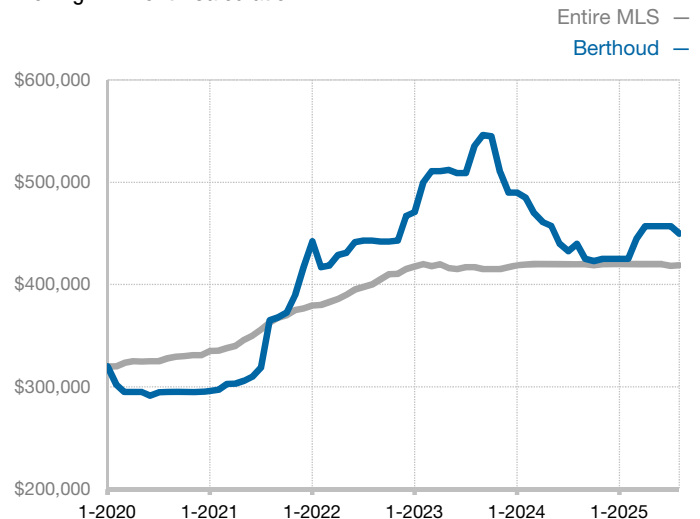
Townhouse/Condo	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	4	5	+ 25.0%	30	57	+ 90.0%
Closed Sales	1	2	+ 100.0%	14	31	+ 121.4%
Median Sales Price*	\$490,000	\$437,450	- 10.7%	\$423,000	\$449,900	+ 6.4%
Average Sales Price*	\$490,000	\$437,450	- 10.7%	\$418,777	\$452,510	+ 8.1%
Percent of List Price Received*	98.0%	99.5%	+ 1.5%	99.4%	99.0%	- 0.4%
Days on Market Until Sale	183	137	- 25.1%	88	77	- 12.5%
Inventory of Homes for Sale	17	21	+ 23.5%	--	--	--
Months Supply of Inventory	7.4	5.5	- 25.7%	--	--	--

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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 August 2025

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Boulder

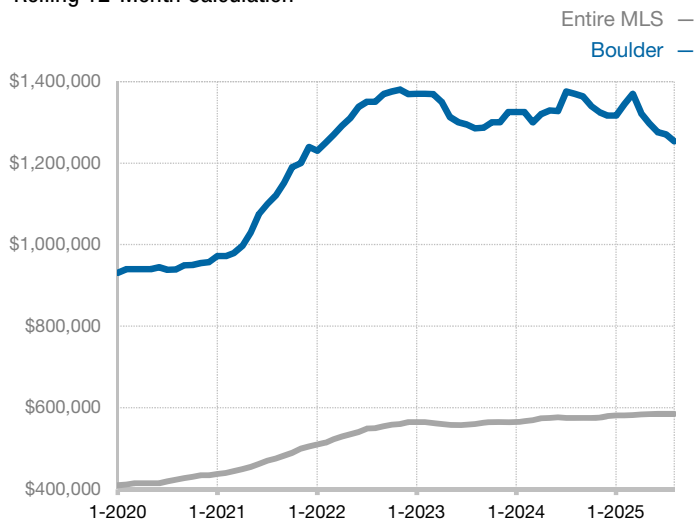
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	134	125	- 6.7%	1,162	1,360	+ 17.0%
Closed Sales	70	80	+ 14.3%	607	649	+ 6.9%
Median Sales Price*	\$1,335,000	\$1,180,000	- 11.6%	\$1,389,000	\$1,286,000	- 7.4%
Average Sales Price*	\$1,764,614	\$1,437,593	- 18.5%	\$1,658,315	\$1,636,004	- 1.3%
Percent of List Price Received*	97.2%	96.1%	- 1.1%	97.3%	96.7%	- 0.6%
Days on Market Until Sale	77	70	- 9.1%	68	67	- 1.5%
Inventory of Homes for Sale	391	415	+ 6.1%	--	--	--
Months Supply of Inventory	5.4	5.3	- 1.9%	--	--	--

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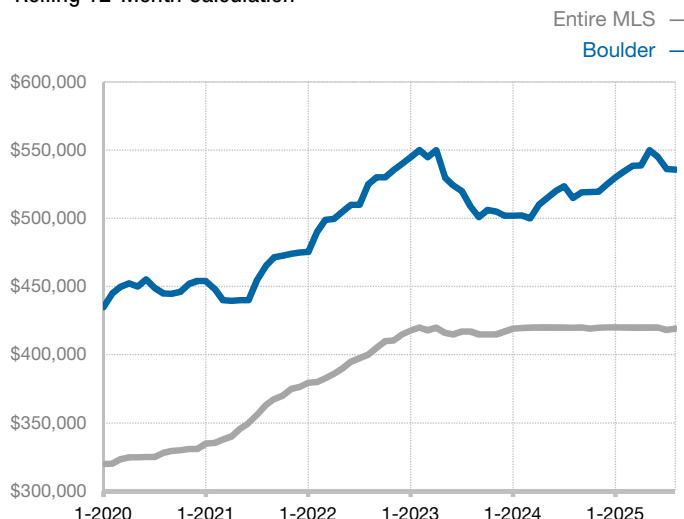
Townhouse/Condo	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	121	85	- 29.8%	860	899	+ 4.5%
Closed Sales	54	51	- 5.6%	411	444	+ 8.0%
Median Sales Price*	\$394,950	\$417,000	+ 5.6%	\$520,000	\$527,825	+ 1.5%
Average Sales Price*	\$493,858	\$564,756	+ 14.4%	\$614,142	\$632,247	+ 2.9%
Percent of List Price Received*	98.2%	96.4%	- 1.8%	98.5%	97.8%	- 0.7%
Days on Market Until Sale	52	72	+ 38.5%	59	74	+ 25.4%
Inventory of Homes for Sale	321	303	- 5.6%	--	--	--
Months Supply of Inventory	6.7	5.8	- 13.4%	--	--	--

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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 August 2025

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Fort Collins

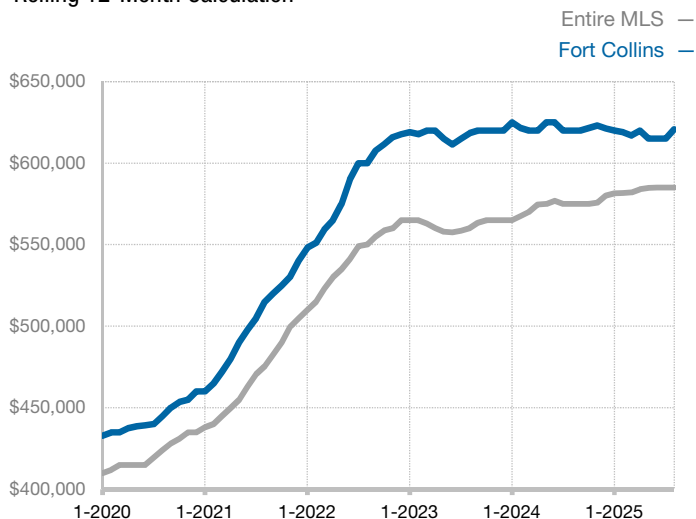
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	237	222	- 6.3%	1,799	1,989	+ 10.6%
Closed Sales	142	170	+ 19.7%	1,161	1,305	+ 12.4%
Median Sales Price*	\$610,000	\$685,000	+ 12.3%	\$629,000	\$630,000	+ 0.2%
Average Sales Price*	\$740,244	\$755,807	+ 2.1%	\$727,459	\$715,860	- 1.6%
Percent of List Price Received*	98.8%	98.6%	- 0.2%	99.5%	99.3%	- 0.2%
Days on Market Until Sale	49	53	+ 8.2%	53	54	+ 1.9%
Inventory of Homes for Sale	463	468	+ 1.1%	--	--	--
Months Supply of Inventory	3.4	2.9	- 14.7%	--	--	--

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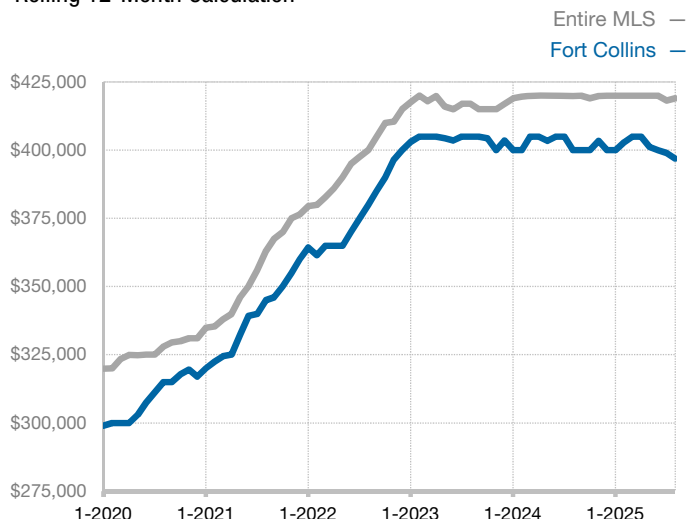
Townhouse/Condo	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	94	75	- 20.2%	704	823	+ 16.9%
Closed Sales	81	62	- 23.5%	499	479	- 4.0%
Median Sales Price*	\$381,075	\$348,050	- 8.7%	\$403,000	\$395,000	- 2.0%
Average Sales Price*	\$404,646	\$393,124	- 2.8%	\$416,306	\$411,700	- 1.1%
Percent of List Price Received*	98.5%	98.3%	- 0.2%	99.2%	98.7%	- 0.5%
Days on Market Until Sale	55	66	+ 20.0%	74	77	+ 4.1%
Inventory of Homes for Sale	193	253	+ 31.1%	--	--	--
Months Supply of Inventory	3.4	4.6	+ 35.3%	--	--	--

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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 August 2025

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Greeley

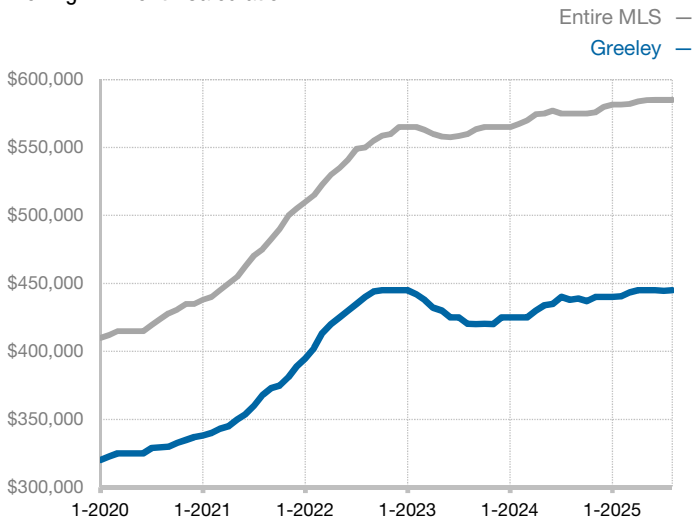
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	145	155	+ 6.9%	1,082	1,181	+ 9.1%
Closed Sales	98	98	0.0%	823	792	- 3.8%
Median Sales Price*	\$431,250	\$436,218	+ 1.2%	\$444,000	\$449,900	+ 1.3%
Average Sales Price*	\$449,389	\$447,413	- 0.4%	\$458,459	\$472,590	+ 3.1%
Percent of List Price Received*	99.6%	99.8%	+ 0.2%	99.5%	99.6%	+ 0.1%
Days on Market Until Sale	47	60	+ 27.7%	58	63	+ 8.6%
Inventory of Homes for Sale	232	285	+ 22.8%	--	--	--
Months Supply of Inventory	2.4	3.1	+ 29.2%	--	--	--

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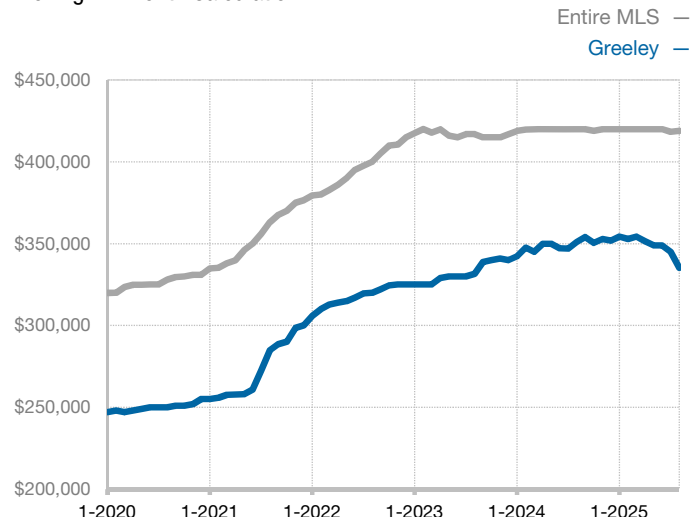
Townhouse/Condo	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	31	39	+ 25.8%	229	238	+ 3.9%
Closed Sales	24	22	- 8.3%	155	130	- 16.1%
Median Sales Price*	\$377,500	\$317,450	- 15.9%	\$354,000	\$326,000	- 7.9%
Average Sales Price*	\$373,921	\$345,043	- 7.7%	\$343,690	\$335,640	- 2.3%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	99.4%	99.1%	- 0.3%
Days on Market Until Sale	41	65	+ 58.5%	65	72	+ 10.8%
Inventory of Homes for Sale	59	82	+ 39.0%	--	--	--
Months Supply of Inventory	3.3	5.0	+ 51.5%	--	--	--

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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 August 2025

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Johnstown

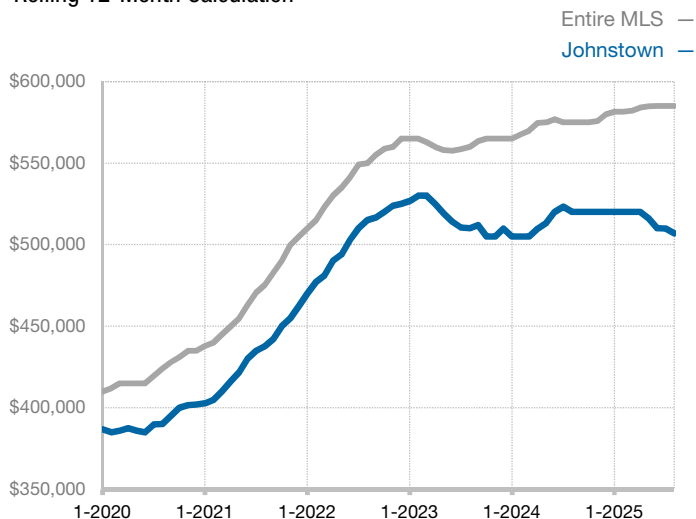
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	66	71	+ 7.6%	522	727	+ 39.3%
Closed Sales	54	67	+ 24.1%	379	466	+ 23.0%
Median Sales Price*	\$517,125	\$495,000	- 4.3%	\$526,815	\$505,195	- 4.1%
Average Sales Price*	\$571,958	\$521,038	- 8.9%	\$551,383	\$518,269	- 6.0%
Percent of List Price Received*	98.5%	99.7%	+ 1.2%	99.4%	99.7%	+ 0.3%
Days on Market Until Sale	57	69	+ 21.1%	56	68	+ 21.4%
Inventory of Homes for Sale	151	199	+ 31.8%	--	--	--
Months Supply of Inventory	3.4	3.7	+ 8.8%	--	--	--

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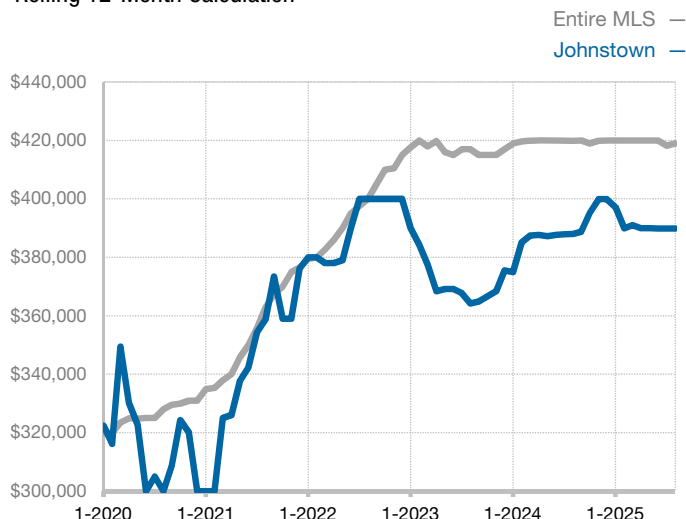
Townhouse/Condo	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	6	13	+ 116.7%	99	126	+ 27.3%
Closed Sales	12	7	- 41.7%	70	82	+ 17.1%
Median Sales Price*	\$378,175	\$369,650	- 2.3%	\$398,550	\$387,425	- 2.8%
Average Sales Price*	\$383,587	\$368,497	- 3.9%	\$390,851	\$384,993	- 1.5%
Percent of List Price Received*	99.8%	99.7%	- 0.1%	99.8%	99.4%	- 0.4%
Days on Market Until Sale	60	113	+ 88.3%	64	69	+ 7.8%
Inventory of Homes for Sale	46	45	- 2.2%	--	--	--
Months Supply of Inventory	6.2	5.1	- 17.7%	--	--	--

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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 August 2025

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Longmont

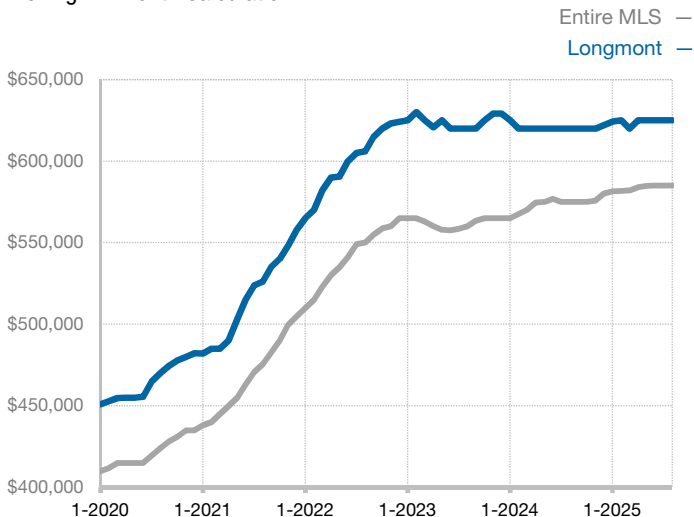
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	143	149	+ 4.2%	1,174	1,282	+ 9.2%
Closed Sales	104	121	+ 16.3%	767	837	+ 9.1%
Median Sales Price*	\$630,000	\$625,000	- 0.8%	\$620,000	\$625,000	+ 0.8%
Average Sales Price*	\$729,390	\$784,703	+ 7.6%	\$748,879	\$749,233	+ 0.0%
Percent of List Price Received*	98.5%	98.4%	- 0.1%	99.2%	98.6%	- 0.6%
Days on Market Until Sale	57	51	- 10.5%	50	55	+ 10.0%
Inventory of Homes for Sale	312	333	+ 6.7%	--	--	--
Months Supply of Inventory	3.4	3.3	- 2.9%	--	--	--

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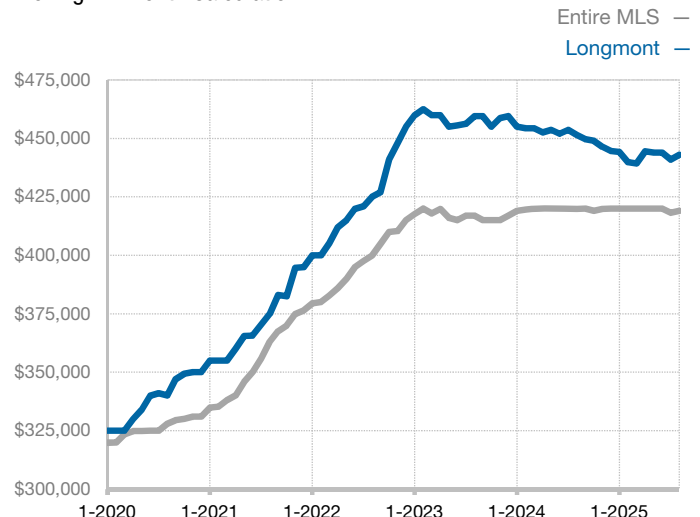
Townhouse/Condo	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	35	42	+ 20.0%	318	409	+ 28.6%
Closed Sales	28	28	0.0%	211	219	+ 3.8%
Median Sales Price*	\$433,250	\$452,075	+ 4.3%	\$449,000	\$444,990	- 0.9%
Average Sales Price*	\$436,596	\$423,724	- 2.9%	\$453,355	\$452,852	- 0.1%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	99.1%	98.8%	- 0.3%
Days on Market Until Sale	63	58	- 7.9%	100	72	- 28.0%
Inventory of Homes for Sale	137	136	- 0.7%	--	--	--
Months Supply of Inventory	5.1	5.0	- 2.0%	--	--	--

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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 August 2025

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Loveland

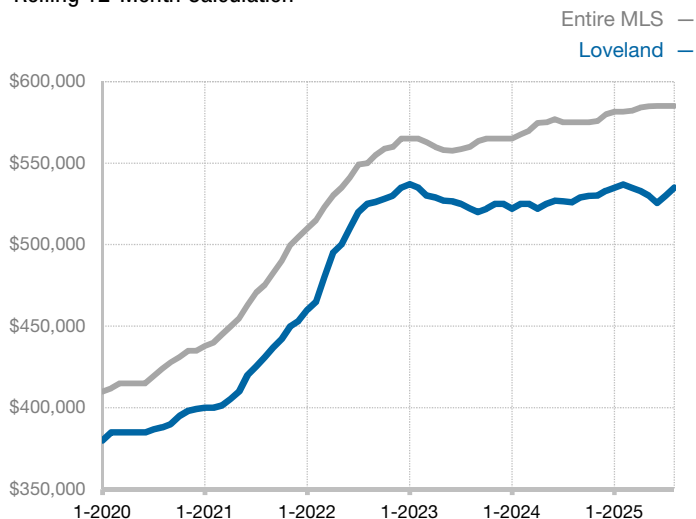
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	158	149	- 5.7%	1,116	1,323	+ 18.5%
Closed Sales	98	98	0.0%	771	797	+ 3.4%
Median Sales Price*	\$520,000	\$544,900	+ 4.8%	\$529,990	\$530,000	+ 0.0%
Average Sales Price*	\$613,612	\$656,039	+ 6.9%	\$625,186	\$637,648	+ 2.0%
Percent of List Price Received*	98.9%	98.5%	- 0.4%	99.4%	99.0%	- 0.4%
Days on Market Until Sale	69	63	- 8.7%	55	61	+ 10.9%
Inventory of Homes for Sale	290	377	+ 30.0%	--	--	--
Months Supply of Inventory	3.2	3.9	+ 21.9%	--	--	--

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

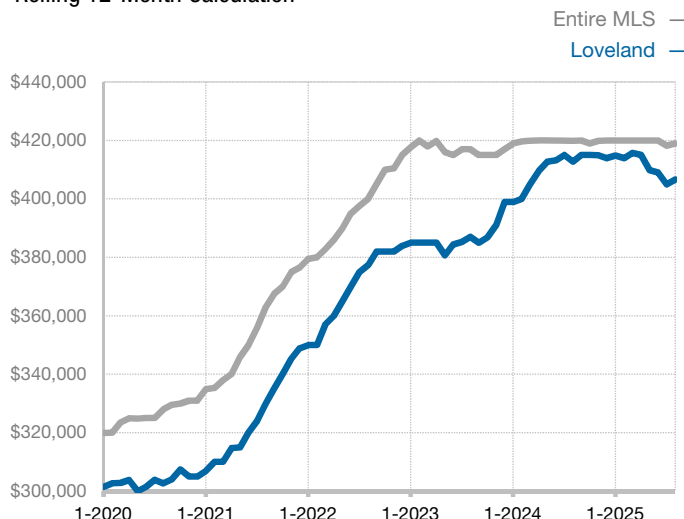
Townhouse/Condo	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	46	23	- 50.0%	273	309	+ 13.2%
Closed Sales	19	24	+ 26.3%	178	184	+ 3.4%
Median Sales Price*	\$382,500	\$400,967	+ 4.8%	\$415,000	\$409,381	- 1.4%
Average Sales Price*	\$397,055	\$445,994	+ 12.3%	\$422,187	\$429,848	+ 1.8%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	99.8%	99.3%	- 0.5%
Days on Market Until Sale	64	68	+ 6.3%	101	106	+ 5.0%
Inventory of Homes for Sale	110	99	- 10.0%	--	--	--
Months Supply of Inventory	5.0	4.3	- 14.0%	--	--	--

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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 August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Wellington

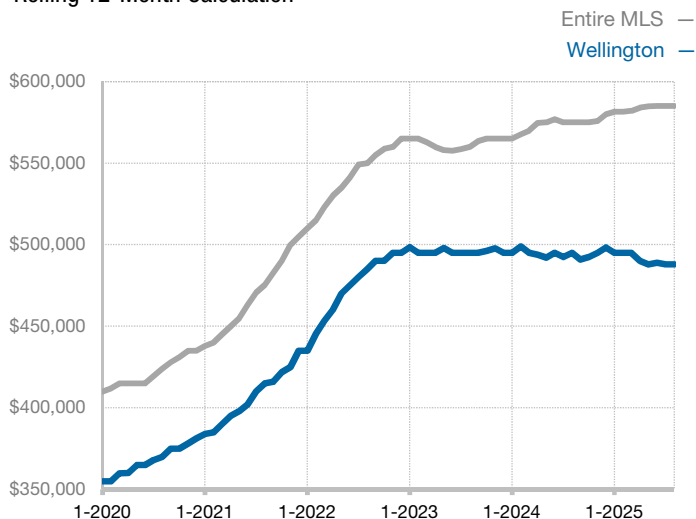
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	33	25	- 24.2%	282	252	- 10.6%
Closed Sales	25	19	- 24.0%	163	172	+ 5.5%
Median Sales Price*	\$479,895	\$480,000	+ 0.0%	\$499,895	\$485,000	- 3.0%
Average Sales Price*	\$619,668	\$559,983	- 9.6%	\$564,008	\$539,902	- 4.3%
Percent of List Price Received*	99.0%	99.6%	+ 0.6%	99.5%	99.6%	+ 0.1%
Days on Market Until Sale	75	60	- 20.0%	65	71	+ 9.2%
Inventory of Homes for Sale	79	55	- 30.4%	--	--	--
Months Supply of Inventory	4.3	2.6	- 39.5%	--	--	--

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

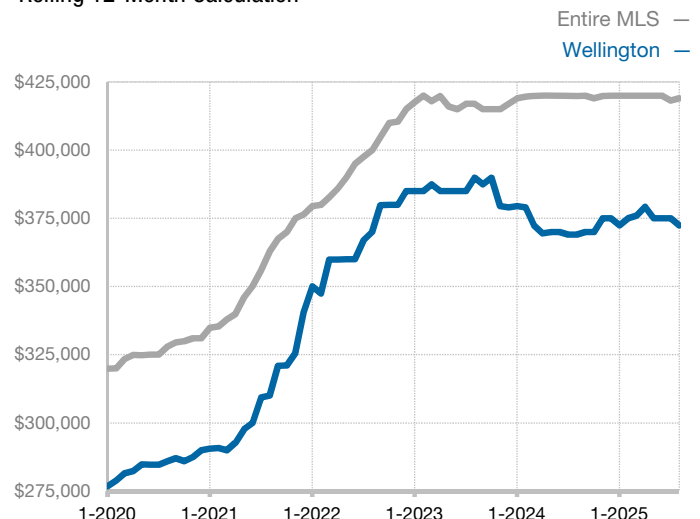
Townhouse/Condo	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	6	3	- 50.0%	36	41	+ 13.9%
Closed Sales	2	0	- 100.0%	22	27	+ 22.7%
Median Sales Price*	\$385,000	\$0	- 100.0%	\$375,500	\$370,000	- 1.5%
Average Sales Price*	\$385,000	\$0	- 100.0%	\$365,495	\$361,944	- 1.0%
Percent of List Price Received*	99.4%	0.0%	- 100.0%	99.2%	99.6%	+ 0.4%
Days on Market Until Sale	96	0	- 100.0%	77	106	+ 37.7%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	3.7	4.9	+ 32.4%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Windsor

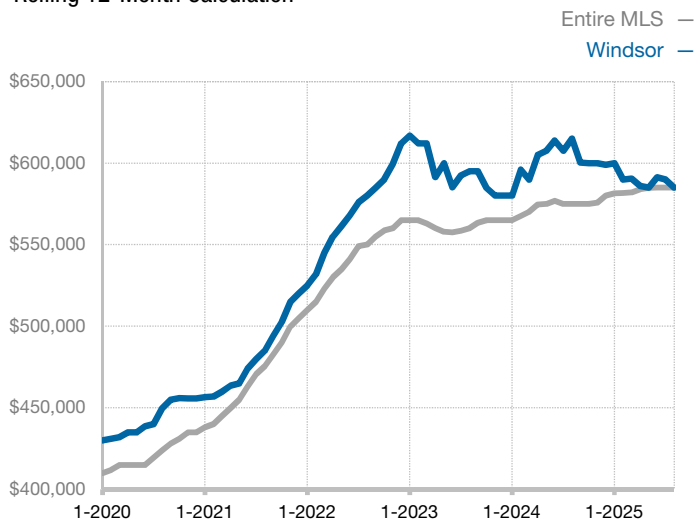
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	121	103	- 14.9%	912	1,048	+ 14.9%
Closed Sales	69	76	+ 10.1%	579	704	+ 21.6%
Median Sales Price*	\$625,000	\$624,975	- 0.0%	\$605,000	\$590,951	- 2.3%
Average Sales Price*	\$723,426	\$736,675	+ 1.8%	\$701,991	\$710,314	+ 1.2%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	99.5%	99.5%	0.0%
Days on Market Until Sale	89	66	- 25.8%	73	81	+ 11.0%
Inventory of Homes for Sale	289	254	- 12.1%	--	--	--
Months Supply of Inventory	4.6	3.0	- 34.8%	--	--	--

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

Townhouse/Condo	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	17	14	- 17.6%	116	141	+ 21.6%
Closed Sales	7	6	- 14.3%	68	68	0.0%
Median Sales Price*	\$400,000	\$352,250	- 11.9%	\$417,020	\$443,355	+ 6.3%
Average Sales Price*	\$401,027	\$416,583	+ 3.9%	\$429,516	\$469,951	+ 9.4%
Percent of List Price Received*	99.5%	97.9%	- 1.6%	98.9%	99.1%	+ 0.2%
Days on Market Until Sale	75	145	+ 93.3%	102	103	+ 1.0%
Inventory of Homes for Sale	43	48	+ 11.6%	--	--	--
Months Supply of Inventory	4.7	5.6	+ 19.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

