FCBR 2026

FORT COLLINS BOARD OF REALTORS®

Monthly Indicators

FORT COLLINS BOARD OF REALTORS®

May 2026

New Listings were down 19.5 percent for single family homes and 41.7 percent for townhouse-condo properties. Pending Sales landed at 243 for single family homes and 56 for townhouse-condo properties.

The Median Sales Price was up 4.5 percent to $637,500 for single family homes but decreased 1.3 percent to $395,000 for townhouse-condo properties. Days on Market decreased 5.8 percent for single family homes but increased 15.7 percent for townhouse-condo properties.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to $417,700, up 0.9% from a year ago.

Activity Snapshot

- 4.8%	- 5.8%	+ 4.5%
One-Year Change in Single Family **Sold Listings**	One-Year Change in Single Family **Days On Market**	One-Year Change in Single Familly **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.

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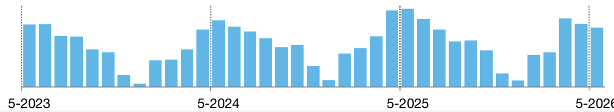
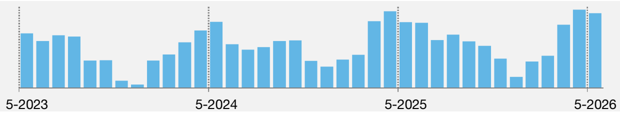
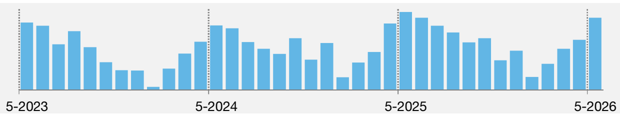
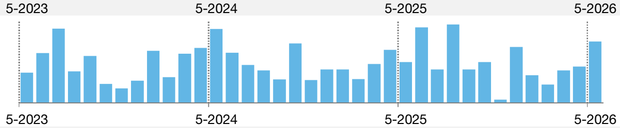
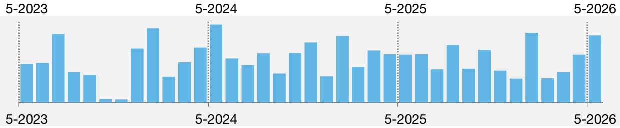
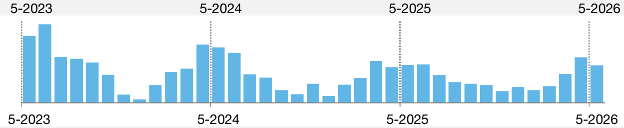
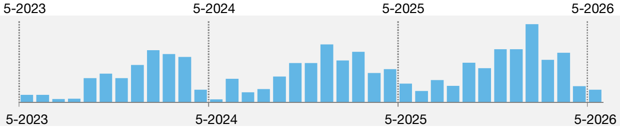
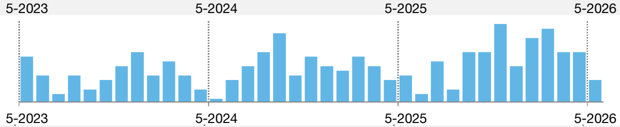
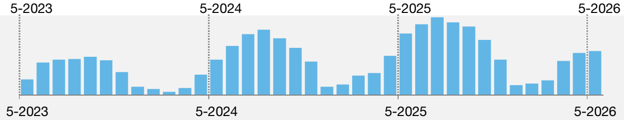
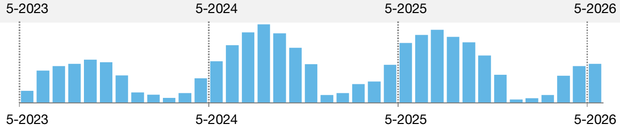
Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		399	**321**	- 19.5%	1,529	**1,447**	- 5.4%
Pending Sales		224	**243**	+ 8.5%	999	**1,008**	+ 0.9%
Under Contract	Not enough historical data for chart	--	**--**	--	--	**--**	--
Sold Listings		248	**236**	- 4.8%	889	**848**	- 4.6%
Median Sales Price		$610,000	**$637,500**	+ 4.5%	$608,000	**$608,500**	+ 0.1%
Avg. Sales Price		$714,132	**$747,831**	+ 4.7%	$716,229	**$715,355**	- 0.1%
Pct. of List Price Received		99.3%	**99.3%**	0.0%	99.2%	**99.1%**	- 0.1%
Days on Market		69	**65**	- 5.8%	79	**80**	+ 1.3%
Affordability Index		71	**70**	- 1.4%	72	**74**	+ 2.8%
Active Listings		595	**508**	- 14.6%	--	**--**	--
Months Supply		3.3	**2.8**	- 15.2%	--	**--**	--

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.

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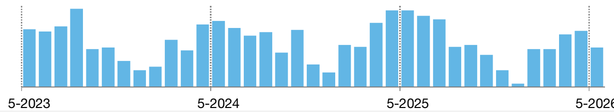
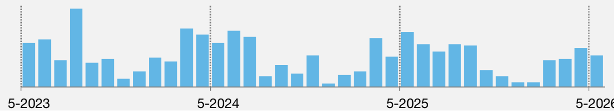
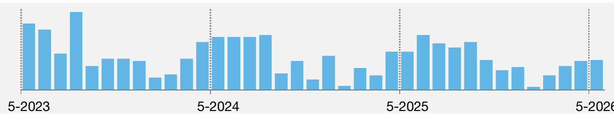
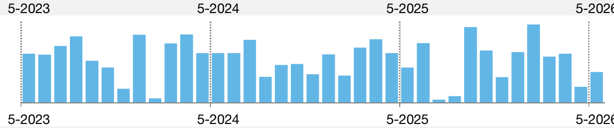
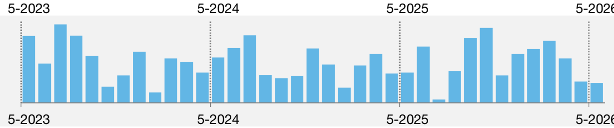
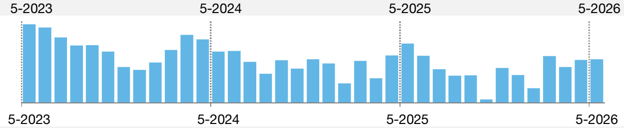
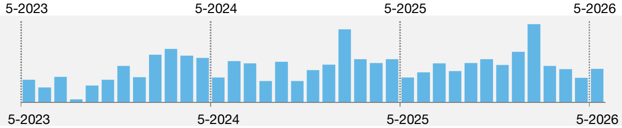
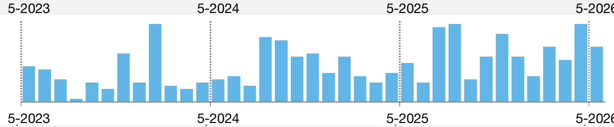
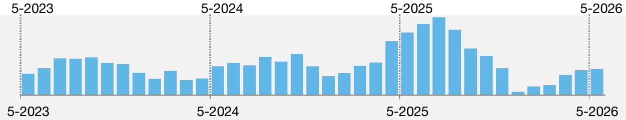
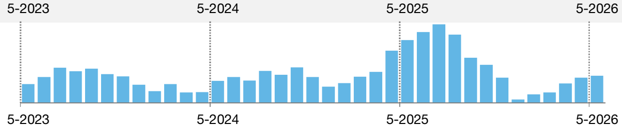
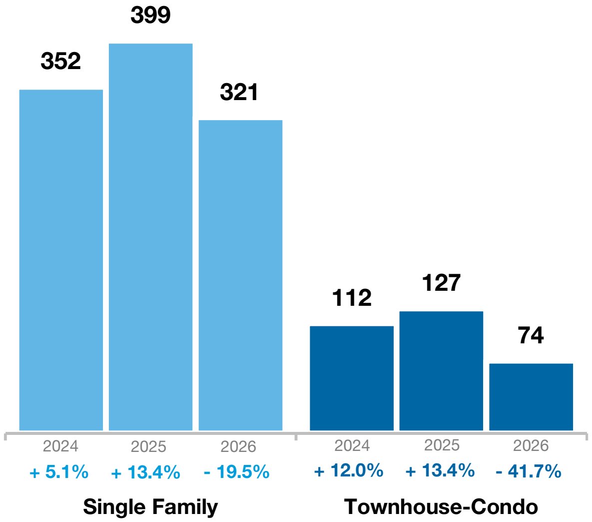
Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		127	**74**	- 41.7%	516	**409**	- 20.7%
Pending Sales		75	**56**	- 25.3%	283	**257**	- 9.2%
Under Contract	Not enough historical data for chart	--	**--**	--	--	**--**	--
Sold Listings		61	**53**	- 13.1%	233	**217**	- 6.9%
Median Sales Price		$400,000	**$395,000**	- 1.3%	$415,000	**$407,000**	- 1.9%
Avg. Sales Price		$413,016	**$399,826**	- 3.2%	$416,054	**$421,946**	+ 1.4%
Pct. of List Price Received		99.6%	**99.0%**	- 0.6%	99.0%	**98.8%**	- 0.2%
Days on Market		70	**81**	+ 15.7%	91	**86**	- 5.5%
Affordability Index		109	**114**	+ 4.6%	105	**110**	+ 4.8%
Active Listings		248	**159**	- 35.9%	--	**--**	--
Months Supply		4.6	**3.0**	- 34.8%	--	**--**	--

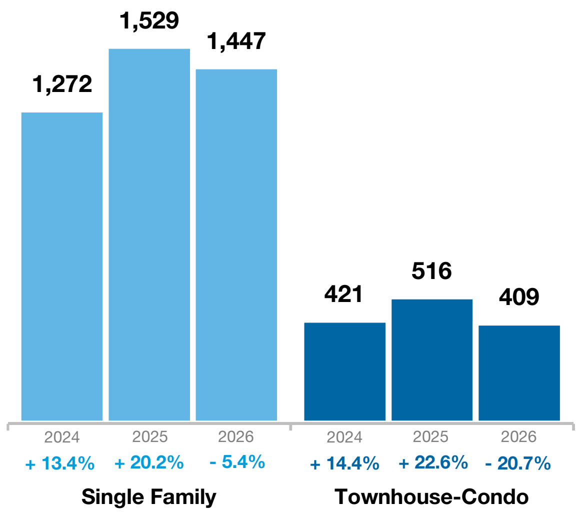
New Listings

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

May

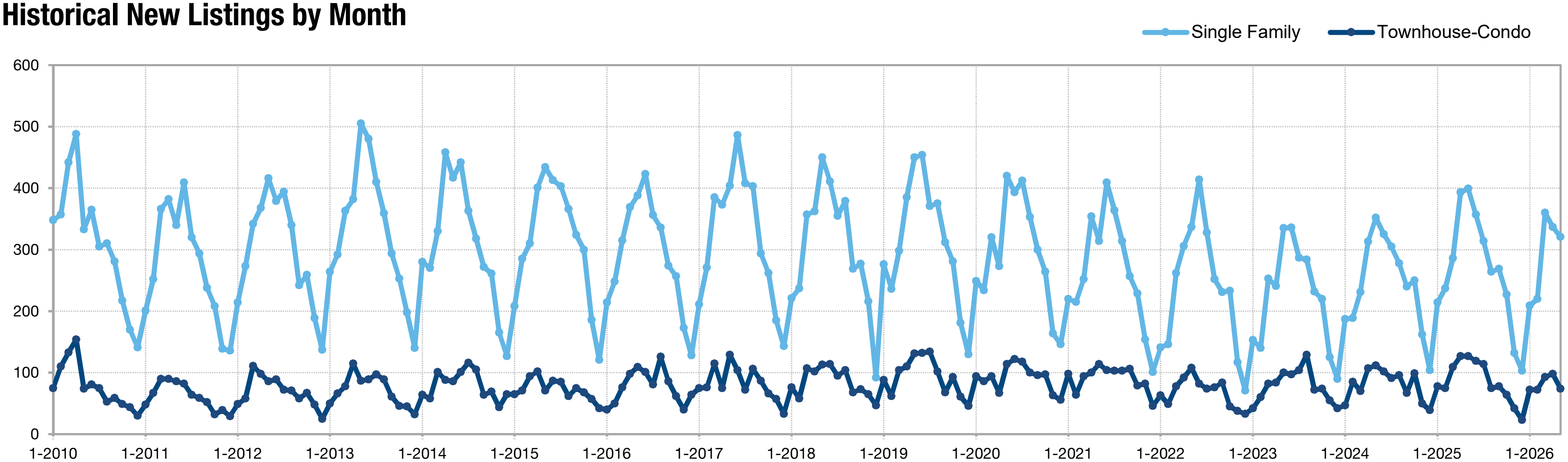


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2025	357	+9.8%	119	+16.7%
Jul-2025	314	+3.0%	114	+25.3%
Aug-2025	264	-5.0%	75	-21.9%
Sep-2025	269	+12.1%	78	+16.4%
Oct-2025	227	-9.2%	64	-35.4%
Nov-2025	132	-18.5%	42	-16.0%
Dec-2025	103	-1.0%	23	-41.0%
Jan-2026	209	-2.3%	72	-7.7%
Feb-2026	220	-7.2%	72	-4.0%
Mar-2026	360	+25.9%	93	-14.7%
Apr-2026	337	-14.2%	98	-22.8%
May-2026	**321**	**-19.5%**	**74**	**-41.7%**
12-Month Avg	262	-2.1%	78	-11.4%

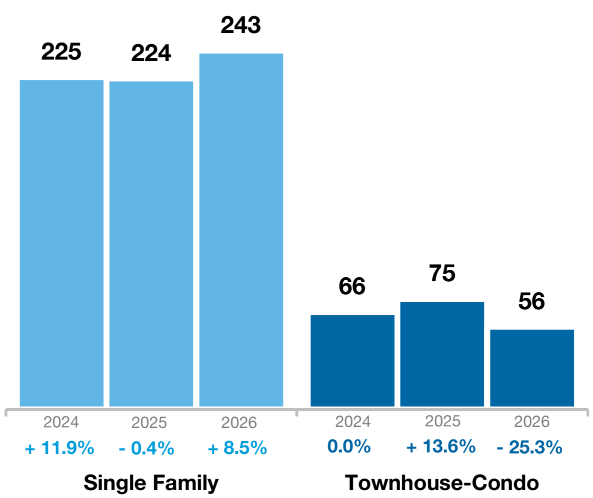
Historical New Listings by Month



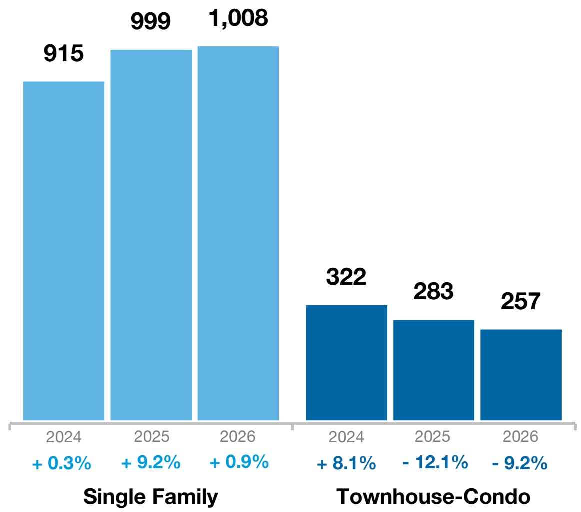
Pending Sales

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

May

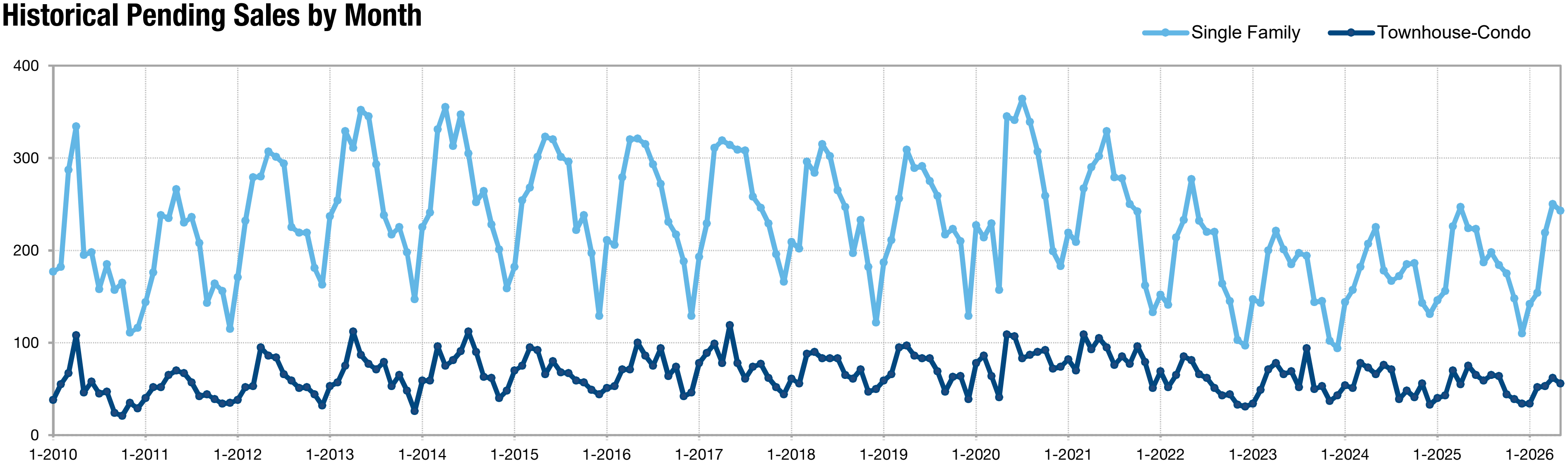


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2025	223	+25.3%	65	-14.5%
Jul-2025	187	+12.0%	59	-16.9%
Aug-2025	198	+15.1%	65	+66.7%
Sep-2025	184	-0.5%	64	+33.3%
Oct-2025	175	-5.9%	44	+7.3%
Nov-2025	148	+3.5%	39	-30.4%
Dec-2025	110	-16.0%	34	+3.0%
Jan-2026	142	-2.7%	34	-15.0%
Feb-2026	154	-1.3%	52	+20.9%
Mar-2026	219	-3.1%	53	-24.3%
Apr-2026	250	+1.2%	62	+12.7%
May-2026	**243**	**+8.5%**	**56**	**-25.3%**
12-Month Avg	187	+3.7%	53	-2.0%

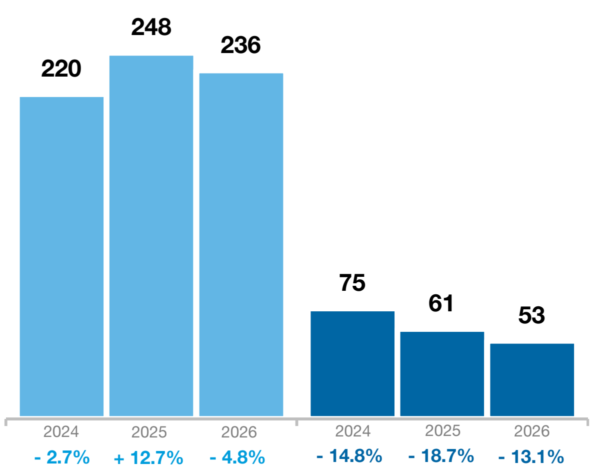
Historical Pending Sales by Month



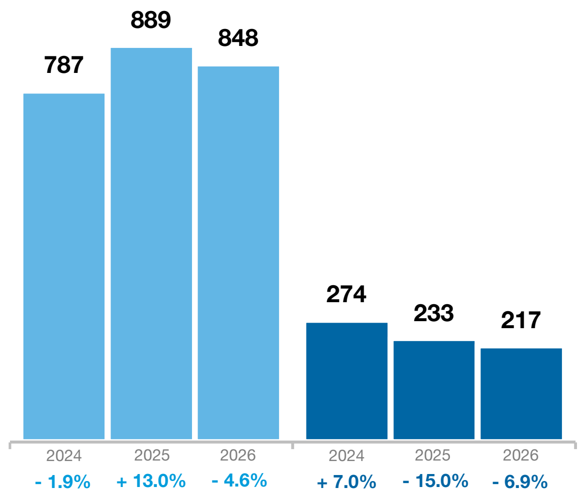
Sold Listings

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

May

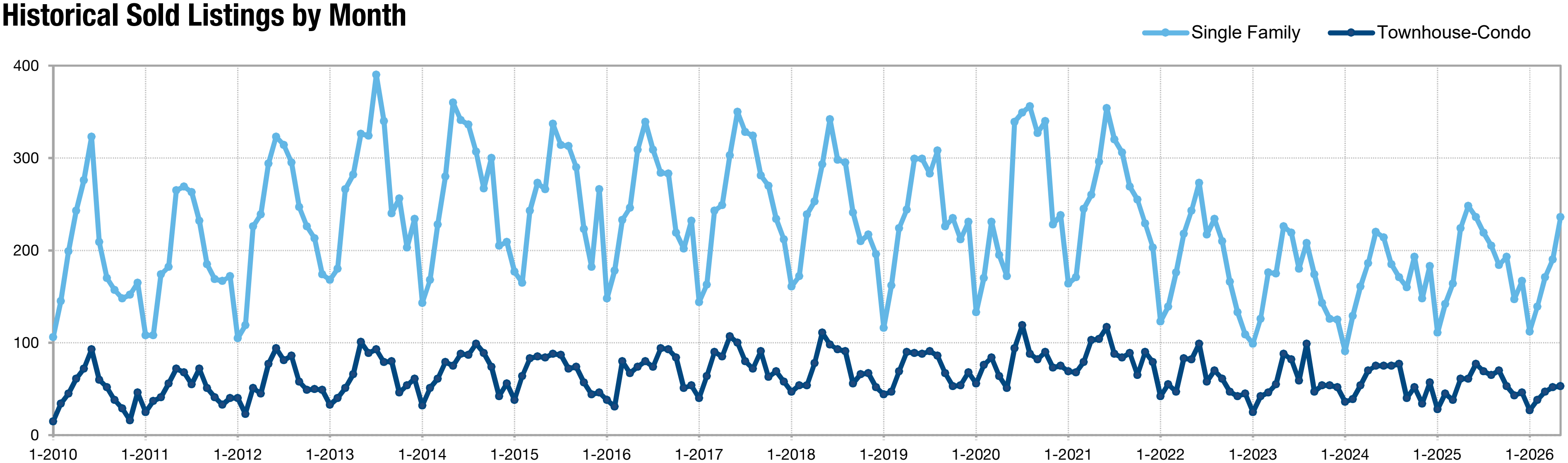


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2025	236	+10.3%	77	+2.7%
Jul-2025	219	+18.4%	69	-8.0%
Aug-2025	205	+19.9%	65	-15.6%
Sep-2025	184	+15.0%	70	+75.0%
Oct-2025	193	0.0%	53	+1.9%
Nov-2025	147	-0.7%	43	+26.5%
Dec-2025	167	-8.7%	46	-19.3%
Jan-2026	112	+0.9%	27	-3.6%
Feb-2026	139	-2.1%	38	-15.6%
Mar-2026	171	+4.3%	47	+23.7%
Apr-2026	190	-15.2%	52	-14.8%
May-2026	**236**	**-4.8%**	**53**	**-13.1%**
12-Month Avg	184	+2.8%	54	+0.3%

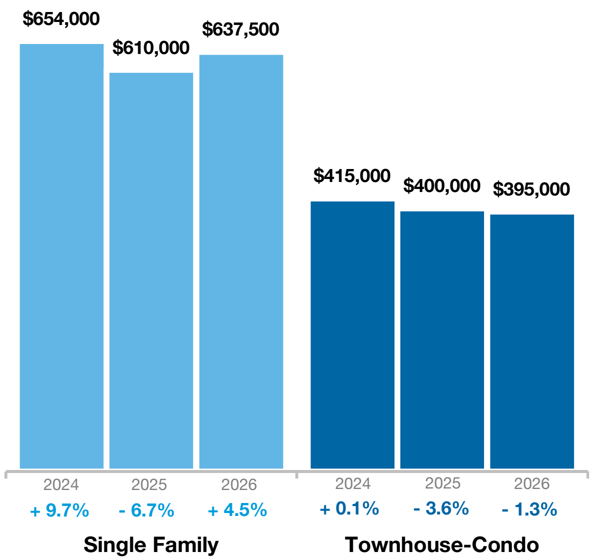
Historical Sold Listings by Month



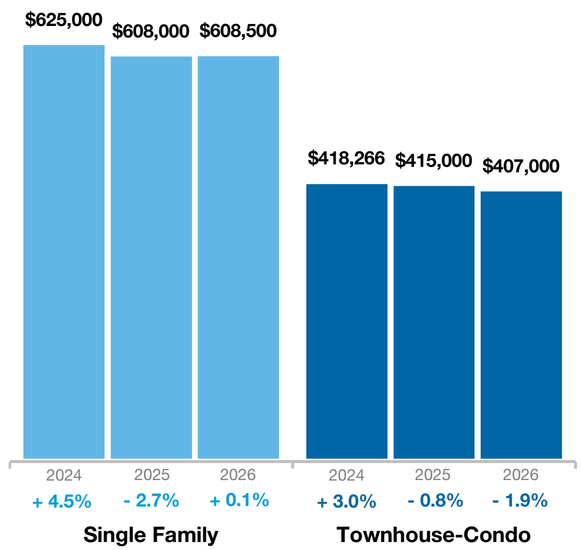
Median Sales Price

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

May



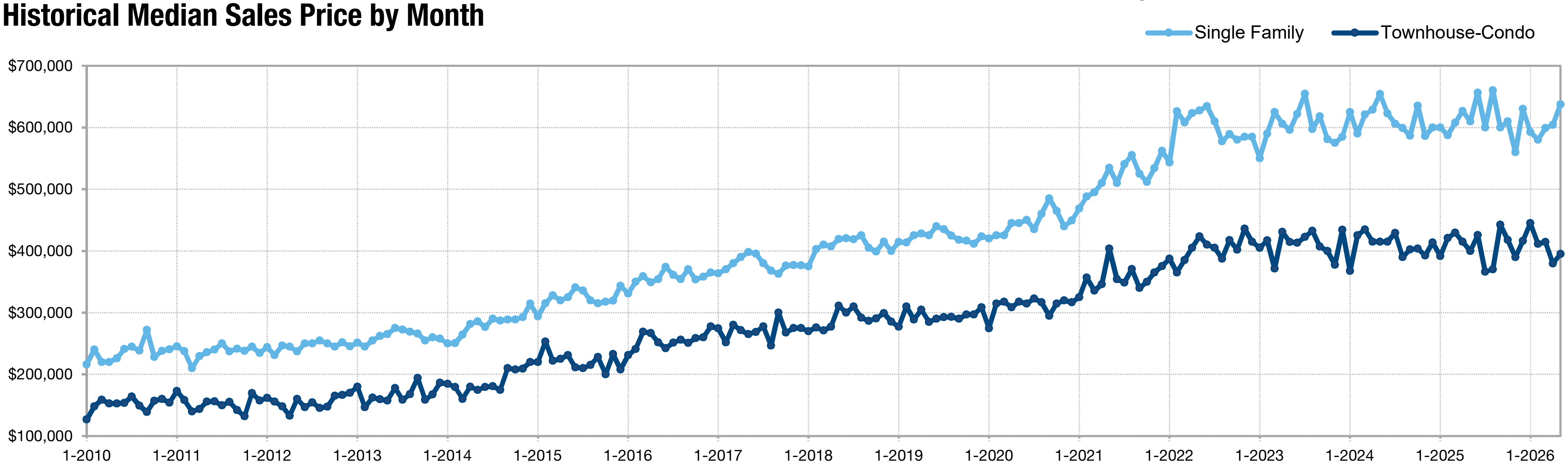
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2025	$656,250	+5.4%	$425,500	+2.5%
Jul-2025	$600,000	-1.0%	$366,175	-14.6%
Aug-2025	$660,000	+10.2%	$370,000	-5.1%
Sep-2025	$600,000	+2.3%	$442,500	+9.9%
Oct-2025	$610,000	-3.9%	$417,900	+3.5%
Nov-2025	$560,000	-4.4%	$389,900	-0.7%
Dec-2025	$630,000	+5.0%	$415,995	+0.5%
Jan-2026	$592,495	-1.3%	$445,000	+13.6%
Feb-2026	$580,000	-1.3%	$411,500	-2.2%
Mar-2026	$599,000	-1.4%	$414,500	-3.5%
Apr-2026	$604,000	-3.6%	$379,500	-8.6%
May-2026	**$637,500**	**+4.5%**	**$395,000**	**-1.3%**
12-Month Avg*	$612,500	+1.2%	$405,250	-1.2%

* Median Sales Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

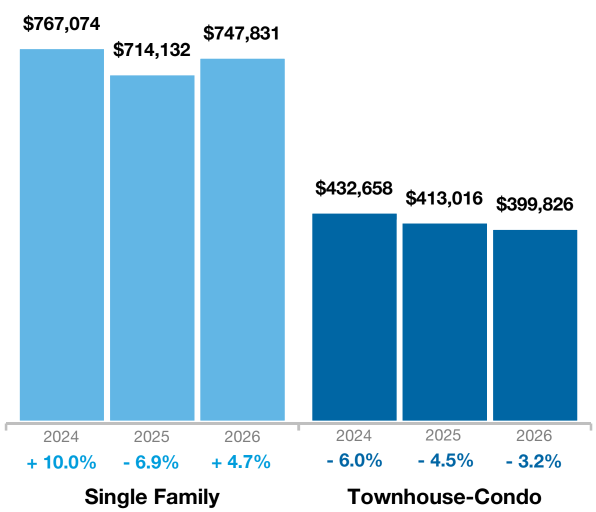
Historical Median Sales Price by Month



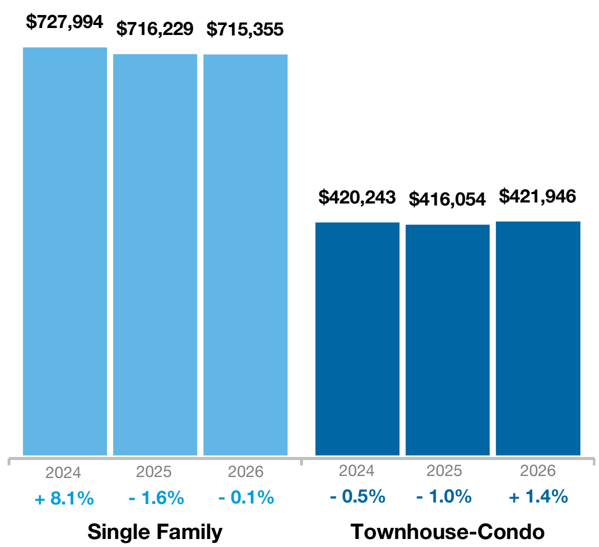
Average Sales Price

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

May



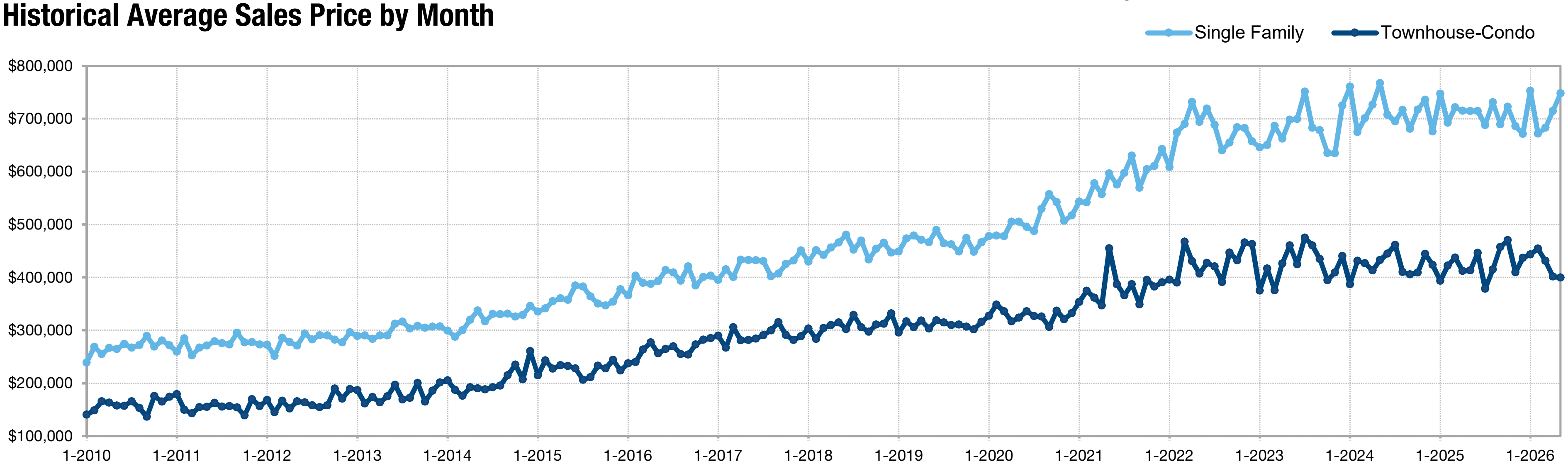
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2025	$714,255	+1.0%	$446,512	+0.4%
Jul-2025	$687,843	-1.0%	$378,304	-18.0%
Aug-2025	$730,956	+2.1%	$415,213	+1.3%
Sep-2025	$689,300	+1.3%	$457,437	+12.7%
Oct-2025	$722,379	+0.8%	$470,529	+15.0%
Nov-2025	$685,537	-6.8%	$409,533	-7.8%
Dec-2025	$671,399	-0.6%	$436,943	+3.2%
Jan-2026	$752,677	+0.8%	$443,191	+12.6%
Feb-2026	$671,816	-3.0%	$454,179	+7.6%
Mar-2026	$682,749	-5.3%	$431,163	-1.3%
Apr-2026	$714,215	-0.1%	$401,575	-2.5%
May-2026	**$747,831**	**+4.7%**	**$399,826**	**-3.2%**
12-Month Avg*	$706,029	-0.4%	$429,193	+1.0%

* Avg. Sales Price for all properties from June 2025 through May 2026. 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.

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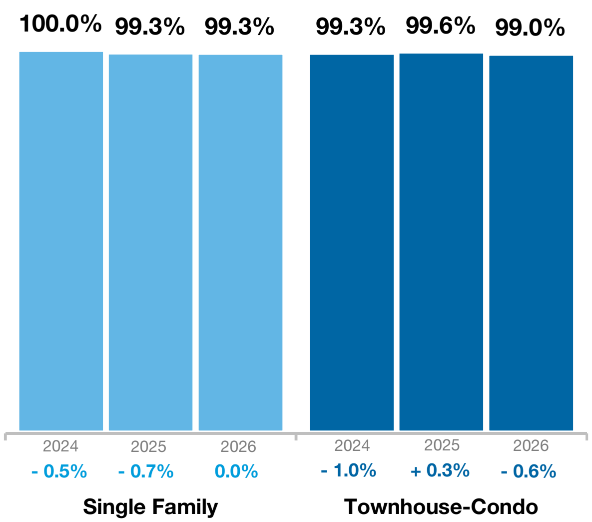
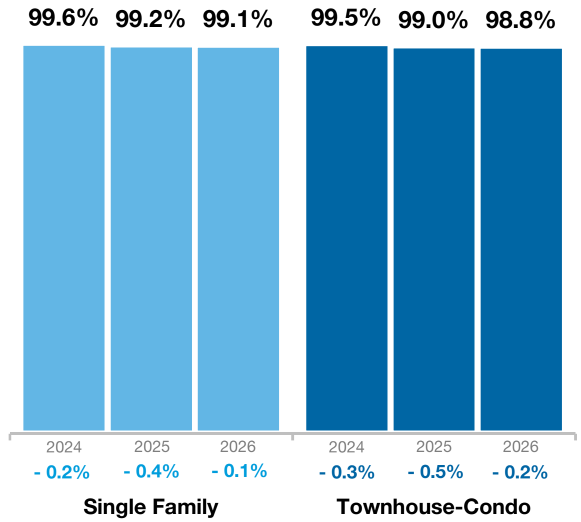
May



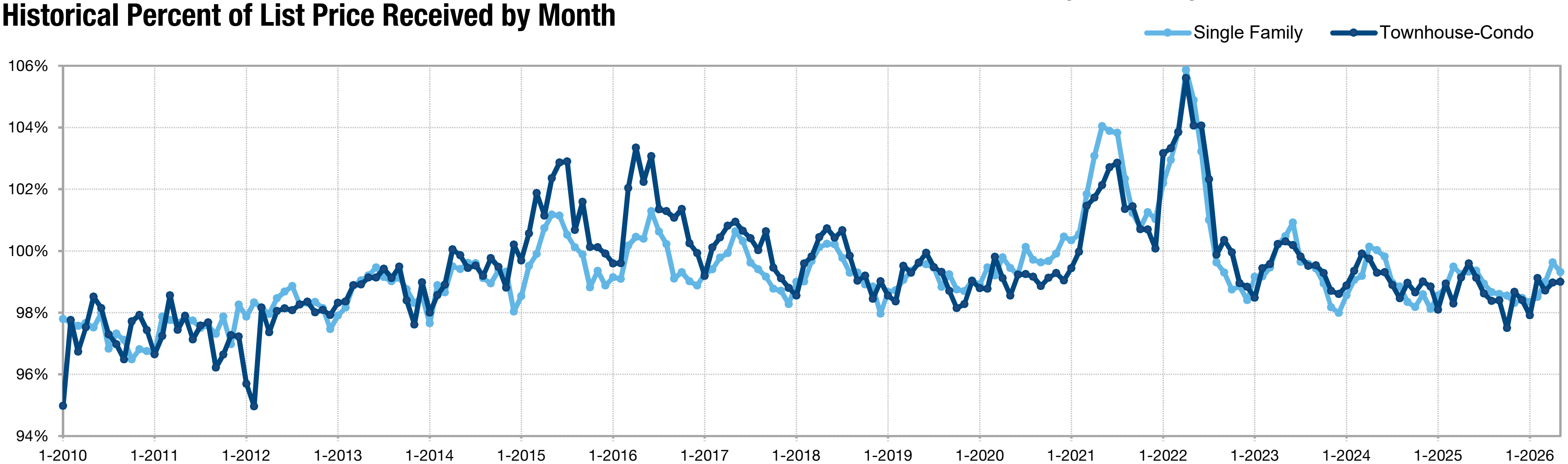
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2025	99.4%	-0.4%	99.1%	-0.2%
Jul-2025	98.9%	-0.1%	98.6%	-0.3%
Aug-2025	98.7%	-0.1%	98.4%	-0.1%
Sep-2025	98.6%	+0.3%	98.4%	-0.6%
Oct-2025	98.6%	+0.4%	97.5%	-1.2%
Nov-2025	98.3%	-0.3%	98.7%	-0.3%
Dec-2025	98.5%	+0.4%	98.4%	-0.4%
Jan-2026	98.3%	-0.3%	97.9%	-0.2%
Feb-2026	98.5%	-0.3%	99.1%	+0.2%
Mar-2026	99.0%	-0.5%	98.7%	+0.4%
Apr-2026	99.6%	+0.4%	99.0%	-0.1%
May-2026	**99.3%**	**0.0%**	**99.0%**	**-0.6%**
12-Month Avg*	98.9%	-0.0%	98.6%	-0.3%

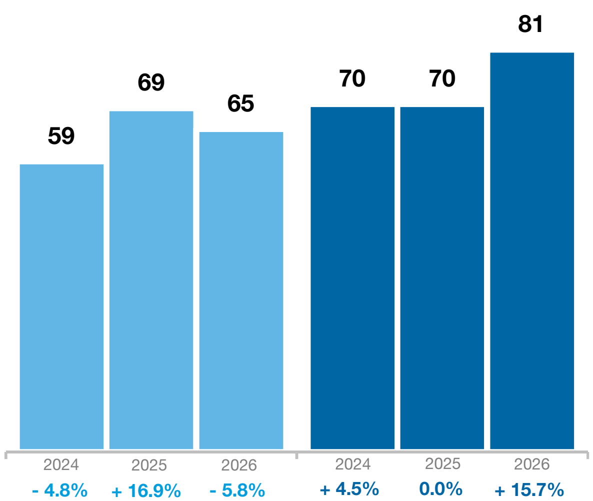
* Pct. of List Price Received for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

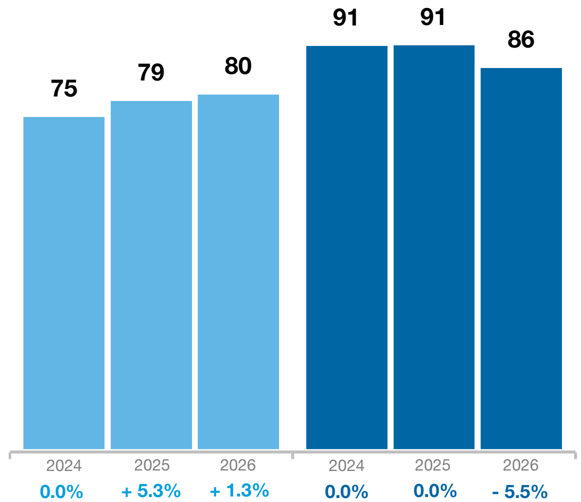


Days on Market Until Sale

May



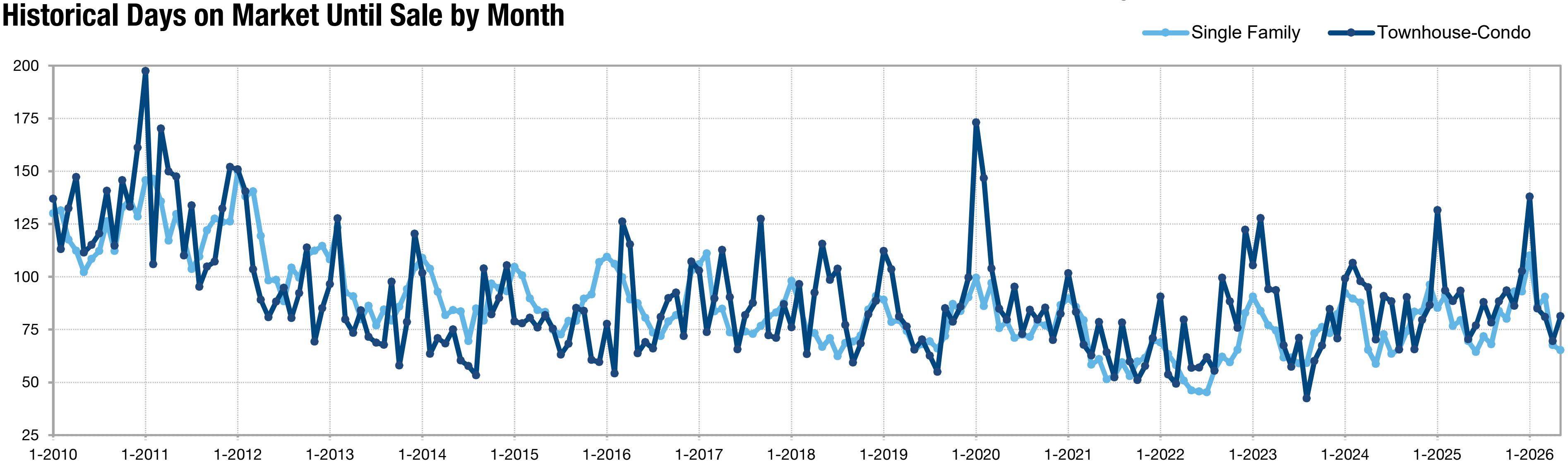
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2025	64	-12.3%	77	-15.4%
Jul-2025	72	+14.3%	88	0.0%
Aug-2025	68	+3.0%	78	+18.2%
Sep-2025	84	+13.5%	88	-2.2%
Oct-2025	80	-3.6%	94	+42.4%
Nov-2025	93	+12.0%	86	+7.5%
Dec-2025	93	-3.1%	103	+18.4%
Jan-2026	110	+29.4%	138	+4.5%
Feb-2026	86	-5.5%	85	-8.6%
Mar-2026	90	+16.9%	81	-8.0%
Apr-2026	68	-13.9%	70	-24.7%
May-2026	**65**	**-5.8%**	**81**	**+15.7%**
12-Month Avg	79	+1.2%	87	+2.3%

* Days on Market for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

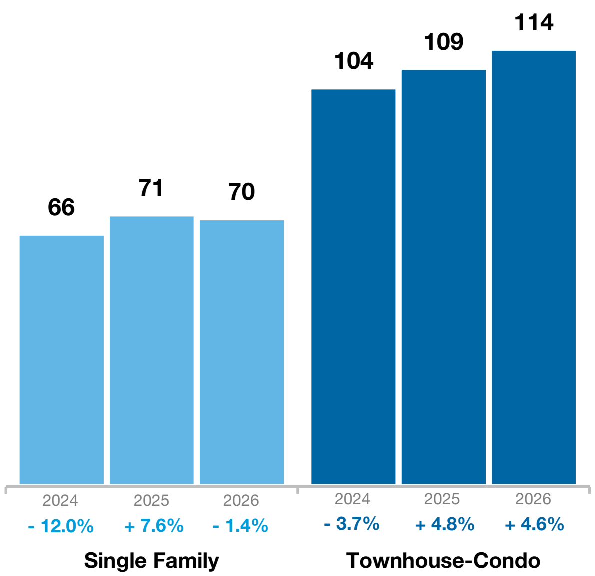
Historical Days on Market Until Sale by Month



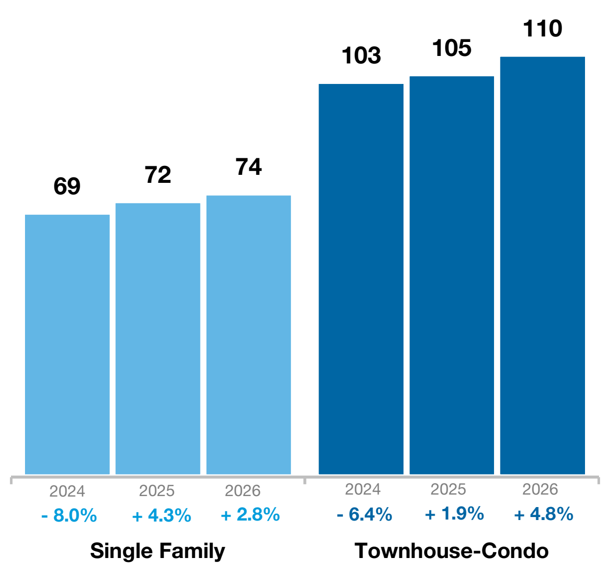
Housing Affordability Index

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.

May

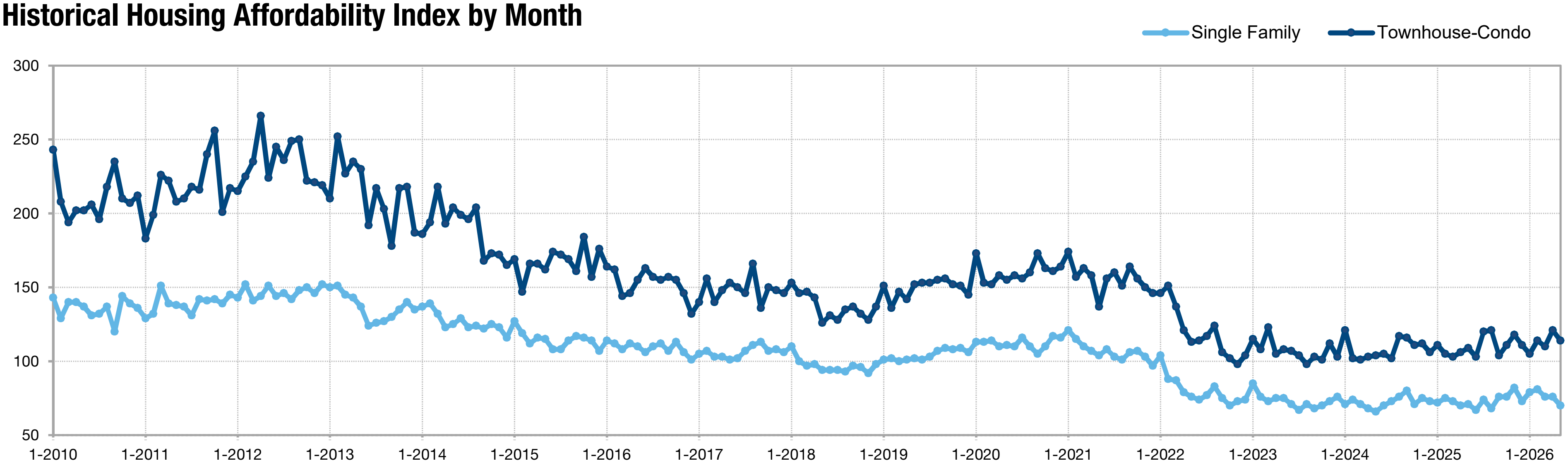


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2025	67	-4.3%	103	-1.9%
Jul-2025	74	+1.4%	120	+17.6%
Aug-2025	68	-10.5%	121	+3.4%
Sep-2025	76	-5.0%	104	-10.3%
Oct-2025	76	+7.0%	111	0.0%
Nov-2025	82	+9.3%	118	+5.4%
Dec-2025	73	0.0%	111	+4.7%
Jan-2026	79	+9.7%	105	-5.4%
Feb-2026	81	+8.0%	114	+8.6%
Mar-2026	76	+4.1%	110	+6.8%
Apr-2026	76	+8.6%	121	+14.2%
May-2026	**70**	**-1.4%**	**114**	**+4.6%**
12-Month Avg	75	+1.4%	73	+4.7%

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.

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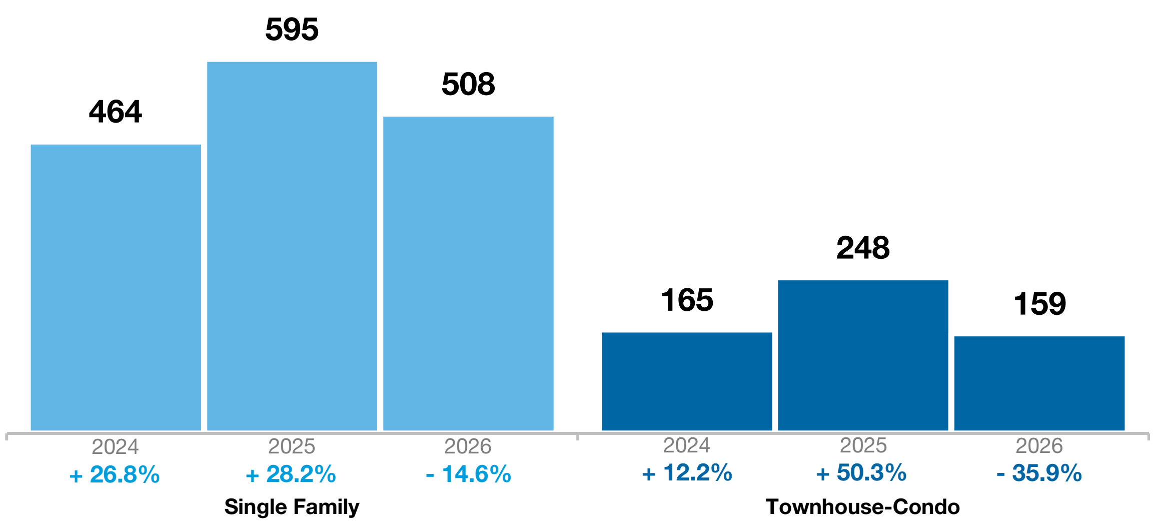
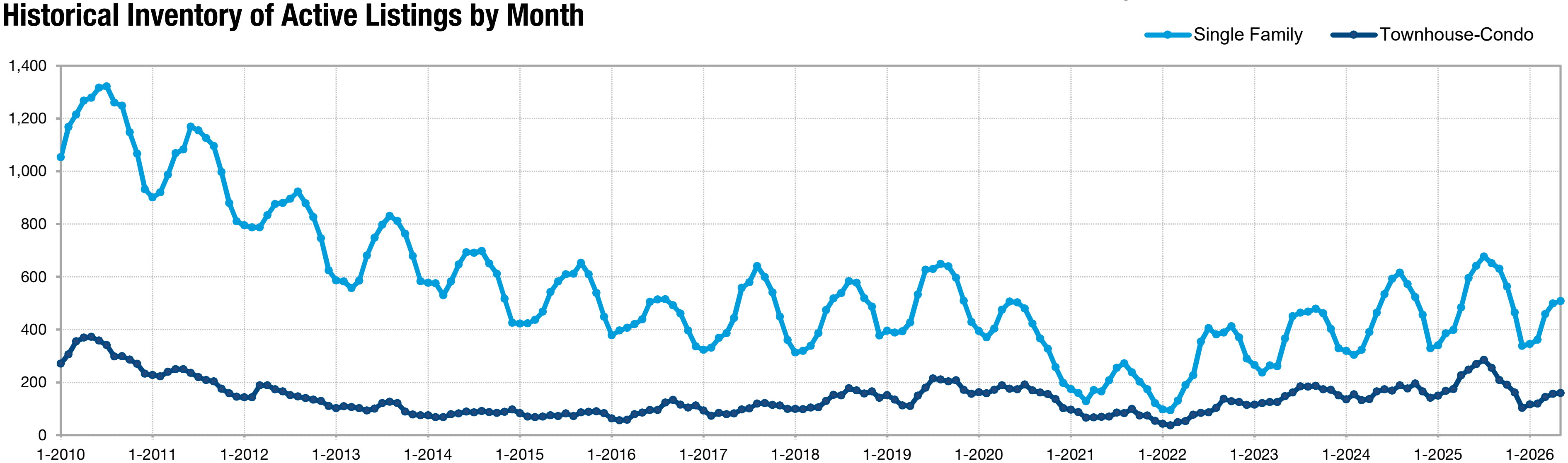
May



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2025	641	+20.0%	269	+54.6%
Jul-2025	676	+14.2%	285	+69.6%
Aug-2025	651	+5.9%	255	+34.9%
Sep-2025	630	+10.1%	209	+18.1%
Oct-2025	563	+7.6%	191	-2.6%
Nov-2025	465	+2.0%	161	-2.4%
Dec-2025	338	+2.7%	103	-27.0%
Jan-2026	345	+1.5%	116	-22.1%
Feb-2026	361	-6.2%	119	-28.7%
Mar-2026	459	+15.3%	144	-17.7%
Apr-2026	499	+3.1%	156	-31.3%
May-2026	**508**	**-14.6%**	**159**	**-35.9%**
12-Month Avg*	517	+5.1%	183	+0.8%

* Active Listings for all properties from June 2025 through May 2026. 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.

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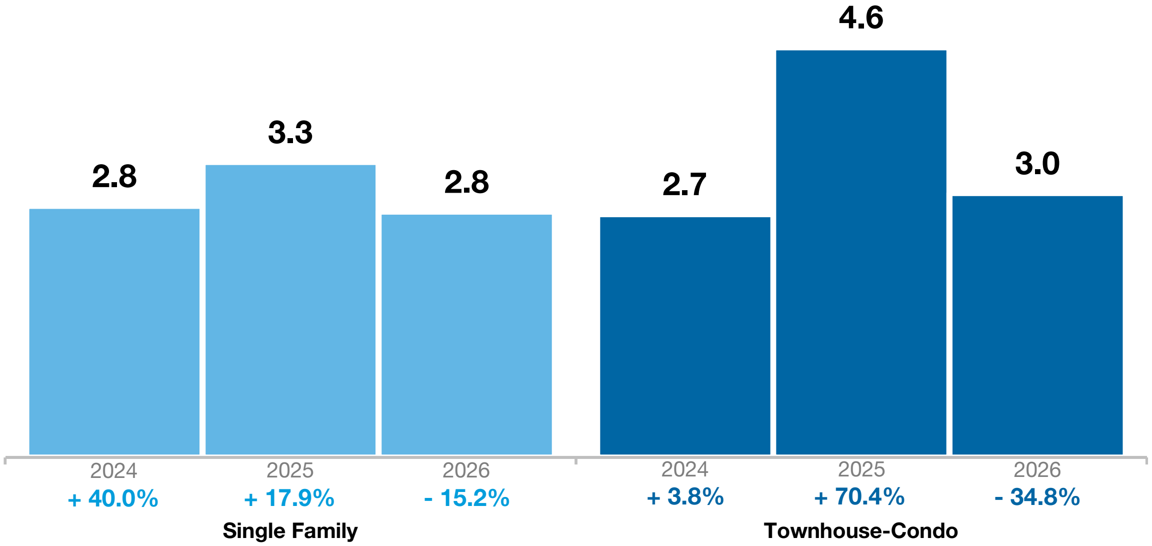
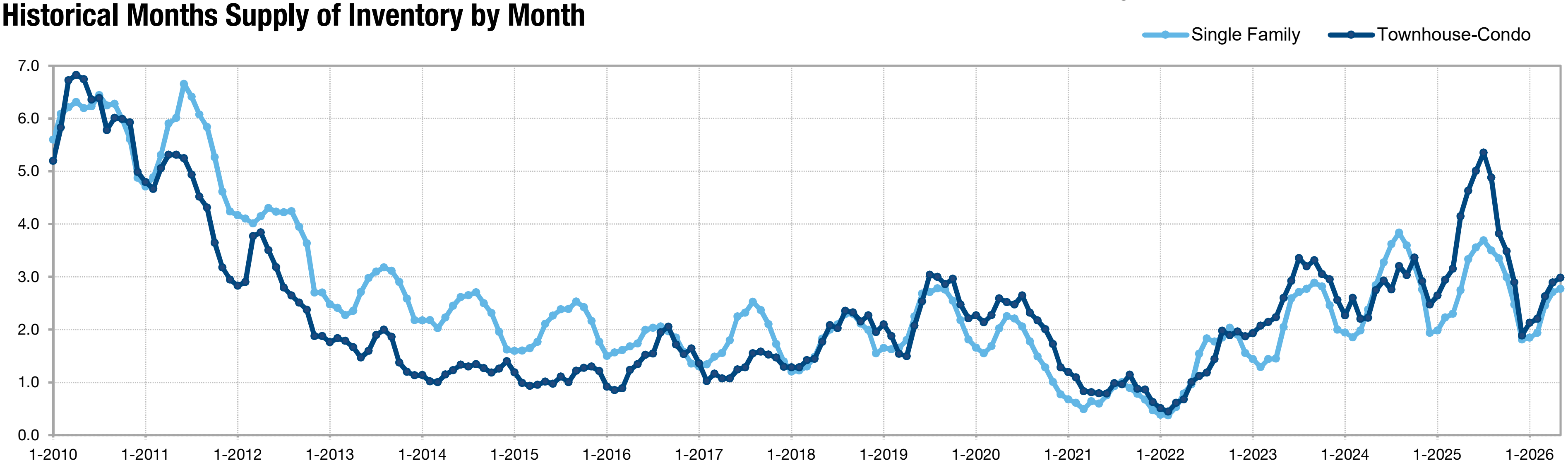
May



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2025	3.6	+9.1%	5.0	+72.4%
Jul-2025	3.7	+2.8%	5.4	+92.9%
Aug-2025	3.5	-7.9%	4.9	+53.1%
Sep-2025	3.3	-8.3%	3.8	+26.7%
Oct-2025	3.0	-6.3%	3.5	+2.9%
Nov-2025	2.5	-10.7%	2.9	0.0%
Dec-2025	1.8	-5.3%	1.9	-24.0%
Jan-2026	1.8	-10.0%	2.1	-19.2%
Feb-2026	1.9	-13.6%	2.2	-24.1%
Mar-2026	2.5	+8.7%	2.6	-18.8%
Apr-2026	2.7	0.0%	2.9	-29.3%
May-2026	**2.8**	**-15.2%**	**3.0**	**-34.8%**
12-Month Avg*	2.8	-5.1%	3.4	+6.3%

* Months Supply for all properties from June 2025 through May 2026. 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.

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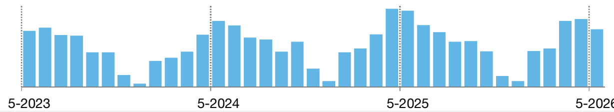
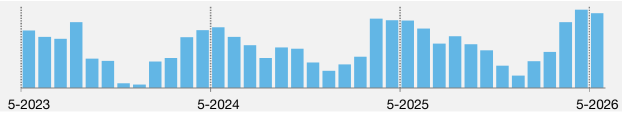
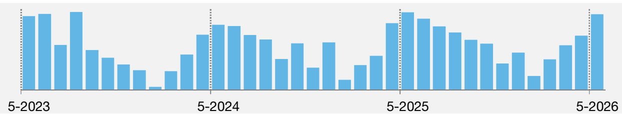
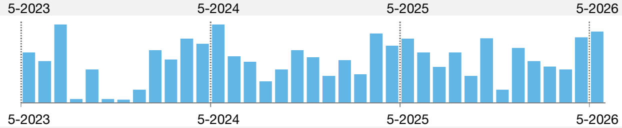
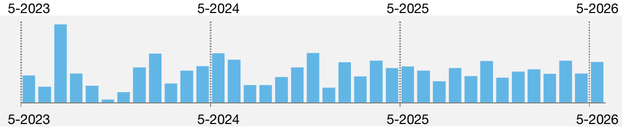
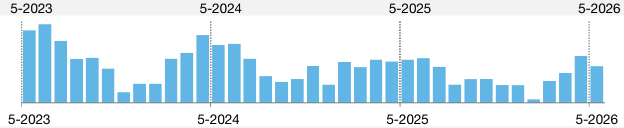
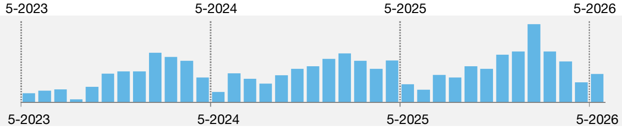
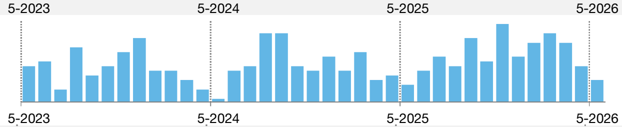
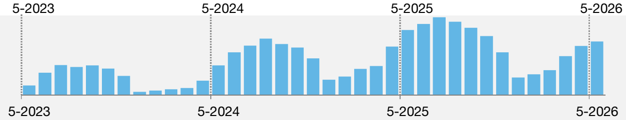
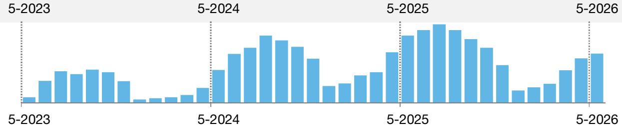
Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		543	**445**	- 18.0%	2,116	**2,046**	- 3.3%
Pending Sales		306	**323**	+ 5.6%	1,343	**1,379**	+ 2.7%
Under Contract	Not enough historical data for chart	--	**--**	--	--	**--**	--
Sold Listings		329	**315**	- 4.3%	1,187	**1,163**	- 2.0%
Median Sales Price		$585,000	**$590,000**	+ 0.9%	$565,000	**$567,805**	+ 0.5%
Avg. Sales Price		$660,146	**$668,337**	+ 0.6%	$648,766	**$652,518**	+ 0.6%
Pct. of List Price Received		99.4%	**99.1%**	- 0.2%	99.1%	**98.9%**	- 0.2%
Days on Market		69	**74**	+ 3.6%	83	**86**	+ 3.6%
Affordability Index		74	**76**	+ 2.7%	77	**79**	+ 2.6%
Active Listings		876	**785**	- 10.4%	--	**--**	--
Months Supply		3.7	**3.2**	- 13.1%	--	**--**	--

Sold Listings

Actual sales that have closed in a given quarter.

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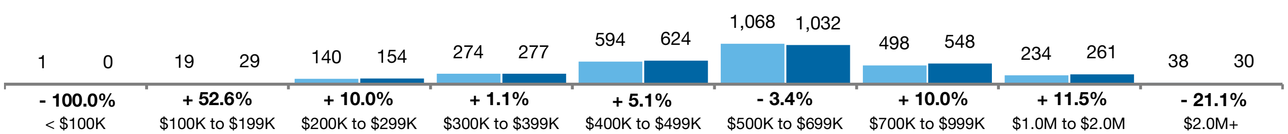
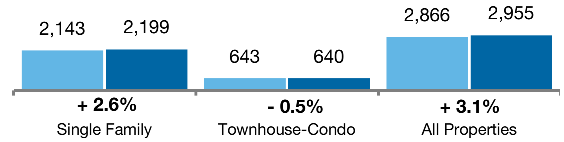
By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family 5-2025	Single Family 5-2026	Single Family Change	Townhouse-Condo 5-2025	Townhouse-Condo 5-2026	Townhouse-Condo Change
$99,999 and Below	0	0	--	1	0	- 100.0%
$100,000 to $199,999	13	14	+ 7.7%	1	7	+ 600.0%
$200,000 to $299,999	30	26	- 13.3%	94	105	+ 11.7%
$300,000 to $399,999	61	58	- 4.9%	196	193	- 1.5%
$400,000 to $499,999	348	380	+ 9.2%	237	226	- 4.6%
$500,000 to $699,999	968	934	- 3.5%	86	78	- 9.3%
$700,000 to $999,999	464	525	+ 13.1%	23	12	- 47.8%
$1,000,000 to $1,999,999	222	234	+ 5.4%	5	19	+ 280.0%
$2,000,000 and Above	37	28	- 24.3%	0	0	--
All Price Ranges	**2,143**	**2,199**	**+ 2.6%**	**643**	**640**	**- 0.5%**

Compared to Prior Month

By Price Range	Single Family 4-2026	Single Family 5-2026	Single Family Change	Townhouse-Condo 4-2026	Townhouse-Condo 5-2026	Townhouse-Condo Change
$99,999 and Below	0	0	--	0	0	--
$100,000 to $199,999	2	2	0.0%	1	0	- 100.0%
$200,000 to $299,999	0	2	--	9	9	0.0%
$300,000 to $399,999	1	6	+ 500.0%	20	18	- 10.0%
$400,000 to $499,999	23	33	+ 43.5%	15	18	+ 20.0%
$500,000 to $699,999	100	102	+ 2.0%	5	7	+ 40.0%
$700,000 to $999,999	47	55	+ 17.0%	1	1	0.0%
$1,000,000 to $1,999,999	14	32	+ 128.6%	1	0	- 100.0%
$2,000,000 and Above	3	4	+ 33.3%	0	0	--
All Price Ranges	**190**	**236**	**+ 24.2%**	**52**	**53**	**+ 1.9%**

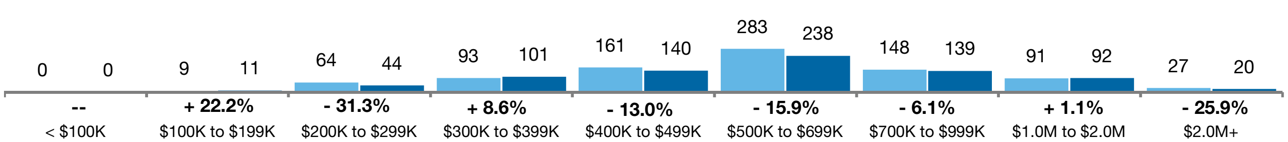
Year to Date

By Price Range	Single Family 5-2025	Single Family 5-2026	Single Family Change	Townhouse-Condo 5-2025	Townhouse-Condo 5-2026	Townhouse-Condo Change
$99,999 and Below	0	0	--	1	0	- 100.0%
$100,000 to $199,999	3	5	+ 66.7%	0	2	--
$200,000 to $299,999	11	7	- 36.4%	33	29	- 12.1%
$300,000 to $399,999	26	22	- 15.4%	65	71	+ 9.2%
$400,000 to $499,999	126	139	+ 10.3%	100	82	- 18.0%
$500,000 to $699,999	412	384	- 6.8%	28	24	- 14.3%
$700,000 to $999,999	202	190	- 5.9%	5	5	0.0%
$1,000,000 to $1,999,999	93	85	- 8.6%	1	4	+ 300.0%
$2,000,000 and Above	16	16	0.0%	0	0	--
All Price Ranges	**889**	**848**	**- 4.6%**	**233**	**217**	**- 6.9%**

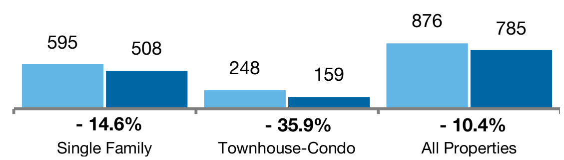
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family 5-2025	Single Family 5-2026	Single Family Change	Townhouse-Condo 5-2025	Townhouse-Condo 5-2026	Townhouse-Condo Change
$99,999 and Below	0	0	--	0	0	--
$100,000 to $199,999	7	5	- 28.6%	0	0	--
$200,000 to $299,999	9	7	- 22.2%	49	18	- 63.3%
$300,000 to $399,999	23	26	+ 13.0%	63	49	- 22.2%
$400,000 to $499,999	70	74	+ 5.7%	85	52	- 38.8%
$500,000 to $699,999	246	198	- 19.5%	34	23	- 32.4%
$700,000 to $999,999	131	123	- 6.1%	13	5	- 61.5%
$1,000,000 to $1,999,999	85	67	- 21.2%	4	10	+ 150.0%
$2,000,000 and Above	24	8	- 66.7%	0	2	--
All Price Ranges	**595**	**508**	**- 14.6%**	**248**	**159**	**- 35.9%**

Compared to Prior Month

By Price Range	Single Family 4-2026	Single Family 5-2026	Single Family Change	Townhouse-Condo 4-2026	Townhouse-Condo 5-2026	Townhouse-Condo Change
$99,999 and Below	0	0	--	0	0	--
$100,000 to $199,999	4	5	+ 25.0%	0	0	--
$200,000 to $299,999	7	7	0.0%	14	18	+ 28.6%
$300,000 to $399,999	22	26	+ 18.2%	52	49	- 5.8%
$400,000 to $499,999	79	74	- 6.3%	49	52	+ 6.1%
$500,000 to $699,999	188	198	+ 5.3%	25	23	- 8.0%
$700,000 to $999,999	116	123	+ 6.0%	4	5	+ 25.0%
$1,000,000 to $1,999,999	73	67	- 8.2%	10	10	0.0%
$2,000,000 and Above	10	8	- 20.0%	2	2	0.0%
All Price Ranges	**499**	**508**	**+ 1.8%**	**156**	**159**	**+ 1.9%**

Year to Date

Single Family	Townhouse-Condo

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®

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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 May 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Berthoud

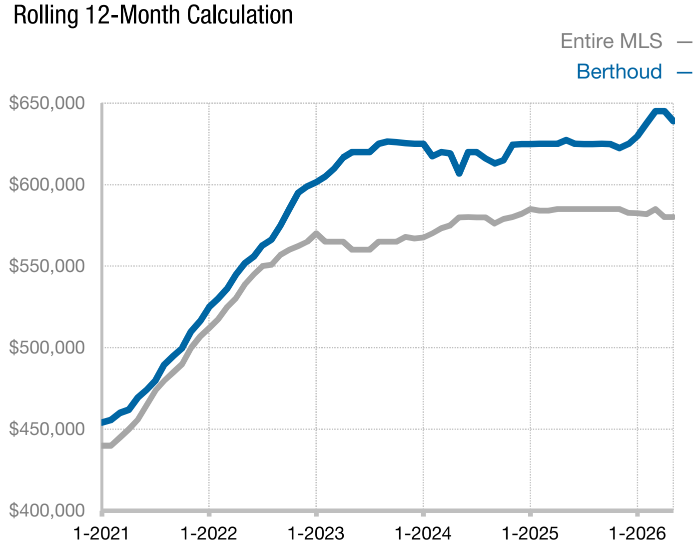
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 05-2025**	**Thru 05-2026**	Percent Change from Previous Year
New Listings	61	**63**	+ 3.3%	342	**332**	- 2.9%
Closed Sales	43	**38**	- 11.6%	206	**167**	- 18.9%
Median Sales Price*	$715,000	**$619,900**	- 13.3%	$627,450	**$645,000**	+ 2.8%
Average Sales Price*	$771,635	**$670,950**	- 13.0%	$775,123	**$735,986**	- 5.0%
Percent of List Price Received*	99.1%	**98.5%**	- 0.6%	99.0%	**98.7%**	- 0.3%
Days on Market Until Sale	61	**69**	+ 13.1%	91	**82**	- 9.9%
Inventory of Homes for Sale	181	**160**	- 11.6%	--	**--**	--
Months Supply of Inventory	4.7	**4.9**	+ 4.3%	--	**--**	--

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

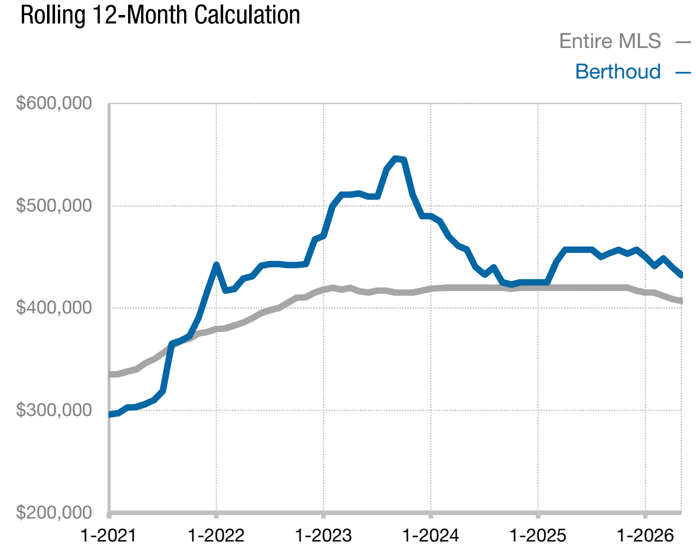
Townhouse/Condo	May			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 05-2025**	**Thru 05-2026**	Percent Change from Previous Year
New Listings	4	**9**	+ 125.0%	39	**38**	- 2.6%
Closed Sales	4	**10**	+ 150.0%	19	**35**	+ 84.2%
Median Sales Price*	$424,950	**$384,900**	- 9.4%	$457,000	**$398,900**	- 12.7%
Average Sales Price*	$413,725	**$461,060**	+ 11.4%	$450,168	**$442,397**	- 1.7%
Percent of List Price Received*	97.4%	**98.9%**	+ 1.5%	98.7%	**99.0%**	+ 0.3%
Days on Market Until Sale	85	**115**	+ 35.3%	89	**102**	+ 14.6%
Inventory of Homes for Sale	20	**19**	- 5.0%	--	**--**	--
Months Supply of Inventory	6.1	**3.8**	- 37.7%	--	**--**	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Boulder

Single Family

Key Metrics	May 2025	May 2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
New Listings	232	**150**	- 35.3%	935	**722**	- 22.8%
Closed Sales	111	**88**	- 20.7%	367	**349**	- 4.9%
Median Sales Price*	$1,275,000	**$1,325,000**	+ 3.9%	$1,325,000	**$1,295,000**	- 2.3%
Average Sales Price*	$1,693,532	**$1,584,724**	- 6.4%	$1,739,206	**$1,585,082**	- 8.9%
Percent of List Price Received*	96.3%	**98.8%**	+ 2.6%	96.9%	**97.5%**	+ 0.6%
Days on Market Until Sale	64	**59**	- 7.8%	75	**73**	- 2.7%
Inventory of Homes for Sale	488	**356**	- 27.0%	--	**--**	--
Months Supply of Inventory	6.6	**4.6**	- 30.3%	--	**--**	--

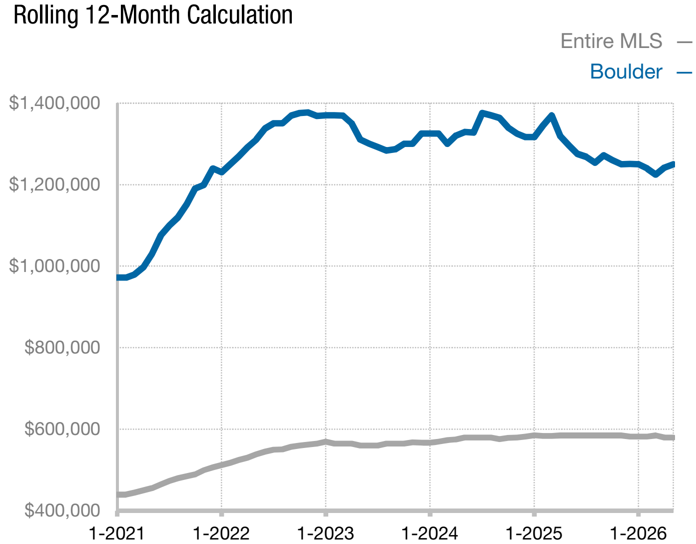
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

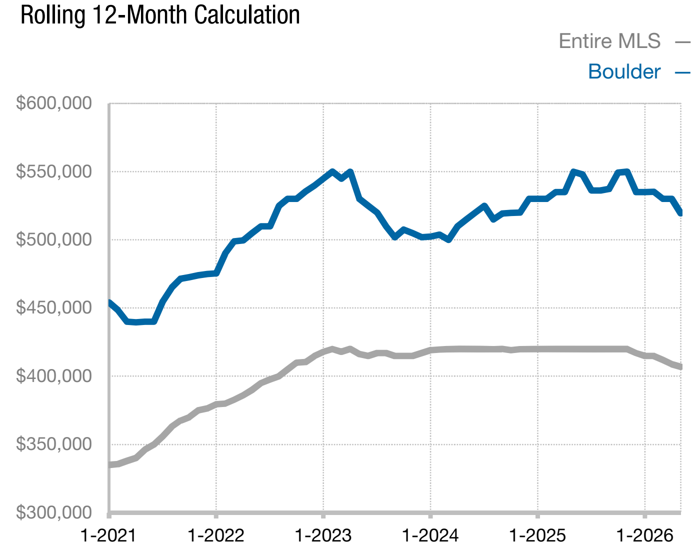
Key Metrics	May 2025	May 2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
New Listings	152	**75**	- 50.7%	557	**365**	- 34.5%
Closed Sales	67	**42**	- 37.3%	224	**171**	- 23.7%
Median Sales Price*	$615,000	**$548,500**	- 10.8%	$587,450	**$540,000**	- 8.1%
Average Sales Price*	$639,001	**$594,411**	- 7.0%	$698,532	**$585,846**	- 16.1%
Percent of List Price Received*	98.5%	**97.5%**	- 1.0%	98.4%	**97.3%**	- 1.1%
Days on Market Until Sale	52	**96**	+ 84.6%	77	**88**	+ 14.3%
Inventory of Homes for Sale	320	**211**	- 34.1%	--	**--**	--
Months Supply of Inventory	6.8	**4.8**	- 29.4%	--	**--**	--

* 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 May 2026

A Research Tool Provided by the Colorado Association of REALTORS®

FCBR
FORT COLLINS BOARD OF REALTORS®

Fort Collins

Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 05-2025**	**Thru 05-2026**	Percent Change from Previous Year
New Listings	295	**275**	- 6.8%	1,183	**1,167**	- 1.4%
Closed Sales	202	**188**	- 6.9%	750	**709**	- 5.5%
Median Sales Price*	$617,500	**$659,000**	+ 6.7%	$615,000	**$620,000**	+ 0.8%
Average Sales Price*	$698,236	**$768,627**	+ 10.1%	$704,877	**$727,535**	+ 3.2%
Percent of List Price Received*	99.9%	**99.5%**	- 0.4%	99.4%	**99.3%**	- 0.1%
Days on Market Until Sale	54	**59**	+ 9.3%	67	**70**	+ 4.5%
Inventory of Homes for Sale	384	**348**	- 9.4%	--	**--**	--
Months Supply of Inventory	2.5	**2.3**	- 8.0%	--	**--**	--

* 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	**2025**	**2026**	Percent Change from Previous Year	**Thru 05-2025**	**Thru 05-2026**	Percent Change from Previous Year
New Listings	119	**76**	- 36.1%	477	**431**	- 9.6%
Closed Sales	63	**56**	- 11.1%	236	**227**	- 3.8%
Median Sales Price*	$419,000	**$397,500**	- 5.1%	$414,995	**$405,000**	- 2.4%
Average Sales Price*	$422,530	**$409,132**	- 3.2%	$422,394	**$407,665**	- 3.5%
Percent of List Price Received*	99.5%	**99.2%**	- 0.3%	98.8%	**98.9%**	+ 0.1%
Days on Market Until Sale	67	**73**	+ 9.0%	85	**80**	- 5.9%
Inventory of Homes for Sale	221	**171**	- 22.6%	--	**--**	--
Months Supply of Inventory	4.1	**3.2**	- 22.0%	--	**--**	--

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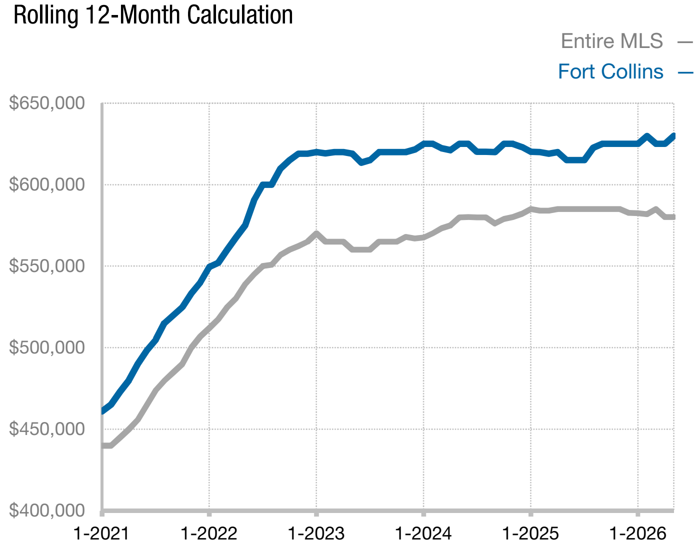
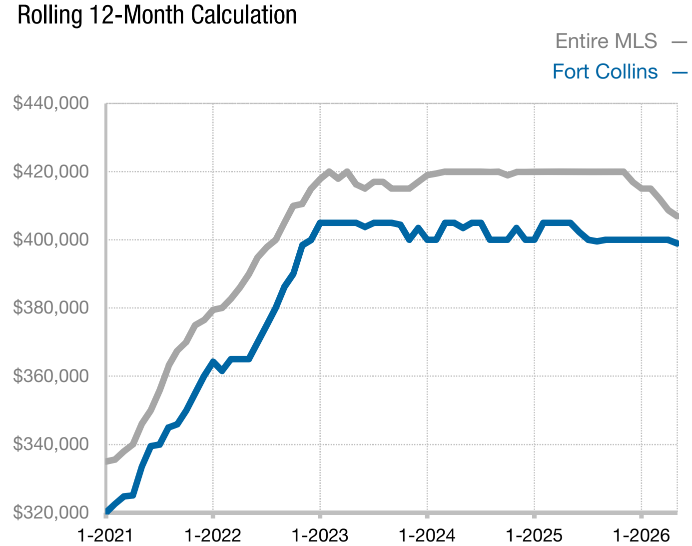
Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®

FORT COLLINS BOARD OF REALTORS®

Greeley

Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 05-2025**	**Thru 05-2026**	Percent Change from Previous Year
New Listings	174	**148**	- 14.9%	696	**656**	- 5.7%
Closed Sales	135	**102**	- 24.4%	459	**461**	+ 0.4%
Median Sales Price*	$455,100	**$437,250**	- 3.9%	$454,990	**$437,000**	- 4.0%
Average Sales Price*	$459,894	**$472,085**	+ 2.7%	$478,986	**$460,817**	- 3.8%
Percent of List Price Received*	99.4%	**99.8%**	+ 0.4%	99.4%	**99.4%**	0.0%
Days on Market Until Sale	57	**60**	+ 5.3%	72	**76**	+ 5.6%
Inventory of Homes for Sale	263	**228**	- 13.3%	--	**--**	--
Months Supply of Inventory	3.0	**2.3**	- 23.3%	--	**--**	--

* 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	**2025**	**2026**	Percent Change from Previous Year	**Thru 05-2025**	**Thru 05-2026**	Percent Change from Previous Year
New Listings	39	**32**	- 17.9%	134	**125**	- 6.7%
Closed Sales	20	**13**	- 35.0%	71	**75**	+ 5.6%
Median Sales Price*	$315,000	**$350,000**	+ 11.1%	$345,000	**$340,000**	- 1.4%
Average Sales Price*	$314,650	**$329,742**	+ 4.8%	$343,062	**$344,976**	+ 0.6%
Percent of List Price Received*	98.5%	**98.3%**	- 0.2%	99.1%	**98.5%**	- 0.6%
Days on Market Until Sale	72	**65**	- 9.7%	89	**91**	+ 2.2%
Inventory of Homes for Sale	69	**67**	- 2.9%	--	**--**	--
Months Supply of Inventory	4.1	**4.4**	+ 7.3%	--	**--**	--

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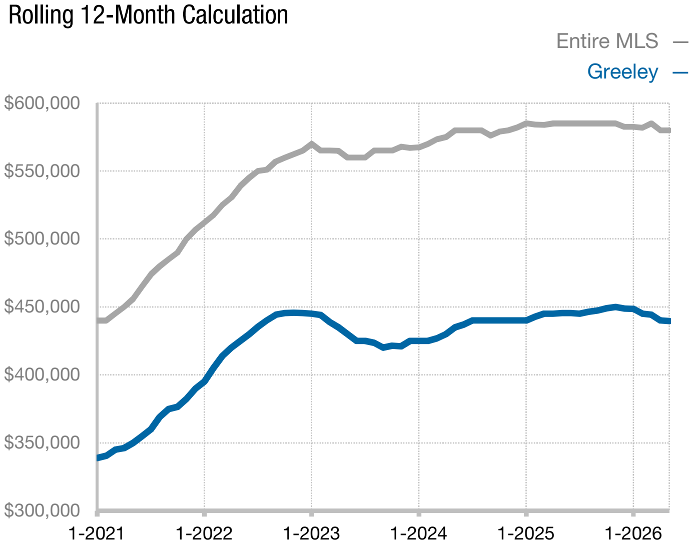
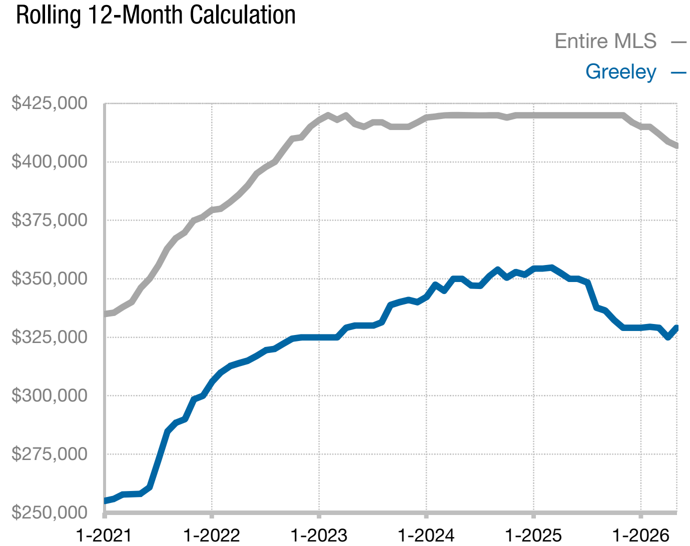
Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®

FCBR FORT COLLINS BOARD OF REALTORS®

Johnstown

Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 05-2025**	**Thru 05-2026**	Percent Change from Previous Year
New Listings	111	**85**	- 23.4%	483	**435**	- 9.9%
Closed Sales	64	**62**	- 3.1%	272	**270**	- 0.7%
Median Sales Price*	$501,425	**$477,507**	- 4.8%	$509,900	**$491,700**	- 3.6%
Average Sales Price*	$503,889	**$488,537**	- 3.0%	$513,167	**$515,277**	+ 0.4%
Percent of List Price Received*	100.0%	**99.9%**	- 0.1%	99.4%	**99.9%**	+ 0.5%
Days on Market Until Sale	67	**66**	- 1.5%	80	**87**	+ 8.7%
Inventory of Homes for Sale	217	**161**	- 25.8%	--	**--**	--
Months Supply of Inventory	4.2	**2.7**	- 35.7%	--	**--**	--

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Townhouse/Condo	May			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 05-2025**	**Thru 05-2026**	Percent Change from Previous Year
New Listings	13	**9**	- 30.8%	84	**38**	- 54.8%
Closed Sales	10	**3**	- 70.0%	55	**22**	- 60.0%
Median Sales Price*	$389,675	**$399,000**	+ 2.4%	$389,900	**$361,450**	- 7.3%
Average Sales Price*	$386,332	**$375,607**	- 2.8%	$389,411	**$375,790**	- 3.5%
Percent of List Price Received*	98.2%	**100.2%**	+ 2.0%	99.4%	**98.9%**	- 0.5%
Days on Market Until Sale	87	**111**	+ 27.6%	92	**130**	+ 41.3%
Inventory of Homes for Sale	56	**27**	- 51.8%	--	**--**	--
Months Supply of Inventory	6.6	**4.0**	- 39.4%	--	**--**	--

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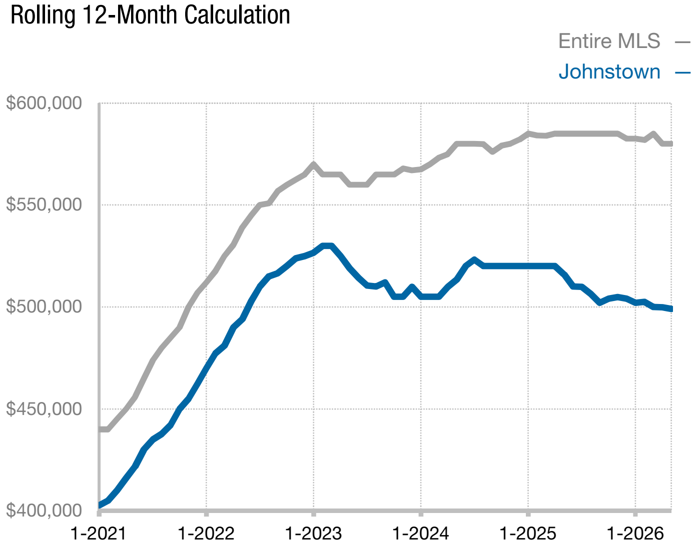
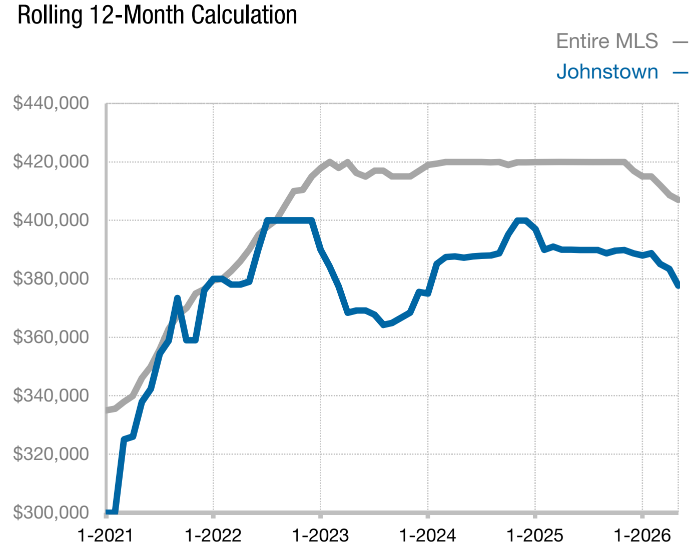
Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®

FORT COLLINS BOARD OF REALTORS®

Longmont

Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 05-2025**	**Thru 05-2026**	Percent Change from Previous Year
New Listings	197	**175**	- 11.2%	761	**757**	- 0.5%
Closed Sales	133	**139**	+ 4.5%	480	**493**	+ 2.7%
Median Sales Price*	$674,990	**$590,000**	- 12.6%	$627,000	**$600,000**	- 4.3%
Average Sales Price*	$840,315	**$730,365**	- 13.1%	$743,706	**$707,888**	- 4.8%
Percent of List Price Received*	98.3%	**99.3%**	+ 1.0%	98.8%	**98.8%**	0.0%
Days on Market Until Sale	65	**55**	- 15.4%	65	**65**	0.0%
Inventory of Homes for Sale	326	**265**	- 18.7%	--	**--**	--
Months Supply of Inventory	3.4	**2.6**	- 23.5%	--	**--**	--

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Townhouse/Condo	May			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 05-2025**	**Thru 05-2026**	Percent Change from Previous Year
New Listings	57	**40**	- 29.8%	249	**213**	- 14.5%
Closed Sales	22	**25**	+ 13.6%	128	**115**	- 10.2%
Median Sales Price*	$475,000	**$460,000**	- 3.2%	$450,000	**$442,700**	- 1.6%
Average Sales Price*	$473,373	**$444,565**	- 6.1%	$467,067	**$450,717**	- 3.5%
Percent of List Price Received*	98.7%	**99.8%**	+ 1.1%	98.7%	**99.0%**	+ 0.3%
Days on Market Until Sale	77	**89**	+ 15.6%	81	**93**	+ 14.8%
Inventory of Homes for Sale	124	**100**	- 19.4%	--	**--**	--
Months Supply of Inventory	4.8	**4.4**	- 8.3%	--	**--**	--

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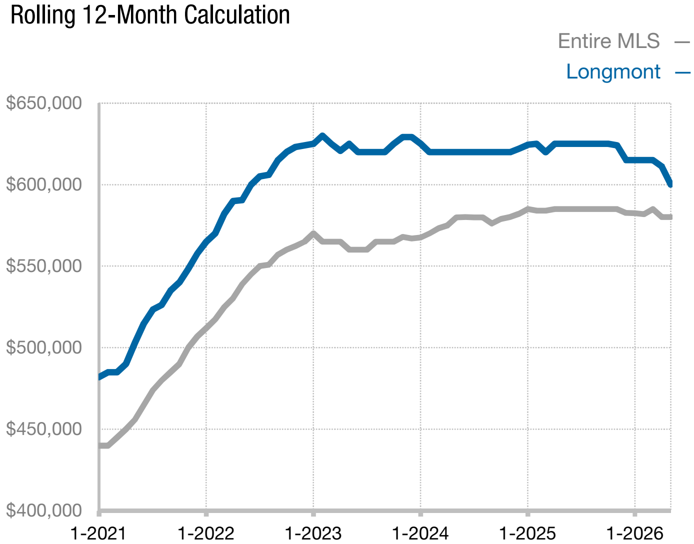
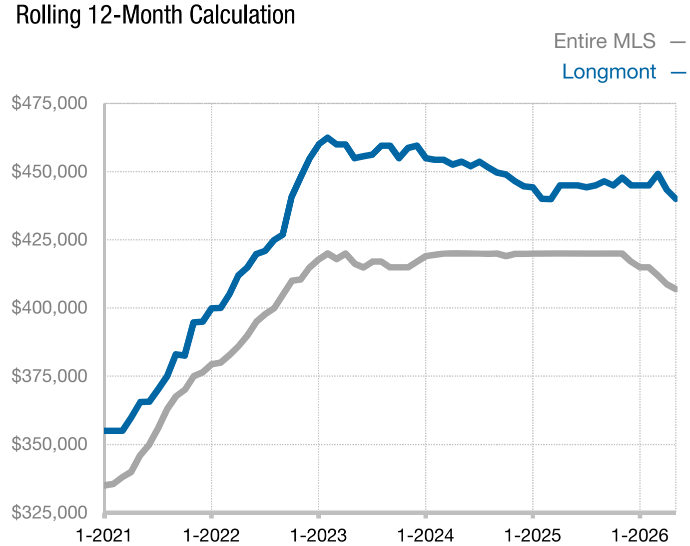
Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®

FCBR FORT COLLINS BOARD OF REALTORS®

Loveland

Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 05-2025**	**Thru 05-2026**	Percent Change from Previous Year
New Listings	196	**180**	- 8.2%	779	**841**	+ 8.0%
Closed Sales	118	**134**	+ 13.6%	457	**510**	+ 11.6%
Median Sales Price*	$524,250	**$536,725**	+ 2.4%	$517,000	**$529,725**	+ 2.5%
Average Sales Price*	$594,498	**$629,071**	+ 5.8%	$622,526	**$608,041**	- 2.3%
Percent of List Price Received*	99.1%	**99.8%**	+ 0.7%	99.0%	**99.1%**	+ 0.1%
Days on Market Until Sale	68	**62**	- 8.8%	68	**75**	+ 10.3%
Inventory of Homes for Sale	324	**291**	- 10.2%	--	**--**	--
Months Supply of Inventory	3.5	**2.8**	- 20.0%	--	**--**	--

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Townhouse/Condo	May			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 05-2025**	**Thru 05-2026**	Percent Change from Previous Year
New Listings	42	**34**	- 19.0%	192	**175**	- 8.9%
Closed Sales	23	**17**	- 26.1%	90	**84**	- 6.7%
Median Sales Price*	$399,000	**$406,900**	+ 2.0%	$418,450	**$393,995**	- 5.8%
Average Sales Price*	$433,119	**$416,565**	- 3.8%	$434,311	**$417,288**	- 3.9%
Percent of List Price Received*	100.0%	**99.8%**	- 0.2%	99.2%	**98.9%**	- 0.3%
Days on Market Until Sale	82	**65**	- 20.7%	83	**96**	+ 15.7%
Inventory of Homes for Sale	94	**91**	- 3.2%	--	**--**	--
Months Supply of Inventory	4.6	**4.4**	- 4.3%	--	**--**	--

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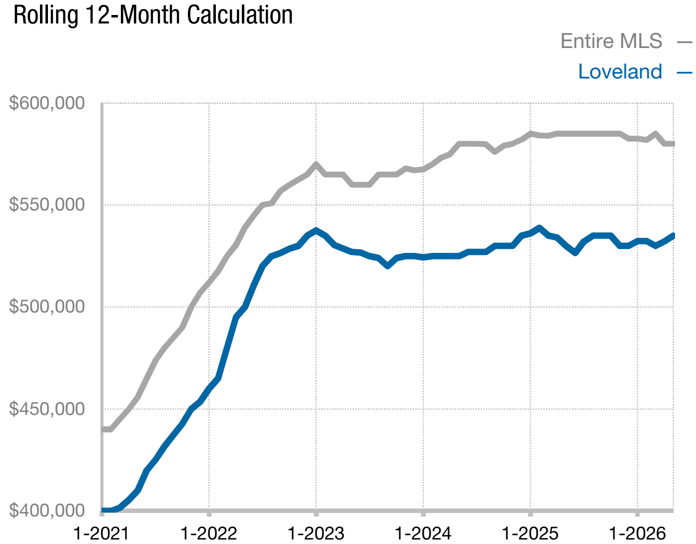
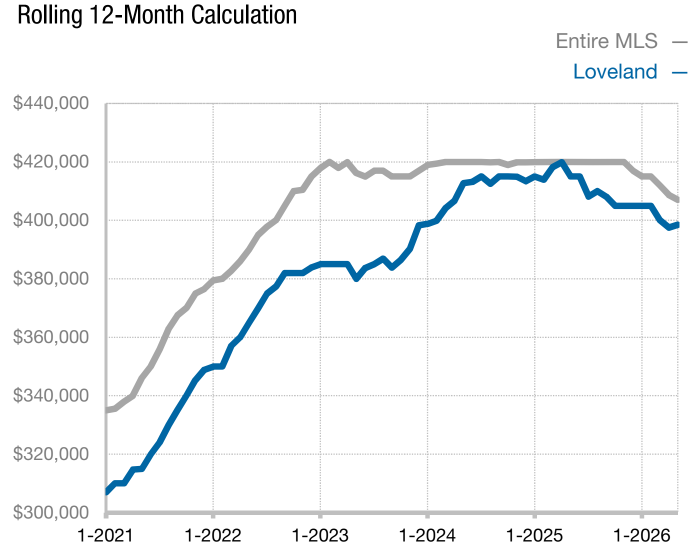
Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Wellington

Single Family

Key Metrics	May 2025	May 2026	Percent Change from Previous Year	Year to Date Thru 05-2025	Year to Date Thru 05-2026	Percent Change from Previous Year
New Listings	46	**34**	- 26.1%	166	**158**	- 4.8%
Closed Sales	32	**21**	- 34.4%	102	**83**	- 18.6%
Median Sales Price*	$488,750	**$472,000**	- 3.4%	$481,200	**$450,000**	- 6.5%
Average Sales Price*	$494,712	**$577,113**	+ 16.7%	$519,071	**$492,306**	- 5.2%
Percent of List Price Received*	100.5%	**98.8%**	- 1.7%	99.8%	**99.1%**	- 0.7%
Days on Market Until Sale	87	**73**	- 16.1%	82	**94**	+ 14.6%
Inventory of Homes for Sale	67	**64**	- 4.5%	--	**--**	--
Months Supply of Inventory	3.3	**3.6**	+ 9.1%	--	**--**	--

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Townhouse/Condo

Key Metrics	May 2025	May 2026	Percent Change from Previous Year	Year to Date Thru 05-2025	Year to Date Thru 05-2026	Percent Change from Previous Year
New Listings	4	**4**	0.0%	24	**20**	- 16.7%
Closed Sales	6	**3**	- 50.0%	18	**8**	- 55.6%
Median Sales Price*	$367,000	**$356,500**	- 2.9%	$369,500	**$370,000**	+ 0.1%
Average Sales Price*	$351,333	**$330,500**	- 5.9%	$353,220	**$351,938**	- 0.4%
Percent of List Price Received*	99.4%	**96.0%**	- 3.4%	99.2%	**98.4%**	- 0.8%
Days on Market Until Sale	101	**76**	- 24.8%	115	**73**	- 36.5%
Inventory of Homes for Sale	10	**11**	+ 10.0%	--	**--**	--
Months Supply of Inventory	3.6	**4.2**	+ 16.7%	--	**--**	--

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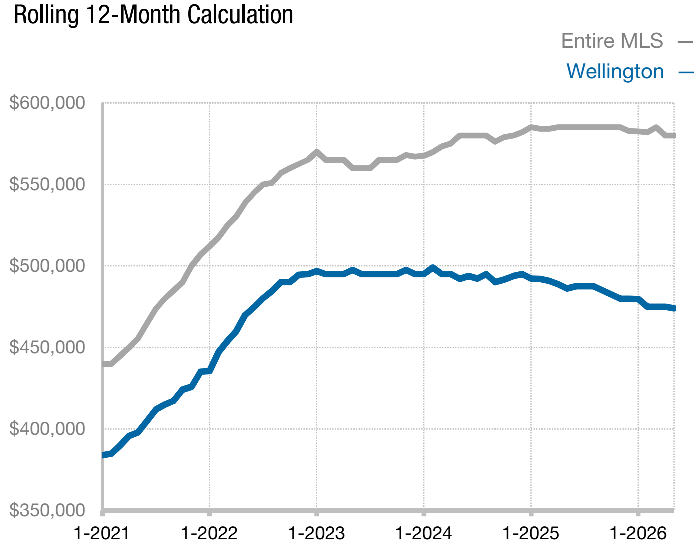
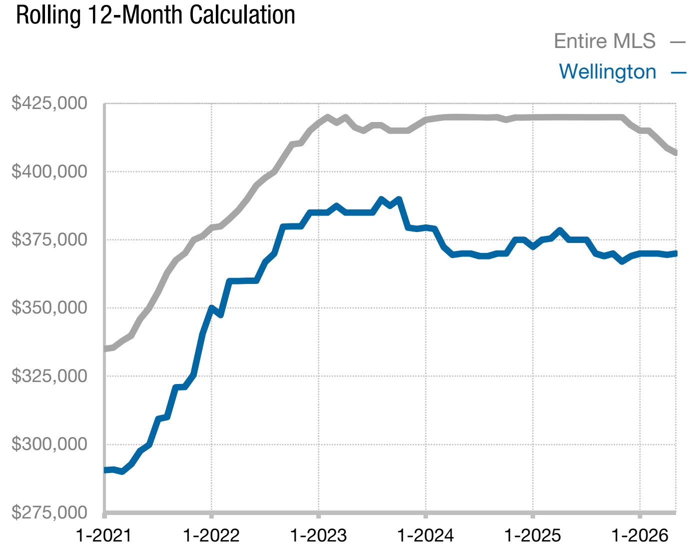
Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®

FCBR
FORT COLLINS BOARD OF REALTORS®

Windsor

Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 05-2025**	**Thru 05-2026**	Percent Change from Previous Year
New Listings	156	**107**	- 31.4%	694	**555**	- 20.0%
Closed Sales	110	**86**	- 21.8%	427	**336**	- 21.3%
Median Sales Price*	$582,475	**$640,000**	+ 9.9%	$579,950	**$611,200**	+ 5.4%
Average Sales Price*	$691,229	**$782,248**	+ 13.2%	$700,012	**$702,238**	+ 0.3%
Percent of List Price Received*	100.1%	**99.0%**	- 1.1%	99.7%	**99.0%**	- 0.7%
Days on Market Until Sale	84	**95**	+ 13.1%	92	**103**	+ 12.0%
Inventory of Homes for Sale	308	**226**	- 26.6%	--	**--**	--
Months Supply of Inventory	3.8	**3.1**	- 18.4%	--	**--**	--

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Townhouse/Condo	May			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 05-2025**	**Thru 05-2026**	Percent Change from Previous Year
New Listings	14	**12**	- 14.3%	89	**67**	- 24.7%
Closed Sales	11	**14**	+ 27.3%	38	**37**	- 2.6%
Median Sales Price*	$499,000	**$430,000**	- 13.8%	$489,000	**$399,900**	- 18.2%
Average Sales Price*	$485,255	**$460,946**	- 5.0%	$503,520	**$431,993**	- 14.2%
Percent of List Price Received*	100.1%	**98.2%**	- 1.9%	99.2%	**97.8%**	- 1.4%
Days on Market Until Sale	62	**95**	+ 53.2%	117	**106**	- 9.4%
Inventory of Homes for Sale	53	**36**	- 32.1%	--	**--**	--
Months Supply of Inventory	6.4	**4.7**	- 26.6%	--	**--**	--

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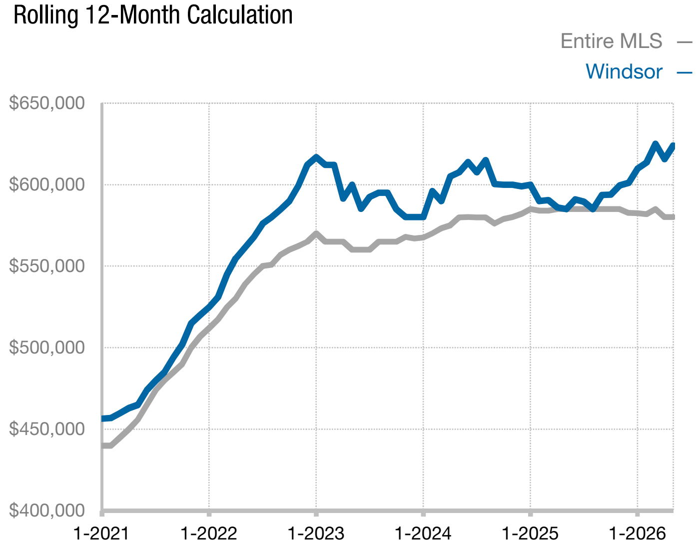
Median Sales Price – Single Family
Rolling 12-Month Calculation



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