



# FCBR 2025

FORT COLLINS BOARD OF REALTORS®



# Monthly Indicators



## May 2025

New Listings were up 8.7 percent for single family homes and 13.7 percent for townhouse-condo properties. Pending Sales landed at 235 for single family homes and 86 for townhouse-condo properties.

The Median Sales Price was down 6.4 percent to \$610,000 for single family homes and 3.6 percent to \$400,000 for townhouse-condo properties. Days on Market increased 20.8 percent for single family homes and 8.2 percent for townhouse-condo properties.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

## Activity Snapshot

<b>+ 15.8%</b>	<b>+ 20.8%</b>	<b>- 6.4%</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.

Single Family Activity Overview	2
Townhouse-Condo Activity Overview	3
New Listings	4
Pending Sales	5
Sold Listings	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Days on Market Until Sale	10
Housing Affordability Index	11
Active Listings	12
Months Supply of Inventory	13
All Properties Activity Overview	14
Sold Listings and Inventory by Price Range	15
Glossary of Terms	16

# 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	5-2024	5-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		357	388	+ 8.7%	1,290	1,533	+ 18.8%
Pending Sales		226	235	+ 4.0%	922	1,021	+ 10.7%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		222	257	+ 15.8%	796	903	+ 13.4%
Median Sales Price		\$651,500	\$610,000	- 6.4%	\$623,500	\$608,000	- 2.5%
Avg. Sales Price		\$763,638	\$720,818	- 5.6%	\$724,348	\$717,432	- 1.0%
Pct. of List Price Received		100.0%	99.4%	- 0.6%	99.5%	99.2%	- 0.3%
Days on Market		48	58	+ 20.8%	63	67	+ 6.3%
Affordability Index		63	68	+ 7.9%	66	68	+ 3.0%
Active Listings		477	584	+ 22.4%	--	--	--
Months Supply		2.9	3.2	+ 10.3%	--	--	--

# Townhouse-Condo Activity Overview

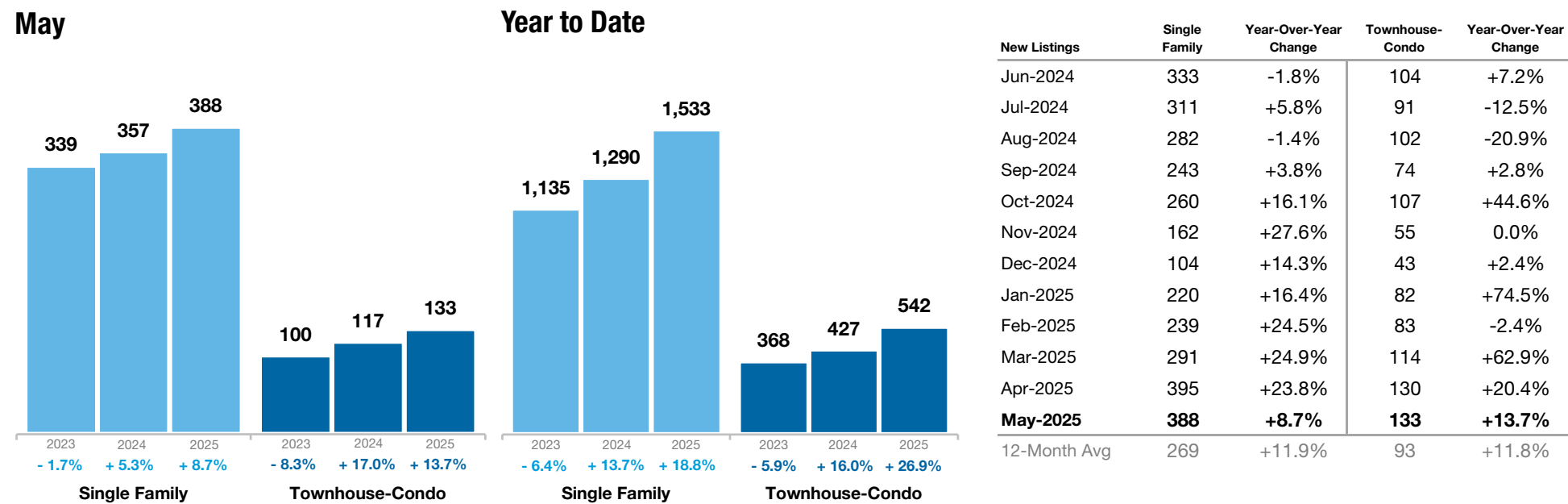
Key metrics for Townhouse-Condo by report month and for year-to-date (YTD) starting from the first of the year.



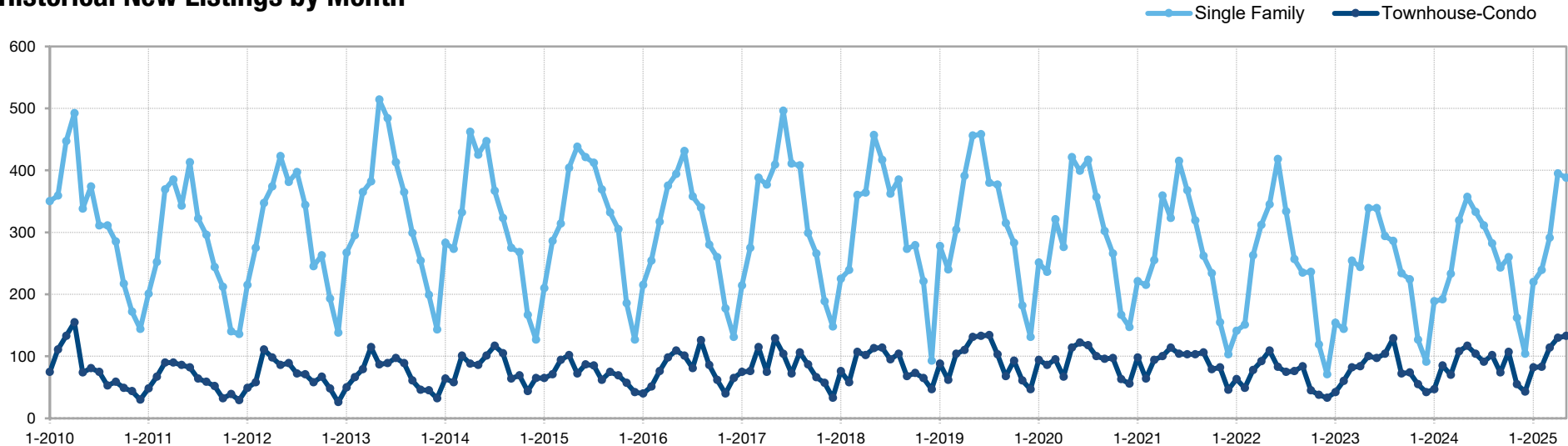
Key Metrics	Historical Sparkbars	5-2024	5-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		117	133	+ 13.7%	427	542	+ 26.9%
Pending Sales		66	86	+ 30.3%	322	329	+ 2.2%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		75	66	- 12.0%	274	275	+ 0.4%
Median Sales Price		\$415,000	\$400,000	- 3.6%	\$418,266	\$410,000	- 2.0%
Avg. Sales Price		\$432,658	\$410,121	- 5.2%	\$420,243	\$418,960	- 0.3%
Pct. of List Price Received		99.3%	99.5%	+ 0.2%	99.5%	98.9%	- 0.6%
Days on Market		61	66	+ 8.2%	81	88	+ 8.6%
Affordability Index		99	104	+ 5.1%	98	101	+ 3.1%
Active Listings		171	246	+ 43.9%	--	--	--
Months Supply		2.8	4.3	+ 53.6%	--	--	--

# New Listings

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

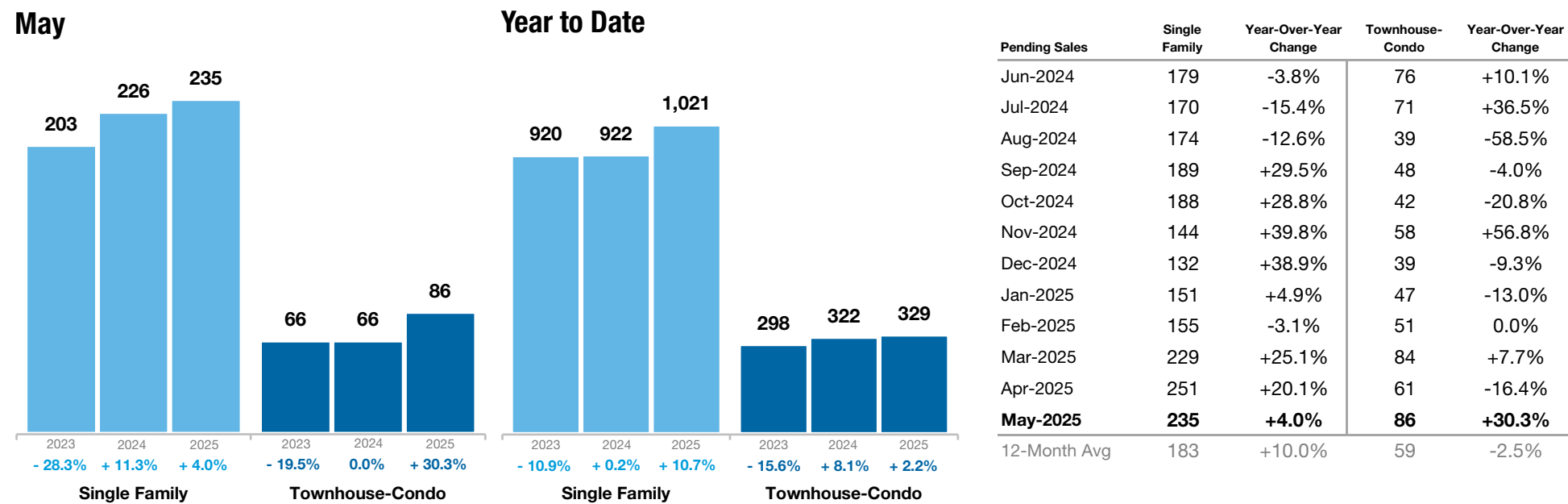


## Historical New Listings by Month

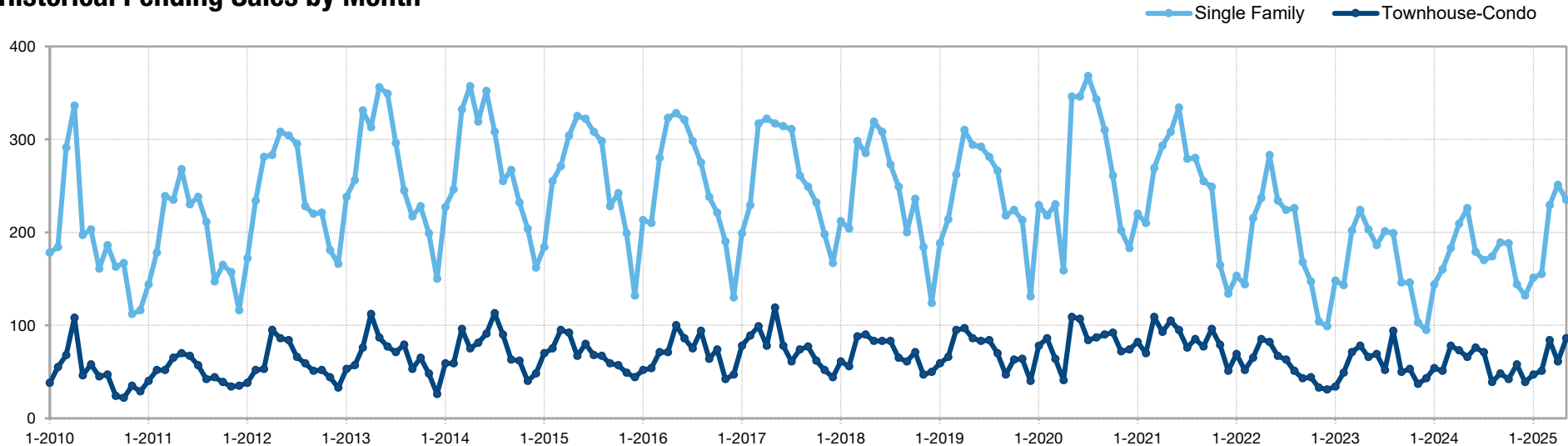


# Pending Sales

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

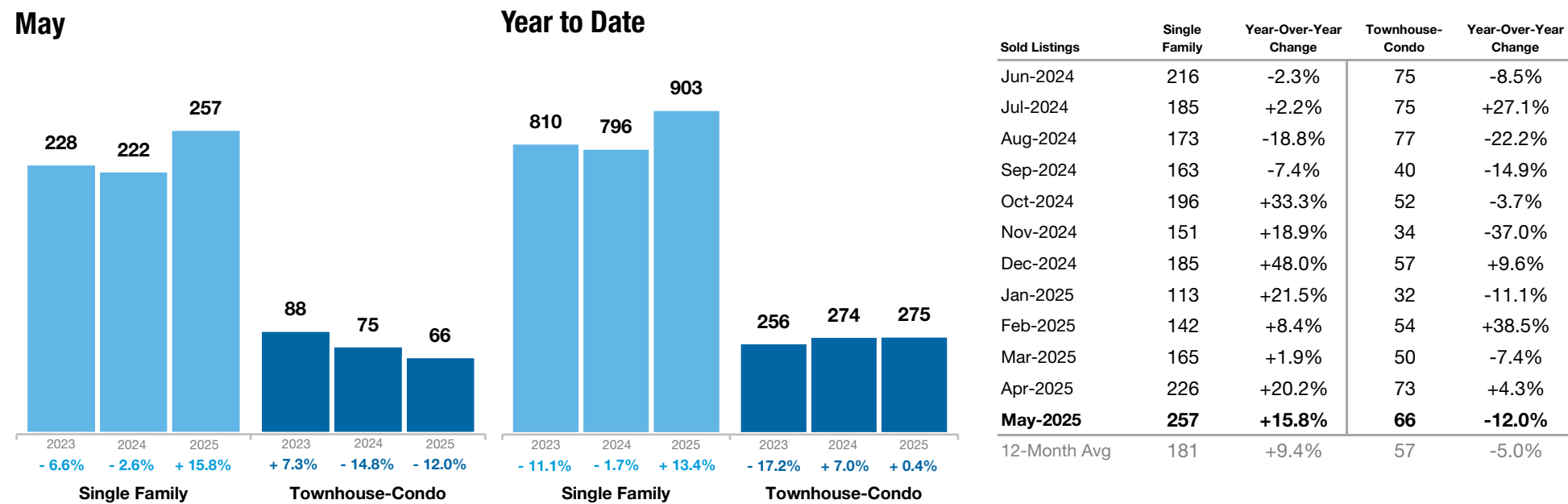


## Historical Pending Sales by Month

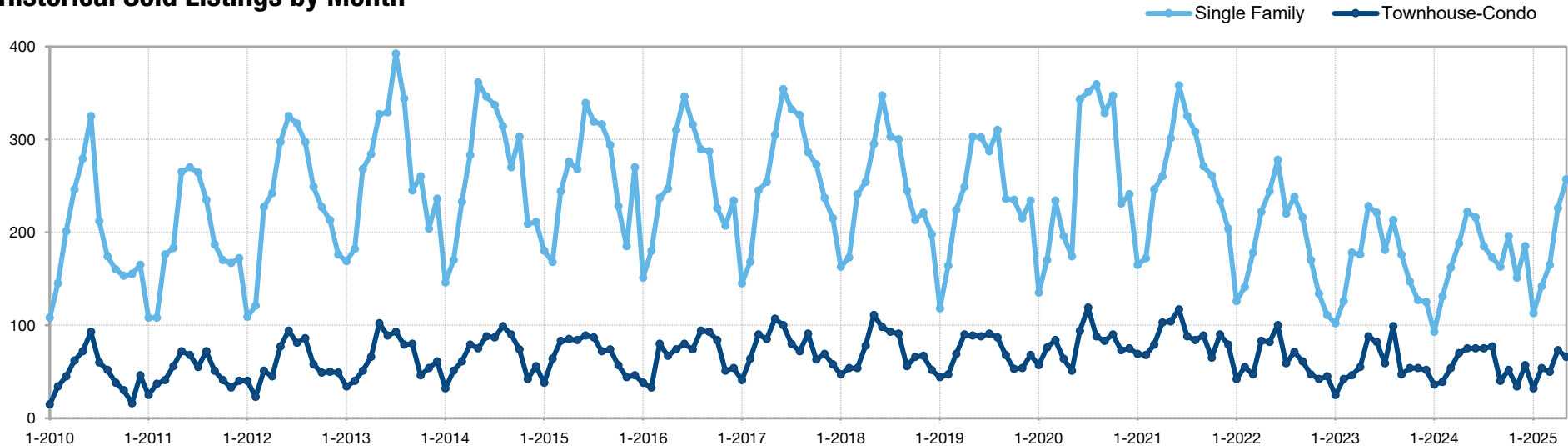


# Sold Listings

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



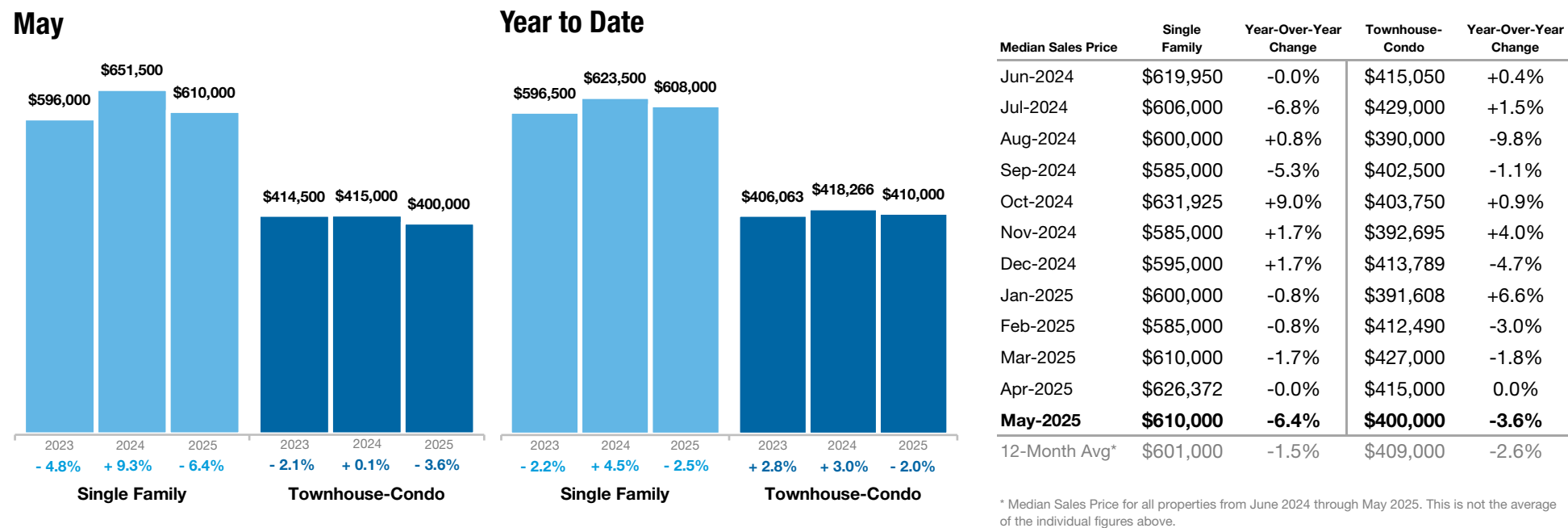
## Historical Sold Listings by Month



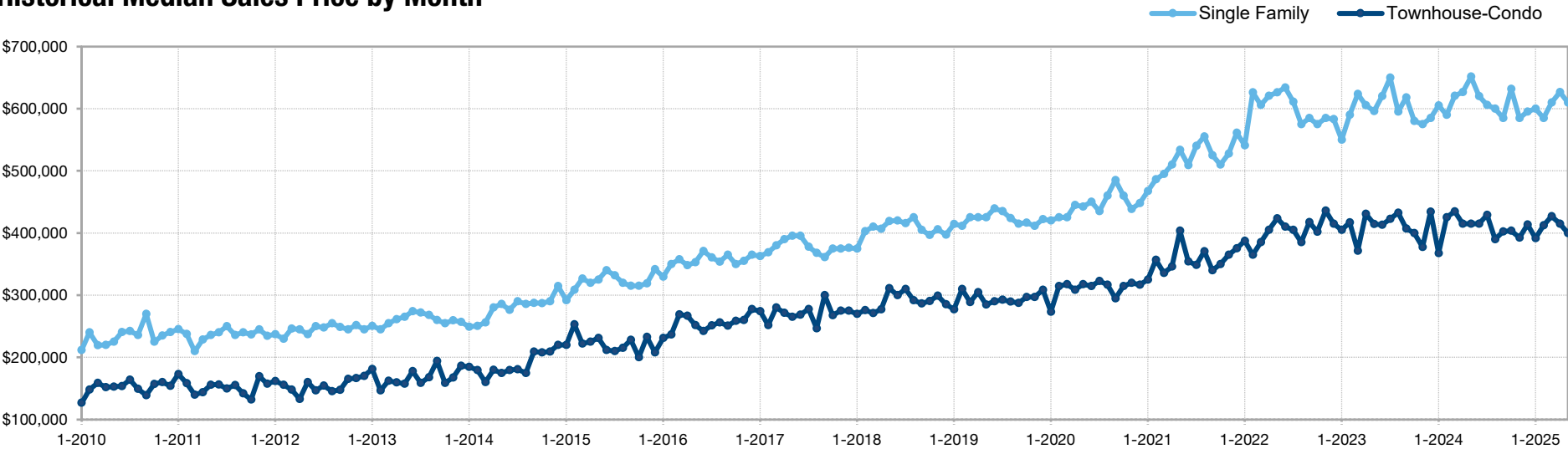


# Median Sales Price

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



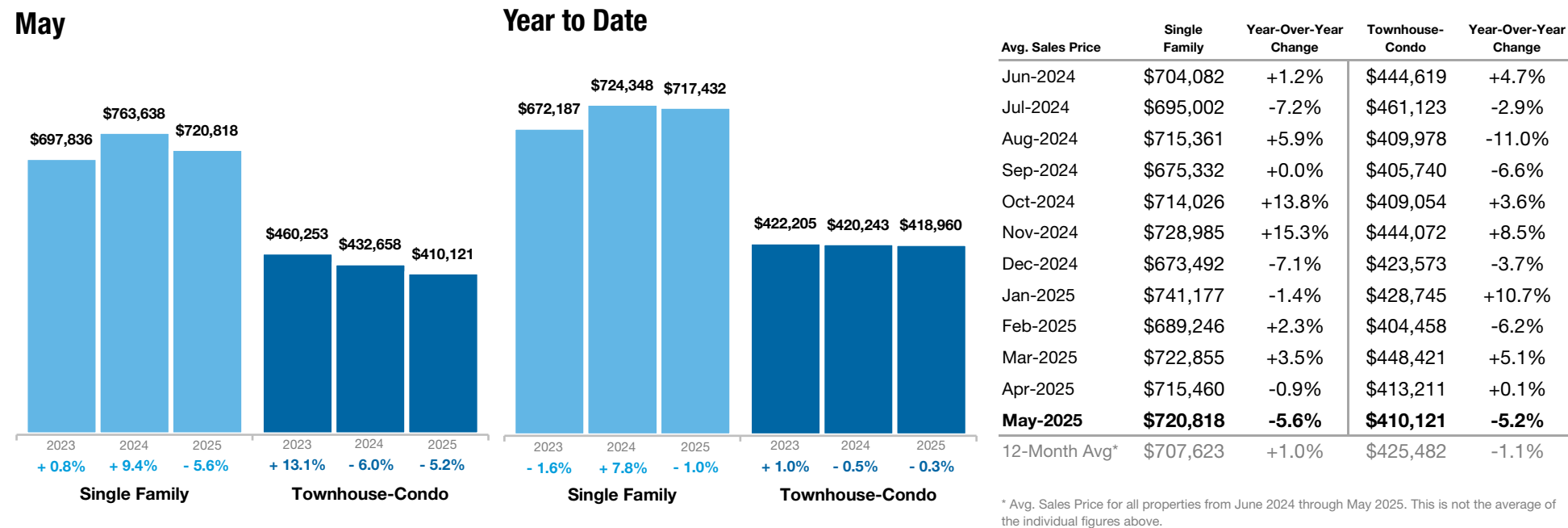
## Historical Median Sales Price by Month



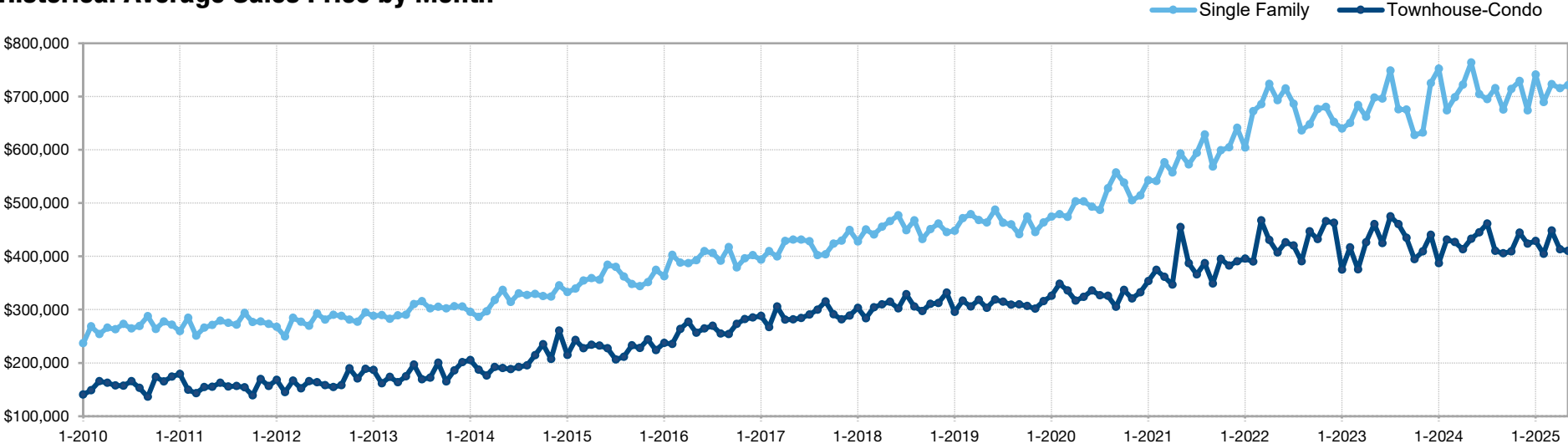


# Average Sales Price

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

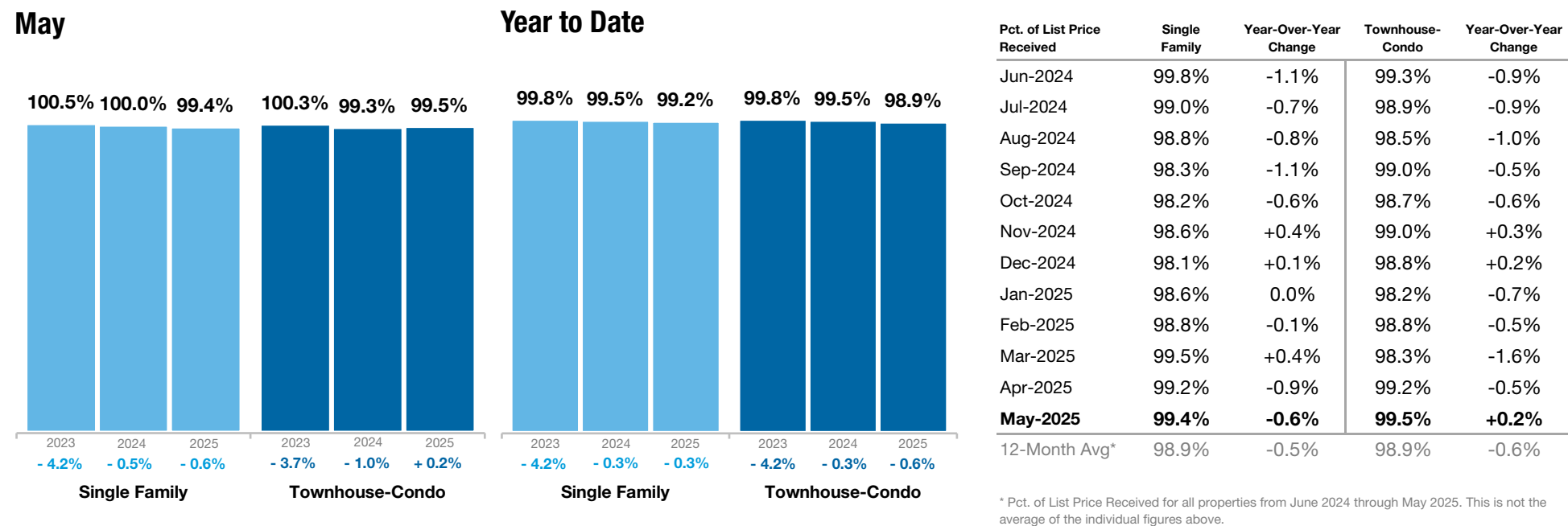


## Historical Average Sales Price by Month

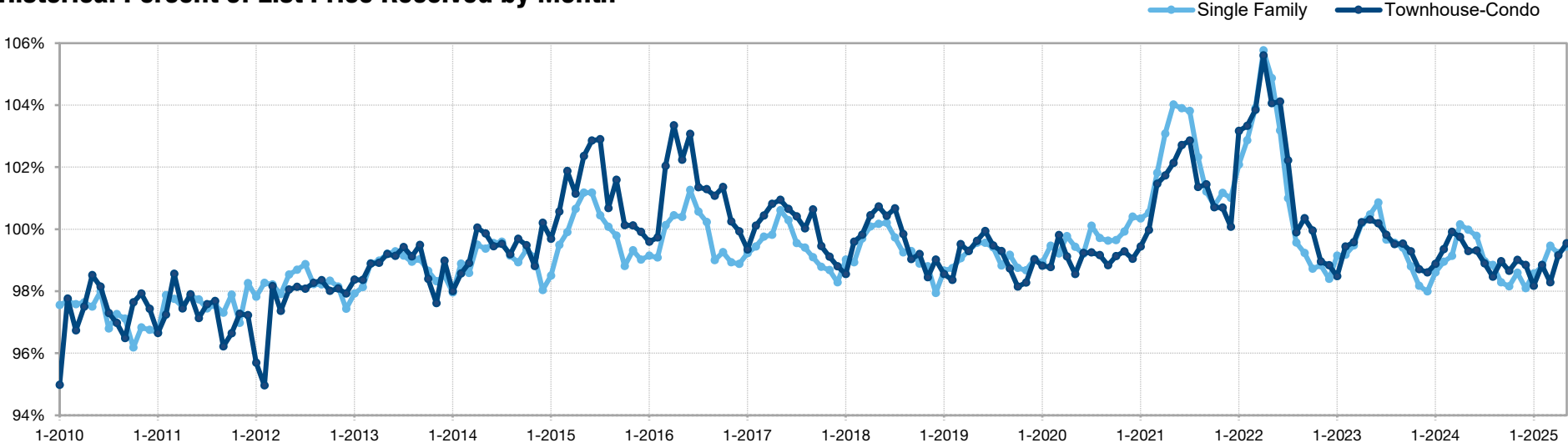


# Percent of List Price Received

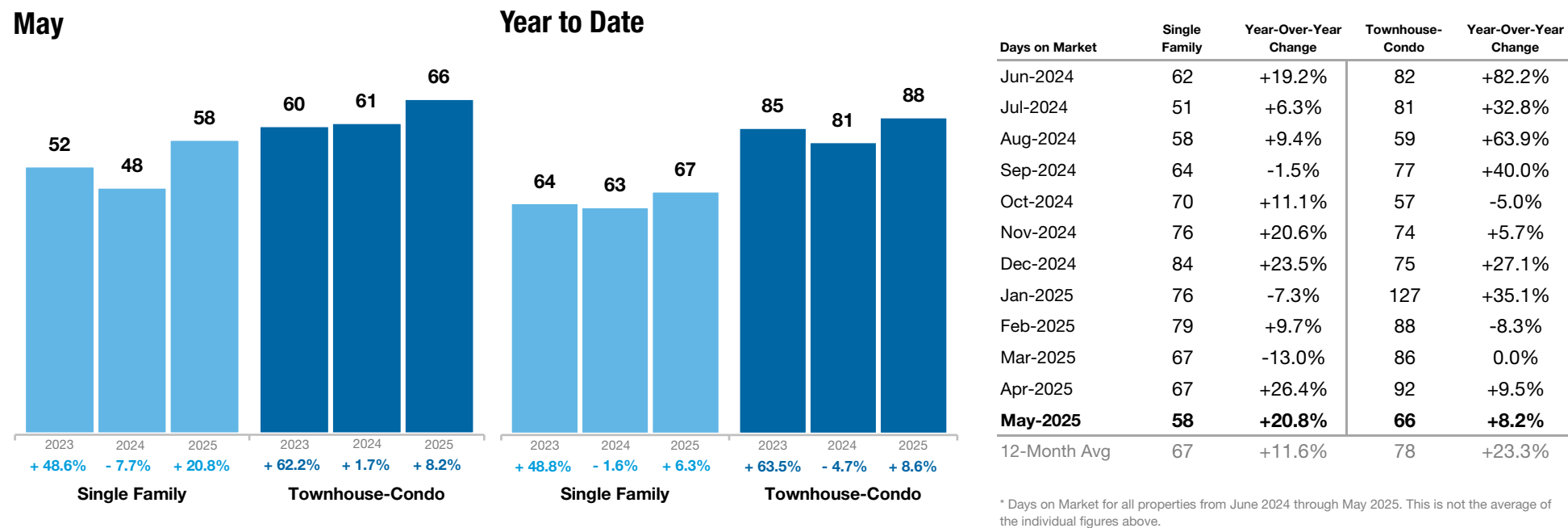
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



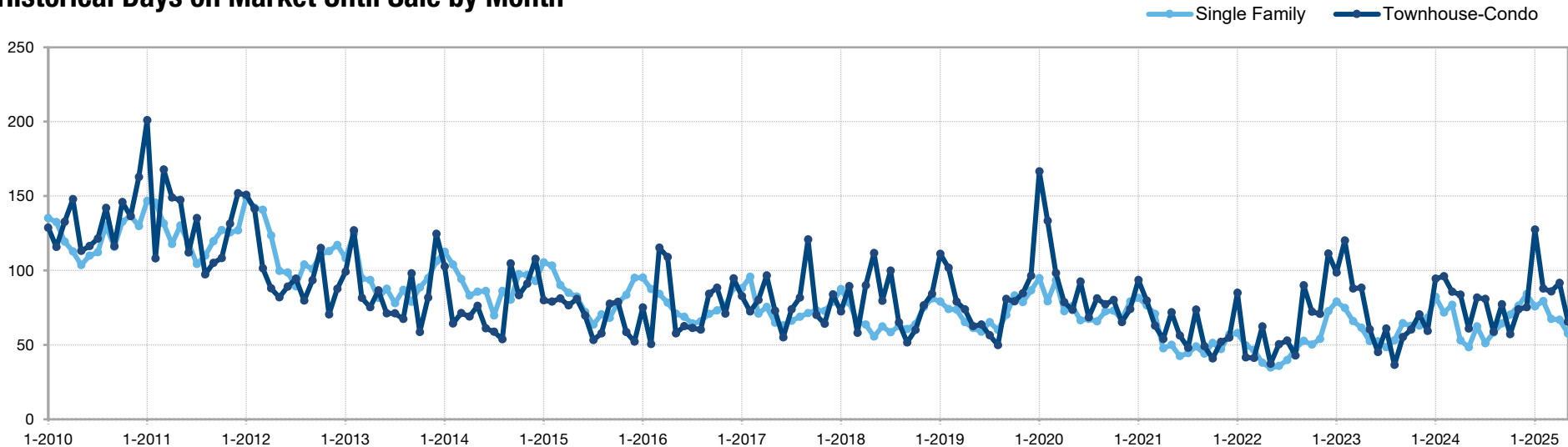
## Historical Percent of List Price Received by Month



# Days on Market Until Sale

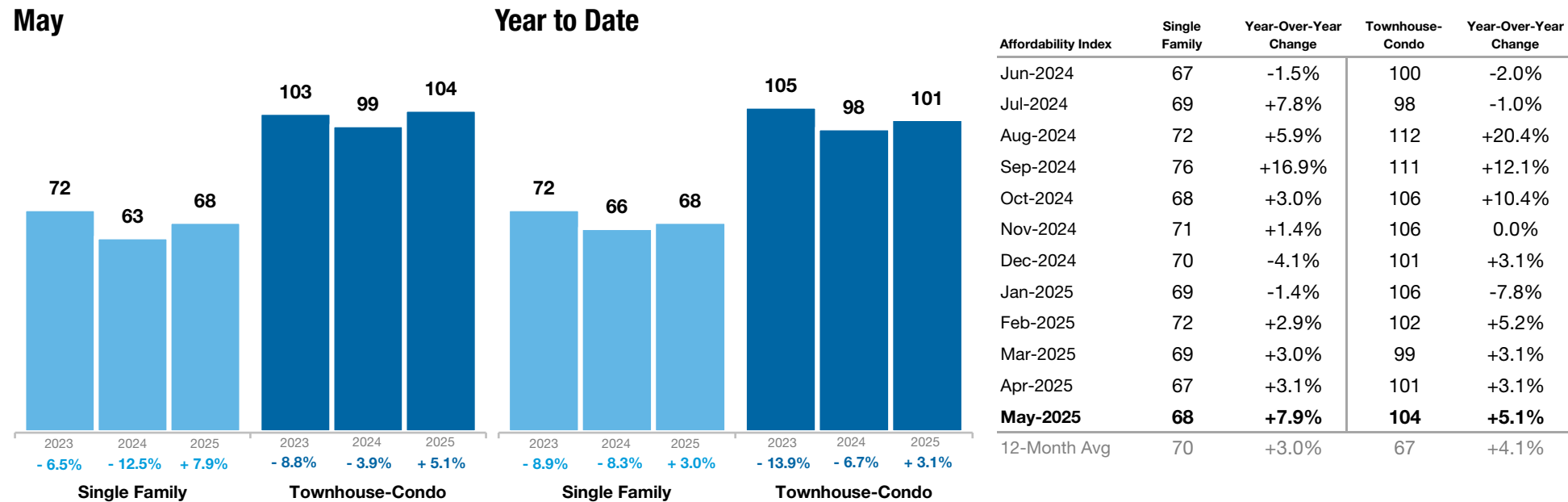


## Historical Days on Market Until Sale by Month

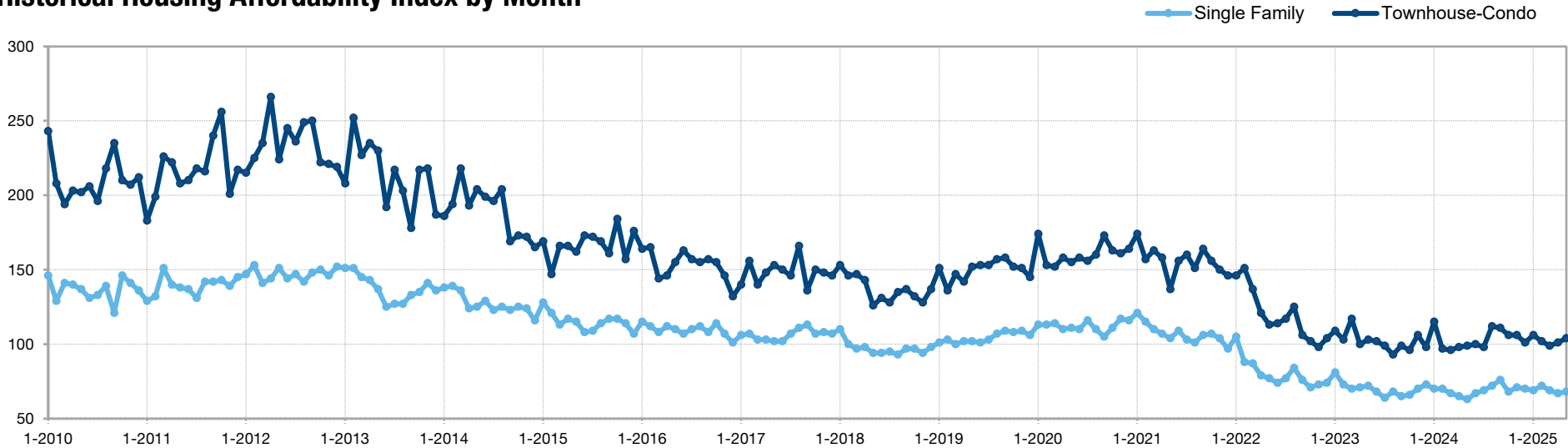


# Housing Affordability Index

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

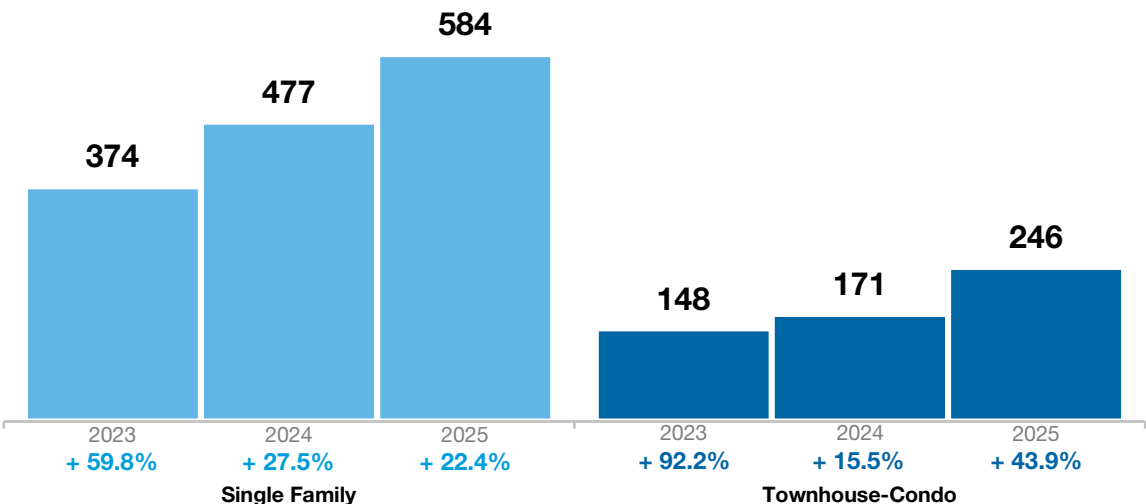


# Inventory of Active Listings

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



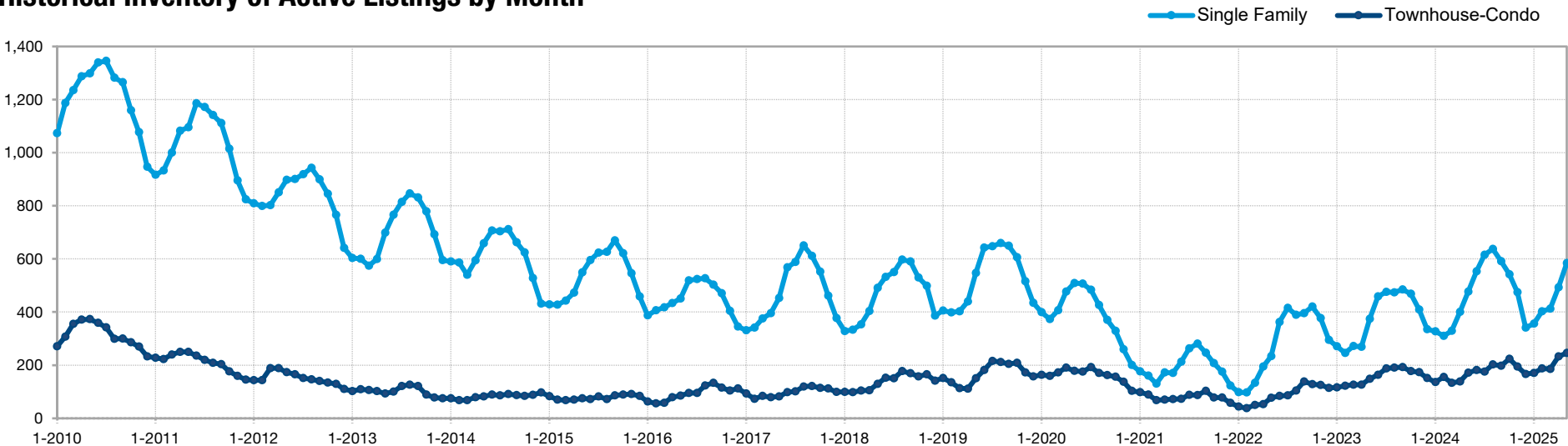
May



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2024	553	+20.5%	182	+11.7%
Jul-2024	615	+29.2%	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	475	+16.1%	195	+12.1%
Dec-2024	341	+1.8%	166	+9.9%
Jan-2025	356	+8.9%	170	+25.0%
Feb-2025	402	+29.7%	188	+21.3%
Mar-2025	412	+25.2%	186	+39.8%
Apr-2025	493	+23.3%	233	+68.8%
May-2025	584	+22.4%	246	+43.9%
12-Month Avg*	500	+21.2%	197	+20.1%

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

## Historical Inventory of Active Listings by Month

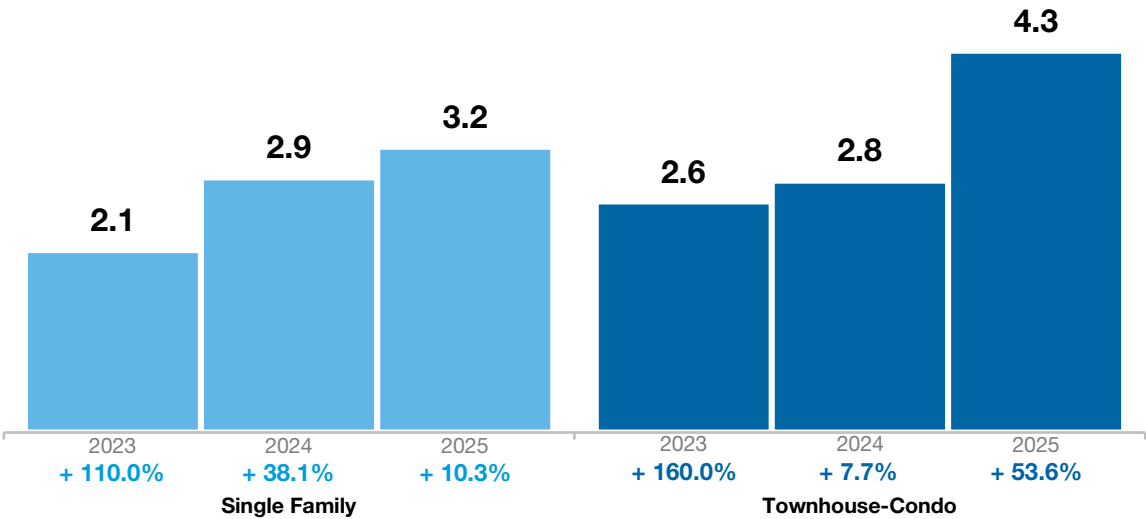


# Months Supply of Inventory

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.



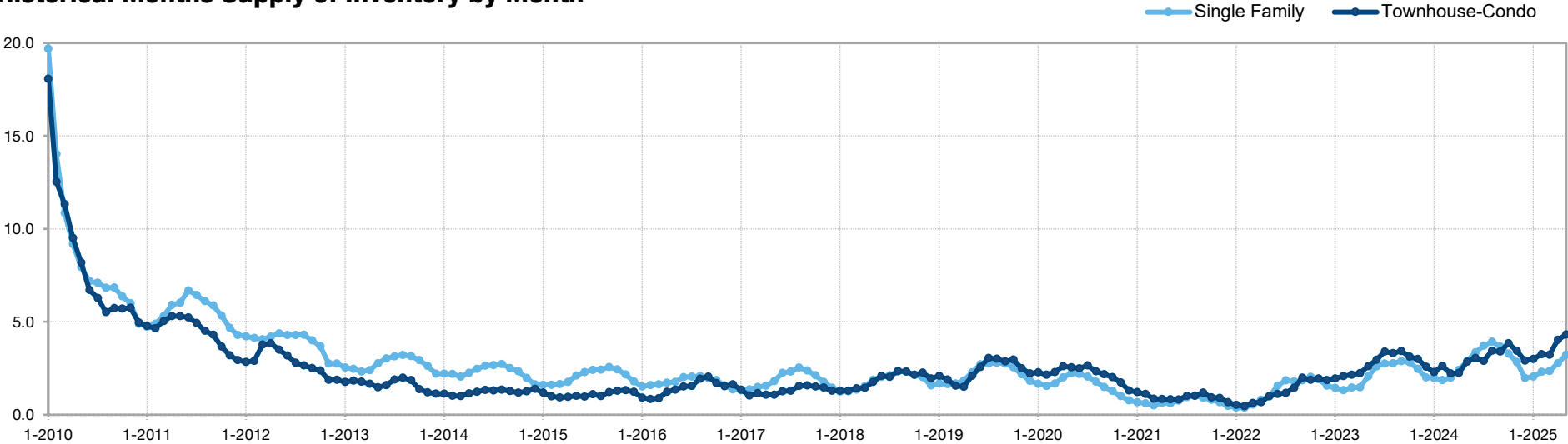
May



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	3.2	+23.1%
Mar-2025	2.4	+20.0%	3.2	+45.5%
Apr-2025	2.8	+16.7%	4.0	+73.9%
May-2025	3.2	+10.3%	4.3	+53.6%
12-Month Avg*	3.0	+20.6%	3.4	+19.9%

\* Months Supply for all properties from June 2024 through May 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	5-2024	5-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		474	521	+ 9.9%	1,717	2,075	+ 20.9%
Pending Sales		292	321	+ 9.9%	322	329	+ 2.2%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		297	323	+ 8.8%	1,070	1,178	+ 10.1%
Median Sales Price		\$580,000	\$581,925	+ 0.3%	\$565,000	\$565,000	0.0%
Avg. Sales Price		\$680,057	\$657,332	+ 0.2%	\$646,474	\$647,755	+ 0.2%
Pct. of List Price Received		99.8%	99.5%	- 0.4%	99.5%	99.1%	- 0.4%
Days on Market		52	59	+ 5.9%	68	72	+ 5.9%
Affordability Index		71	71	+ 1.4%	73	74	+ 1.4%
Active Listings		648	830	+ 28.1%	--	--	--
Months Supply		2.9	3.5	+ 21.4%	--	--	--

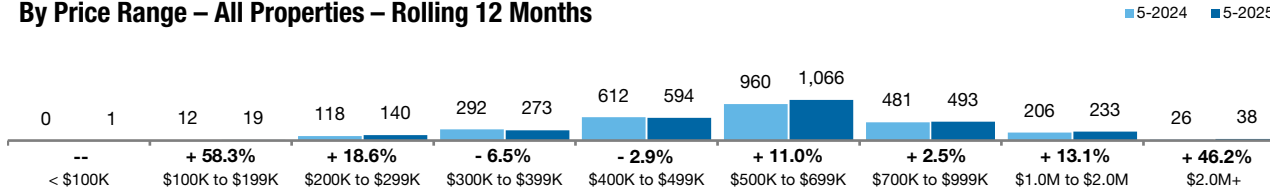


# Sold Listings

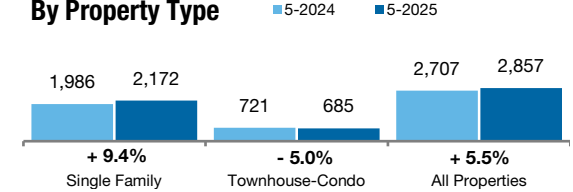
Actual sales that have closed in a given quarter.



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



## By Property Type

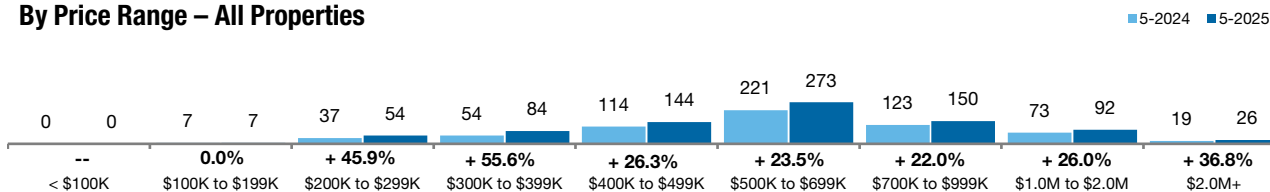


By Price Range	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	5-2024	5-2025	Change	5-2024	5-2025	Change	4-2025	5-2025	Change	4-2025	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
\$99,999 and Below	0	0	--	0	1	--	0	0	--	0	0	--	0	0	--	0	1	--
\$100,000 to \$199,999	11	16	+ 45.5%	1	3	+ 200.0%	1	3	+ 200.0%	1	0	- 100.0%	3	4	+ 33.3%	1	2	+ 100.0%
\$200,000 to \$299,999	28	36	+ 28.6%	90	104	+ 15.6%	4	4	0.0%	11	13	+ 18.2%	8	14	+ 75.0%	35	43	+ 22.9%
\$300,000 to \$399,999	72	63	- 12.5%	220	210	- 4.5%	3	8	+ 166.7%	18	19	+ 5.6%	24	26	+ 8.3%	86	79	- 8.1%
\$400,000 to \$499,999	335	349	+ 4.2%	277	245	- 11.6%	24	37	+ 54.2%	36	21	- 41.7%	116	127	+ 9.5%	97	108	+ 11.3%
\$500,000 to \$699,999	857	978	+ 14.1%	103	88	- 14.6%	109	114	+ 4.6%	4	11	+ 175.0%	363	416	+ 14.6%	49	30	- 38.8%
\$700,000 to \$999,999	464	466	+ 0.4%	17	27	+ 58.8%	57	61	+ 7.0%	3	2	- 33.3%	182	202	+ 11.0%	4	9	+ 125.0%
\$1,000,000 to \$1,999,999	193	226	+ 17.1%	13	7	- 46.2%	25	27	+ 8.0%	0	0	--	84	97	+ 15.5%	2	3	+ 50.0%
\$2,000,000 and Above	26	38	+ 46.2%	0	0	--	3	3	0.0%	0	0	--	16	17	+ 6.3%	0	0	--
All Price Ranges	1,986	2,172	+ 9.4%	721	685	- 5.0%	226	257	+ 13.7%	73	66	- 9.6%	796	903	+ 13.4%	274	275	+ 0.4%

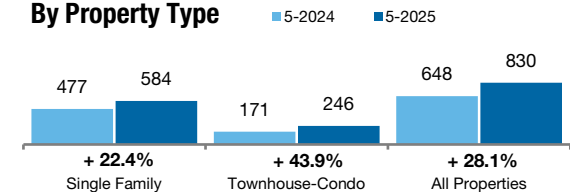
# Inventory of Active Listings

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
	5-2024	5-2025	Change	5-2024	5-2025	Change	4-2025	5-2025	Change	4-2025	5-2025	Change		
\$99,999 and Below	0	0	--	0	0	--	0	0	--	0	0	--		
\$100,000 to \$199,999	7	7	0.0%	0	0	--	8	7	- 12.5%	0	0	--		
\$200,000 to \$299,999	8	7	- 12.5%	29	47	+ 62.1%	8	7	- 12.5%	38	47	+ 23.7%		
\$300,000 to \$399,999	14	26	+ 85.7%	40	58	+ 45.0%	15	26	+ 73.3%	59	58	- 1.7%		
\$400,000 to \$499,999	57	57	0.0%	57	87	+ 52.6%	47	57	+ 21.3%	84	87	+ 3.6%		
\$500,000 to \$699,999	192	237	+ 23.4%	29	36	+ 24.1%	205	237	+ 15.6%	34	36	+ 5.9%		
\$700,000 to \$999,999	111	138	+ 24.3%	12	12	0.0%	112	138	+ 23.2%	10	12	+ 20.0%		
\$1,000,000 to \$1,999,999	69	86	+ 24.6%	4	6	+ 50.0%	77	86	+ 11.7%	8	6	- 25.0%		
\$2,000,000 and Above	19	26	+ 36.8%	0	0	--	21	26	+ 23.8%	0	0	--		
All Price Ranges	477	584	+ 22.4%	171	246	+ 43.9%	493	584	+ 18.5%	233	246	+ 5.6%		

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 May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Berthoud

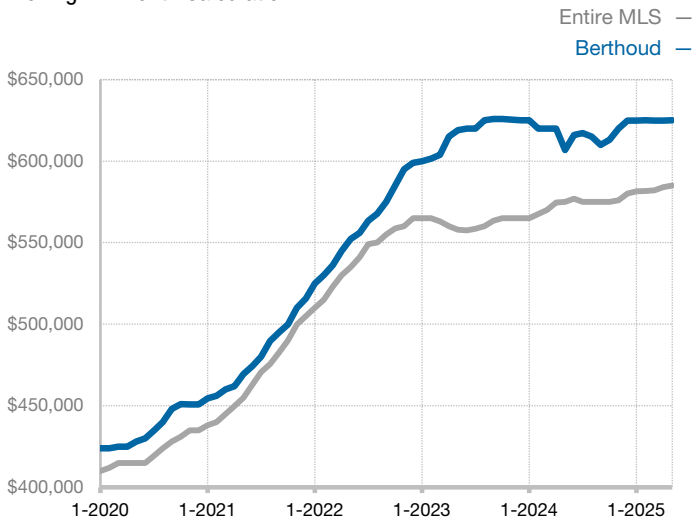
Single Family	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	73	59	- 19.2%	290	342	+ 17.9%
Closed Sales	55	43	- 21.8%	165	205	+ 24.2%
Median Sales Price*	\$620,000	<b>\$715,000</b>	+ 15.3%	\$599,990	<b>\$625,000</b>	+ 4.2%
Average Sales Price*	\$674,625	<b>\$771,635</b>	+ 14.4%	\$724,870	<b>\$774,480</b>	+ 6.8%
Percent of List Price Received*	100.2%	<b>99.1%</b>	- 1.1%	99.6%	<b>99.0%</b>	- 0.6%
Days on Market Until Sale	68	54	- 20.6%	92	79	- 14.1%
Inventory of Homes for Sale	134	170	+ 26.9%	--	--	--
Months Supply of Inventory	4.1	4.4	+ 7.3%	--	--	--

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

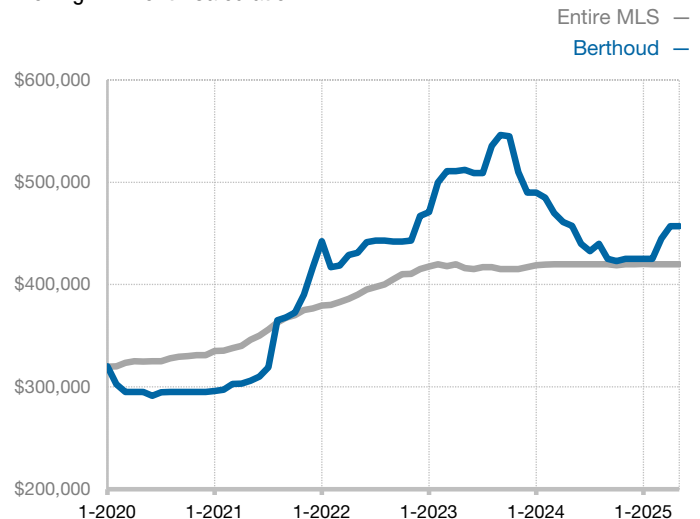
Townhouse/Condo	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	4	4	0.0%	17	39	+ 129.4%
Closed Sales	2	4	+ 100.0%	11	19	+ 72.7%
Median Sales Price*	\$377,450	<b>\$424,950</b>	+ 12.6%	\$425,000	<b>\$457,000</b>	+ 7.5%
Average Sales Price*	\$377,450	<b>\$413,725</b>	+ 9.6%	\$414,716	<b>\$450,168</b>	+ 8.5%
Percent of List Price Received*	103.1%	<b>97.4%</b>	- 5.5%	99.5%	<b>98.7%</b>	- 0.8%
Days on Market Until Sale	25	85	+ 240.0%	87	77	- 11.5%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--
Months Supply of Inventory	4.6	5.2	+ 13.0%	--	--	--

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

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



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



# Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Boulder

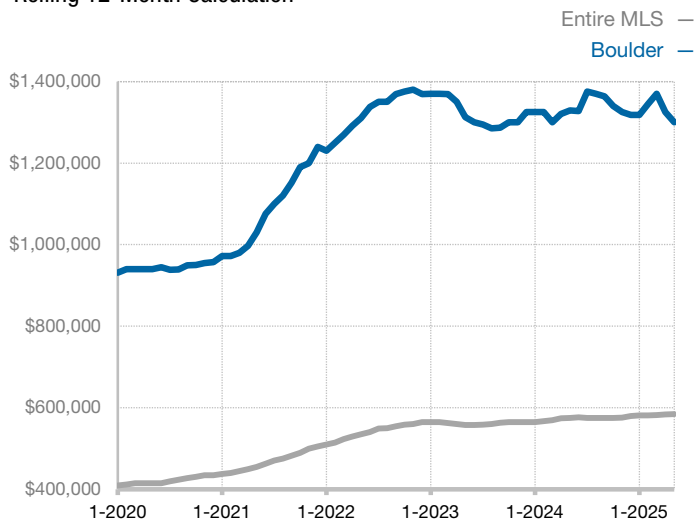
Single Family	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	190	223	+ 17.4%	740	933	+ 26.1%
Closed Sales	100	111	+ 11.0%	372	373	+ 0.3%
Median Sales Price*	\$1,422,500	\$1,275,000	- 10.4%	\$1,399,000	\$1,325,000	- 5.3%
Average Sales Price*	\$1,666,796	\$1,694,207	+ 1.6%	\$1,622,845	\$1,750,619	+ 7.9%
Percent of List Price Received*	97.4%	96.1%	- 1.3%	97.4%	96.8%	- 0.6%
Days on Market Until Sale	61	60	- 1.6%	72	71	- 1.4%
Inventory of Homes for Sale	370	461	+ 24.6%	--	--	--
Months Supply of Inventory	4.8	6.1	+ 27.1%	--	--	--

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

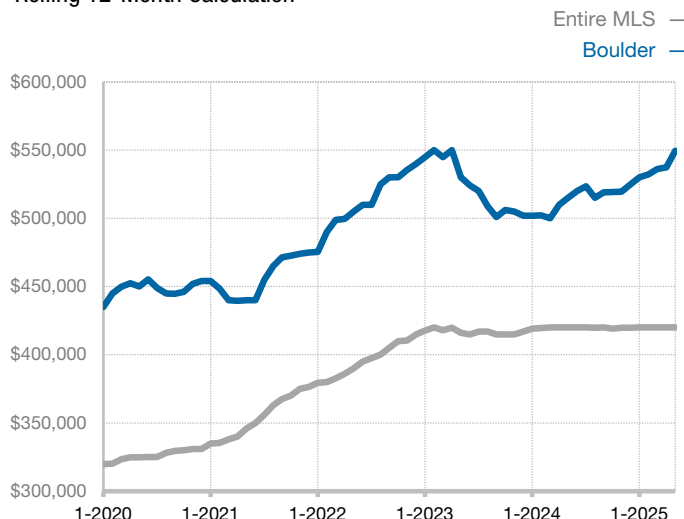
Townhouse/Condo	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	121	153	+ 26.4%	505	594	+ 17.6%
Closed Sales	60	76	+ 26.7%	252	256	+ 1.6%
Median Sales Price*	\$530,000	\$590,000	+ 11.3%	\$525,000	\$579,950	+ 10.5%
Average Sales Price*	\$575,730	\$630,437	+ 9.5%	\$614,805	\$687,392	+ 11.8%
Percent of List Price Received*	99.0%	98.3%	- 0.7%	98.7%	98.4%	- 0.3%
Days on Market Until Sale	48	54	+ 12.5%	61	75	+ 23.0%
Inventory of Homes for Sale	245	317	+ 29.4%	--	--	--
Months Supply of Inventory	5.0	6.3	+ 26.0%	--	--	--

\* 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 May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Fort Collins

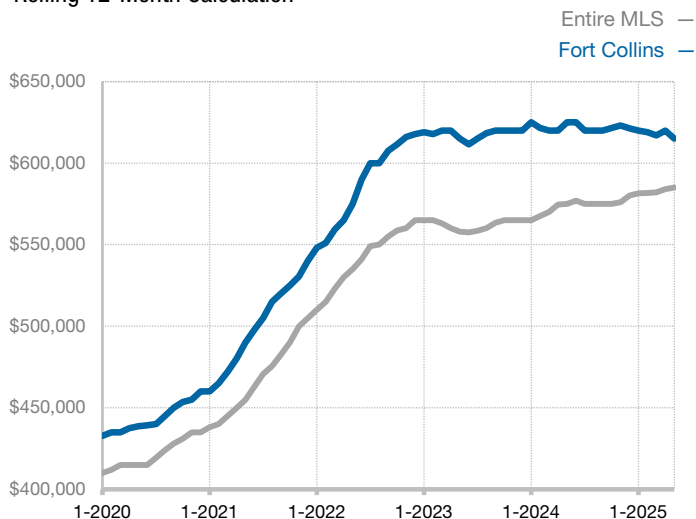
Single Family	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	278	284	+ 2.2%	1,046	1,174	+ 12.2%
Closed Sales	193	208	+ 7.8%	685	761	+ 11.1%
Median Sales Price*	\$665,000	\$615,000	- 7.5%	\$630,000	\$614,990	- 2.4%
Average Sales Price*	\$781,271	\$693,590	- 11.2%	\$733,572	\$704,459	- 4.0%
Percent of List Price Received*	100.1%	99.8%	- 0.3%	99.7%	99.4%	- 0.3%
Days on Market Until Sale	42	45	+ 7.1%	55	58	+ 5.5%
Inventory of Homes for Sale	333	361	+ 8.4%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

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

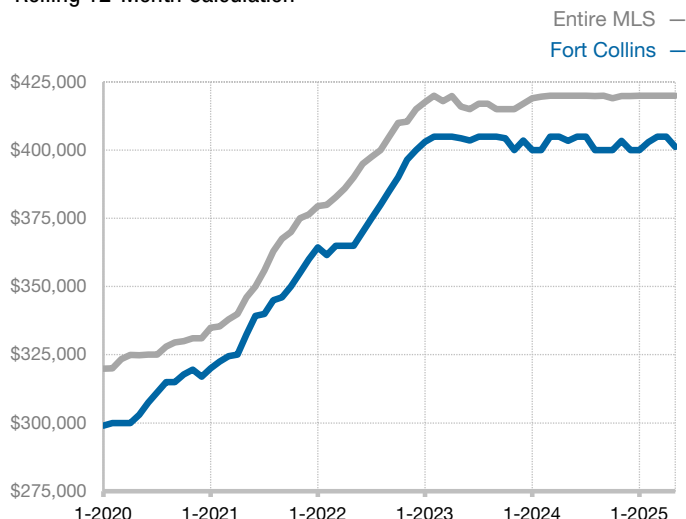
Townhouse/Condo	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	117	124	+ 6.0%	411	503	+ 22.4%
Closed Sales	66	68	+ 3.0%	269	276	+ 2.6%
Median Sales Price*	\$411,250	\$400,000	- 2.7%	\$405,000	\$409,995	+ 1.2%
Average Sales Price*	\$411,228	\$419,020	+ 1.9%	\$404,977	\$425,003	+ 4.9%
Percent of List Price Received*	99.2%	99.4%	+ 0.2%	99.4%	98.8%	- 0.6%
Days on Market Until Sale	55	63	+ 14.5%	78	84	+ 7.7%
Inventory of Homes for Sale	169	221	+ 30.8%	--	--	--
Months Supply of Inventory	3.1	3.9	+ 25.8%	--	--	--

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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 May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Greeley

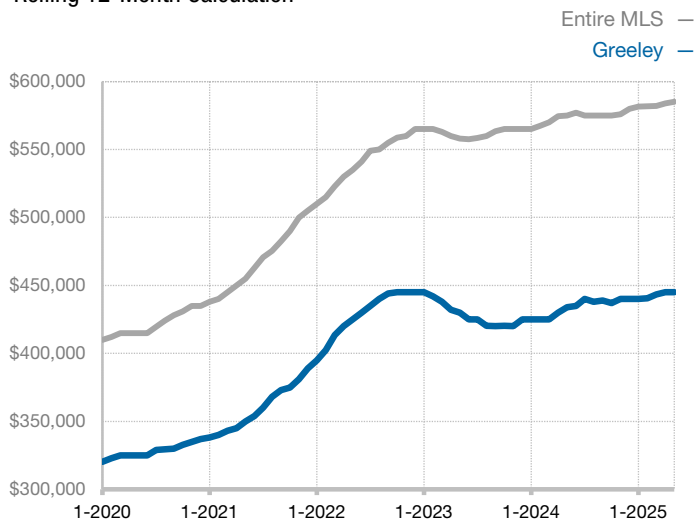
Single Family	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	163	168	+ 3.1%	661	700	+ 5.9%
Closed Sales	138	130	- 5.8%	513	464	- 9.6%
Median Sales Price*	\$449,750	\$454,995	+ 1.2%	\$441,000	\$451,495	+ 2.4%
Average Sales Price*	\$470,031	\$457,737	- 2.6%	\$458,963	\$477,577	+ 4.1%
Percent of List Price Received*	99.4%	99.4%	0.0%	99.5%	99.4%	- 0.1%
Days on Market Until Sale	56	53	- 5.4%	62	67	+ 8.1%
Inventory of Homes for Sale	205	242	+ 18.0%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--

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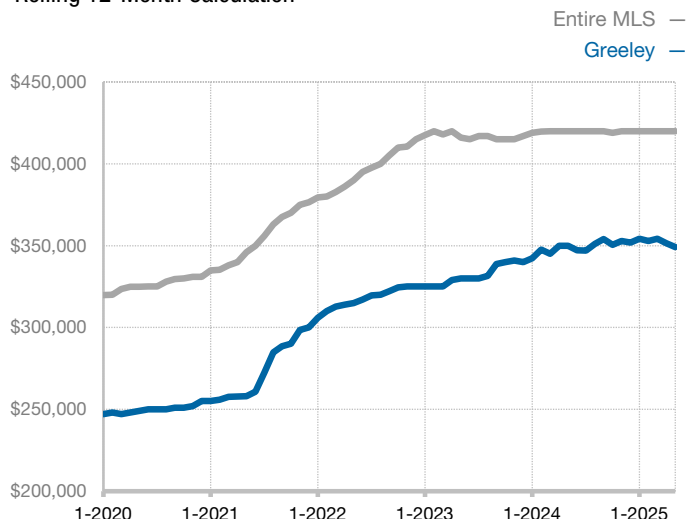
Townhouse/Condo	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	39	37	- 5.1%	126	138	+ 9.5%
Closed Sales	18	22	+ 22.2%	89	76	- 14.6%
Median Sales Price*	\$337,450	\$315,000	- 6.7%	\$350,000	\$342,750	- 2.1%
Average Sales Price*	\$341,925	\$326,000	- 4.7%	\$340,519	\$343,014	+ 0.7%
Percent of List Price Received*	100.1%	98.7%	- 1.4%	99.6%	99.2%	- 0.4%
Days on Market Until Sale	69	67	- 2.9%	75	80	+ 6.7%
Inventory of Homes for Sale	50	68	+ 36.0%	--	--	--
Months Supply of Inventory	2.8	3.9	+ 39.3%	--	--	--

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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 May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Johnstown

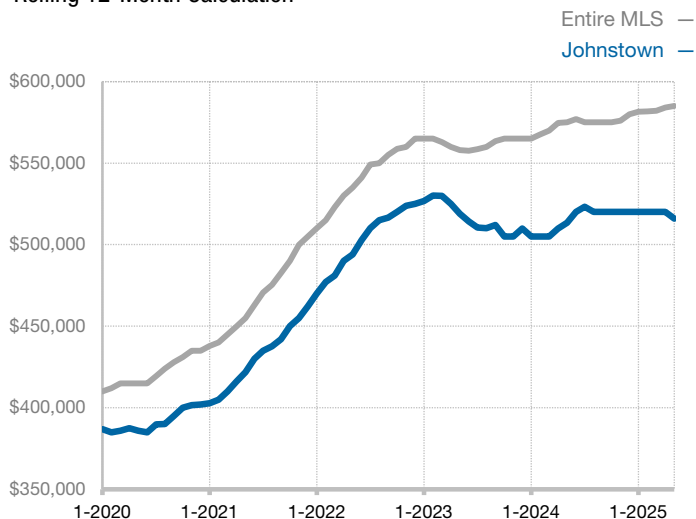
Single Family	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	74	110	+ 48.6%	335	482	+ 43.9%
Closed Sales	59	65	+ 10.2%	216	272	+ 25.9%
Median Sales Price*	\$539,950	\$500,950	- 7.2%	\$524,950	\$509,900	- 2.9%
Average Sales Price*	\$571,406	\$503,032	- 12.0%	\$542,272	\$513,233	- 5.4%
Percent of List Price Received*	99.8%	100.0%	+ 0.2%	99.5%	99.4%	- 0.1%
Days on Market Until Sale	58	62	+ 6.9%	55	71	+ 29.1%
Inventory of Homes for Sale	134	194	+ 44.8%	--	--	--
Months Supply of Inventory	3.2	3.8	+ 18.8%	--	--	--

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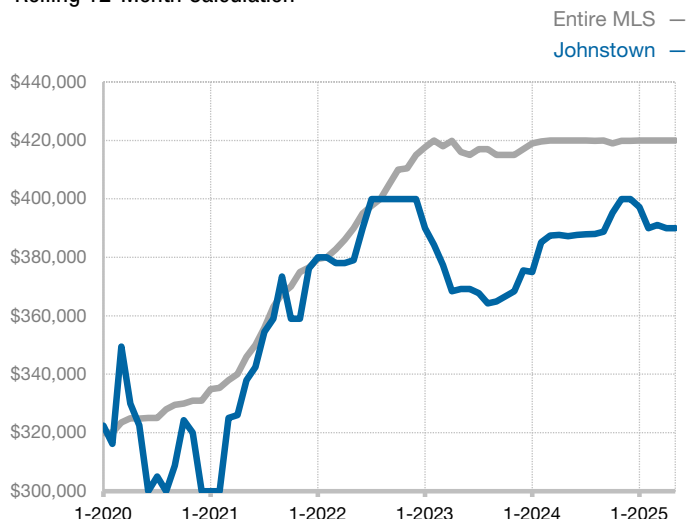
Townhouse/Condo	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	8	13	+ 62.5%	78	84	+ 7.7%
Closed Sales	5	10	+ 100.0%	46	55	+ 19.6%
Median Sales Price*	\$345,250	\$389,675	+ 12.9%	\$399,990	\$389,900	- 2.5%
Average Sales Price*	\$371,013	\$386,332	+ 4.1%	\$393,380	\$389,411	- 1.0%
Percent of List Price Received*	99.7%	98.2%	- 1.5%	99.7%	99.4%	- 0.3%
Days on Market Until Sale	42	53	+ 26.2%	59	63	+ 6.8%
Inventory of Homes for Sale	49	35	- 28.6%	--	--	--
Months Supply of Inventory	7.8	4.1	- 47.4%	--	--	--

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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 May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Longmont

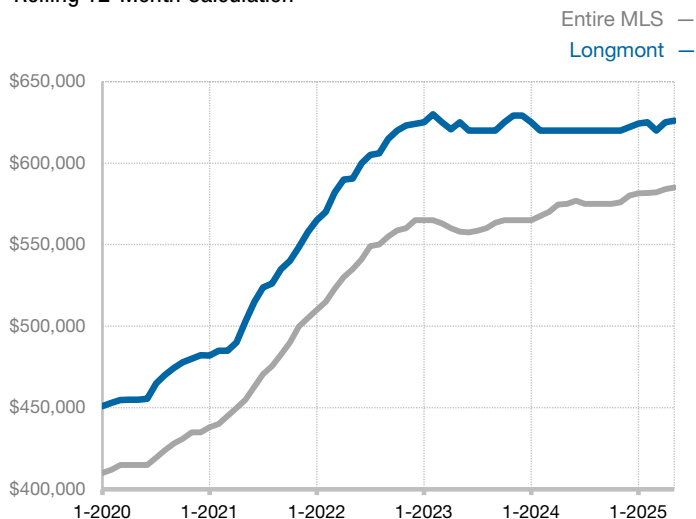
Single Family	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	194	195	+ 0.5%	693	764	+ 10.2%
Closed Sales	130	132	+ 1.5%	464	484	+ 4.3%
Median Sales Price*	\$637,500	\$688,750	+ 8.0%	\$619,495	\$630,000	+ 1.7%
Average Sales Price*	\$800,895	\$848,197	+ 5.9%	\$739,900	\$758,313	+ 2.5%
Percent of List Price Received*	99.1%	98.4%	- 0.7%	99.2%	98.8%	- 0.4%
Days on Market Until Sale	39	59	+ 51.3%	53	61	+ 15.1%
Inventory of Homes for Sale	245	299	+ 22.0%	--	--	--
Months Supply of Inventory	2.7	3.1	+ 14.8%	--	--	--

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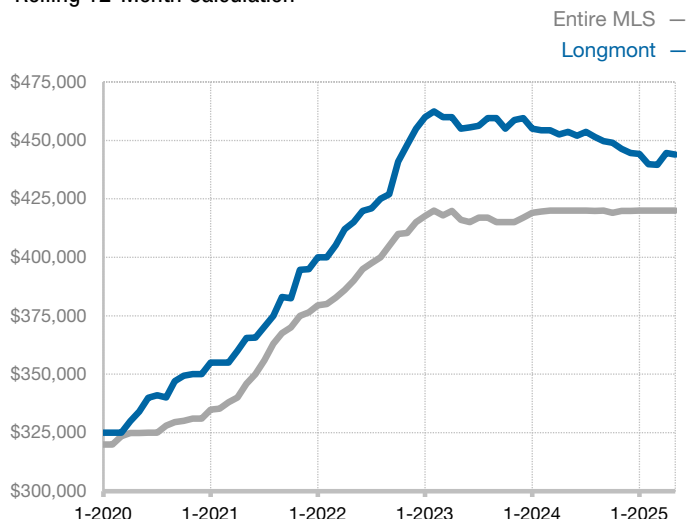
Townhouse/Condo	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	53	57	+ 7.5%	195	258	+ 32.3%
Closed Sales	38	28	- 26.3%	135	139	+ 3.0%
Median Sales Price*	\$482,500	\$468,750	- 2.8%	\$449,658	\$445,000	- 1.0%
Average Sales Price*	\$488,086	\$456,123	- 6.5%	\$459,800	\$459,938	+ 0.0%
Percent of List Price Received*	99.3%	98.8%	- 0.5%	99.0%	98.7%	- 0.3%
Days on Market Until Sale	67	72	+ 7.5%	128	77	- 39.8%
Inventory of Homes for Sale	112	115	+ 2.7%	--	--	--
Months Supply of Inventory	4.0	4.3	+ 7.5%	--	--	--

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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 May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Loveland

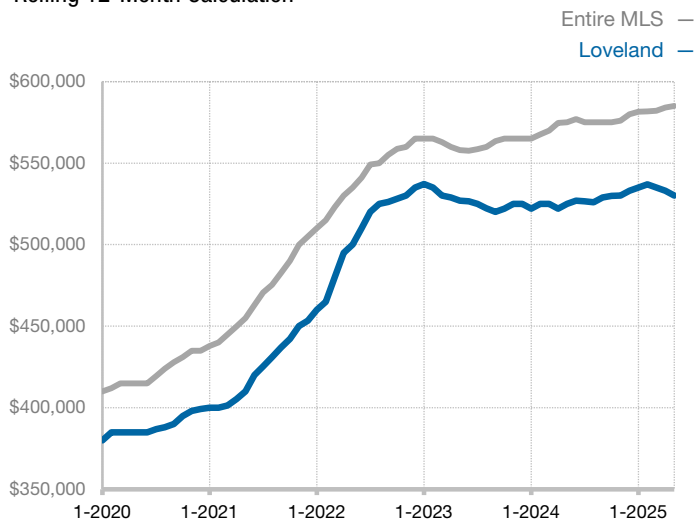
Single Family	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	173	195	+ 12.7%	661	783	+ 18.5%
Closed Sales	109	121	+ 11.0%	462	466	+ 0.9%
Median Sales Price*	\$549,000	\$527,000	- 4.0%	\$526,263	\$517,280	- 1.7%
Average Sales Price*	\$641,516	\$612,634	- 4.5%	\$627,359	\$627,402	+ 0.0%
Percent of List Price Received*	99.7%	99.1%	- 0.6%	99.5%	99.0%	- 0.5%
Days on Market Until Sale	53	63	+ 18.9%	57	63	+ 10.5%
Inventory of Homes for Sale	214	304	+ 42.1%	--	--	--
Months Supply of Inventory	2.2	3.2	+ 45.5%	--	--	--

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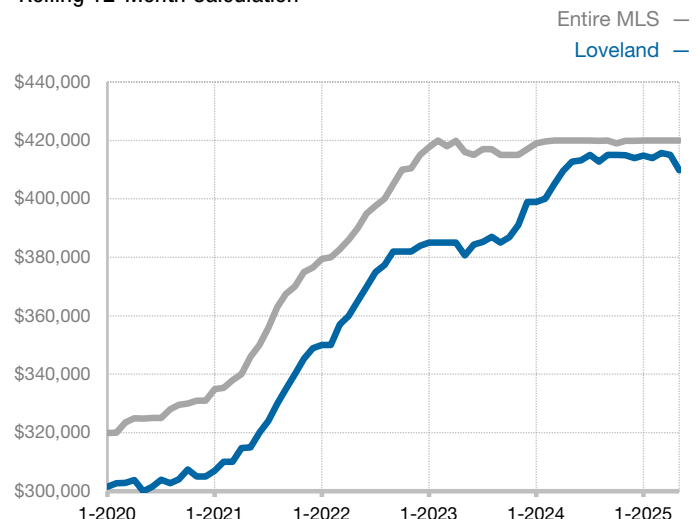
Townhouse/Condo	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	52	44	- 15.4%	160	208	+ 30.0%
Closed Sales	29	26	- 10.3%	112	105	- 6.3%
Median Sales Price*	\$414,590	\$392,000	- 5.4%	\$413,986	\$409,762	- 1.0%
Average Sales Price*	\$429,297	\$426,997	- 0.5%	\$418,974	\$424,886	+ 1.4%
Percent of List Price Received*	99.9%	100.2%	+ 0.3%	99.9%	99.3%	- 0.6%
Days on Market Until Sale	88	93	+ 5.7%	97	100	+ 3.1%
Inventory of Homes for Sale	79	94	+ 19.0%	--	--	--
Months Supply of Inventory	3.3	4.3	+ 30.3%	--	--	--

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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 May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Wellington

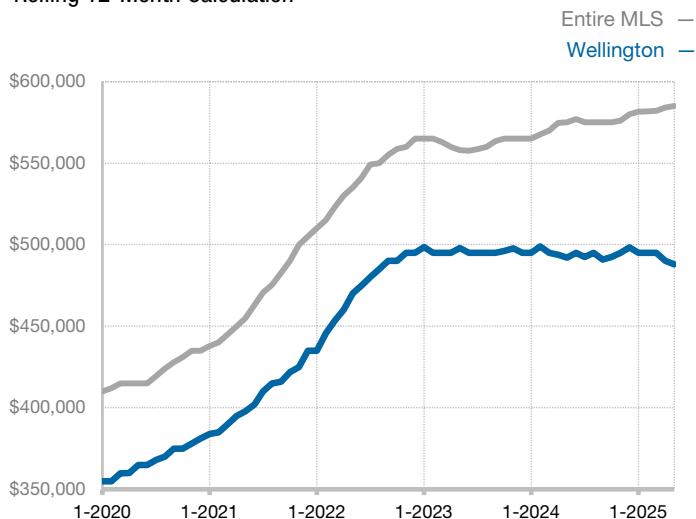
Single Family	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	49	46	- 6.1%	170	170	0.0%
Closed Sales	29	36	+ 24.1%	96	109	+ 13.5%
Median Sales Price*	\$509,000	<b>\$492,250</b>	- 3.3%	\$506,250	<b>\$485,000</b>	- 4.2%
Average Sales Price*	\$590,606	<b>\$536,327</b>	- 9.2%	\$580,070	<b>\$531,396</b>	- 8.4%
Percent of List Price Received*	100.3%	<b>100.6%</b>	+ 0.3%	99.9%	<b>99.8%</b>	- 0.1%
Days on Market Until Sale	48	79	+ 64.6%	62	76	+ 22.6%
Inventory of Homes for Sale	75	62	- 17.3%	--	--	--
Months Supply of Inventory	4.2	2.9	- 31.0%	--	--	--

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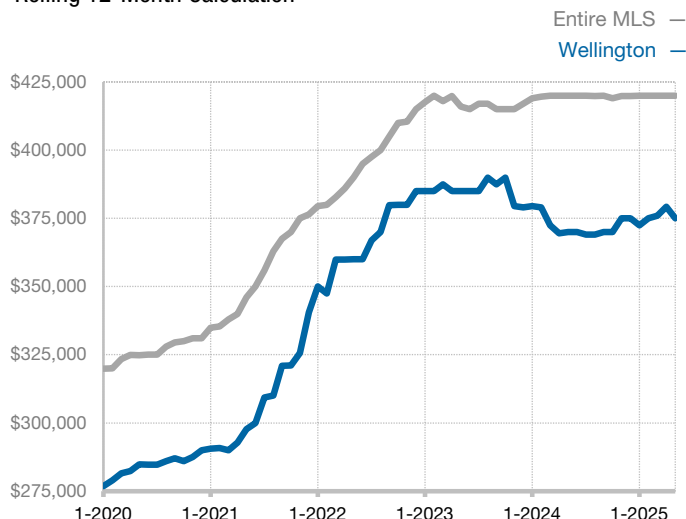
Townhouse/Condo	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	6	5	- 16.7%	22	26	+ 18.2%
Closed Sales	4	6	+ 50.0%	14	19	+ 35.7%
Median Sales Price*	\$378,000	<b>\$367,000</b>	- 2.9%	\$372,500	<b>\$370,000</b>	- 0.7%
Average Sales Price*	\$374,750	<b>\$351,333</b>	- 6.2%	\$363,429	<b>\$355,557</b>	- 2.2%
Percent of List Price Received*	99.6%	<b>99.4%</b>	- 0.2%	99.1%	<b>99.3%</b>	+ 0.2%
Days on Market Until Sale	97	101	+ 4.1%	89	102	+ 14.6%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	3.3	3.9	+ 18.2%	--	--	--

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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 May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Windsor

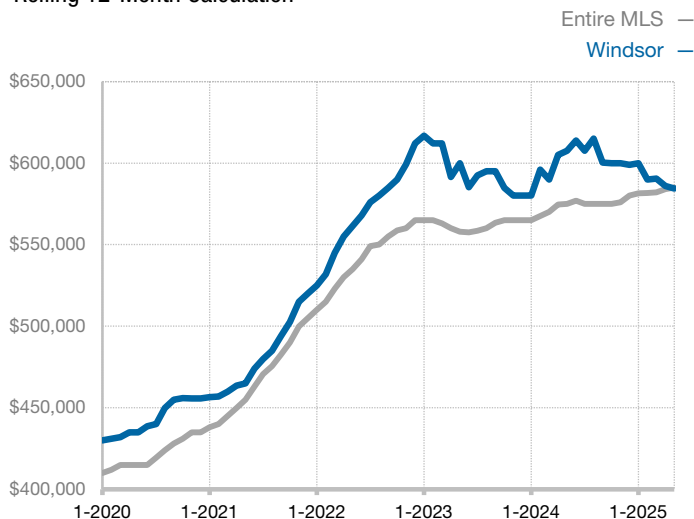
Single Family	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	139	156	+ 12.2%	567	693	+ 22.2%
Closed Sales	87	109	+ 25.3%	335	426	+ 27.2%
Median Sales Price*	\$595,000	\$580,000	- 2.5%	\$600,000	\$579,465	- 3.4%
Average Sales Price*	\$673,548	\$689,405	+ 2.4%	\$708,871	\$697,759	- 1.6%
Percent of List Price Received*	99.9%	100.1%	+ 0.2%	99.5%	99.7%	+ 0.2%
Days on Market Until Sale	62	75	+ 21.0%	73	84	+ 15.1%
Inventory of Homes for Sale	238	290	+ 21.8%	--	--	--
Months Supply of Inventory	4.0	3.6	- 10.0%	--	--	--

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Townhouse/Condo	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	19	14	- 26.3%	75	92	+ 22.7%
Closed Sales	15	11	- 26.7%	41	40	- 2.4%
Median Sales Price*	\$428,000	\$499,000	+ 16.6%	\$416,075	\$477,000	+ 14.6%
Average Sales Price*	\$431,563	\$485,255	+ 12.4%	\$413,621	\$495,344	+ 19.8%
Percent of List Price Received*	98.9%	100.1%	+ 1.2%	98.6%	99.2%	+ 0.6%
Days on Market Until Sale	96	50	- 47.9%	101	108	+ 6.9%
Inventory of Homes for Sale	42	49	+ 16.7%	--	--	--
Months Supply of Inventory	4.2	5.8	+ 38.1%	--	--	--

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



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

