



FCBR 2024

FORT COLLINS BOARD OF REALTORS®



Monthly Indicators



November 2024

New Listings were up 25.2 percent for single family homes but decreased 3.6 percent for townhouse-condo properties. Pending Sales landed at 150 for single family homes and 57 for townhouse-condo properties.

The Median Sales Price was up 1.9 percent to \$586,000 for single family homes and 4.0 percent to \$392,695 for townhouse-condo properties. Days on Market increased 19.0 percent for single family homes and 5.7 percent for townhouse-condo properties.

The number of homes for sale continues to improve nationwide, climbing 0.7% month-over-month and 19.1% year-over-year to 1.37 million units heading into November, for a 4.2-month supply at the current sales pace, according to NAR. Despite a wider selection of properties on the market, sales prices have remained strong at the national level, with a median existing-home price of \$407,200 as of last measure, a 4% increase from the same time last year.

Activity Snapshot

+ 16.5%	+ 19.0%	+ 1.9%
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	11-2023	11-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		127	159	+ 25.2%	2,639	2,867	+ 8.6%
Pending Sales		103	150	+ 45.6%	1,901	1,972	+ 3.7%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		127	148	+ 16.5%	1,875	1,875	0.0%
Median Sales Price		\$575,000	\$586,000	+ 1.9%	\$600,000	\$610,000	+ 1.7%
Avg. Sales Price		\$632,025	\$731,659	+ 15.8%	\$676,792	\$713,656	+ 5.4%
Pct. of List Price Received		98.2%	98.6%	+ 0.4%	99.7%	99.1%	- 0.6%
Days on Market		63	75	+ 19.0%	60	63	+ 5.0%
Affordability Index		70	71	+ 1.4%	67	69	+ 3.0%
Active Listings		409	454	+ 11.0%	--	--	--
Months Supply		2.5	2.7	+ 8.0%	--	--	--

Townhouse-Condo Activity Overview

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



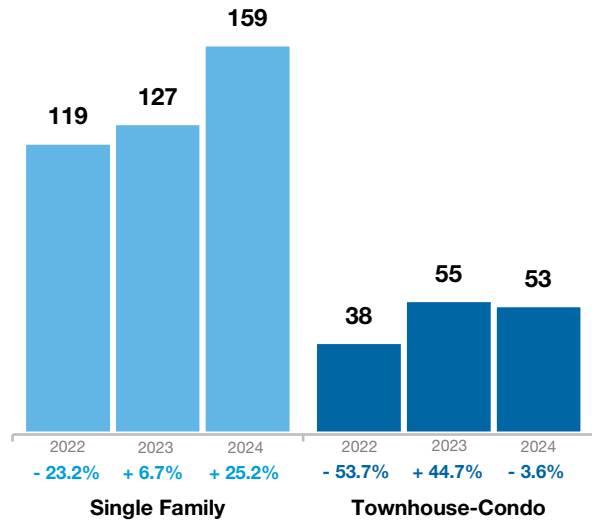
Key Metrics	Historical Sparkbars	11-2023	11-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		55	53	- 3.6%	899	956	+ 6.3%
Pending Sales		37	57	+ 54.1%	653	654	+ 0.2%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		54	34	- 37.0%	651	627	- 3.7%
Median Sales Price		\$377,500	\$392,695	+ 4.0%	\$414,000	\$410,000	- 1.0%
Avg. Sales Price		\$409,245	\$444,072	+ 8.5%	\$430,667	\$426,227	- 1.0%
Pct. of List Price Received		98.7%	99.0%	+ 0.3%	99.7%	99.1%	- 0.6%
Days on Market		70	74	+ 5.7%	65	76	+ 16.9%
Affordability Index		106	106	0.0%	97	102	+ 5.2%
Active Listings		174	193	+ 10.9%	--	--	--
Months Supply		3.0	3.4	+ 13.3%	--	--	--

New Listings

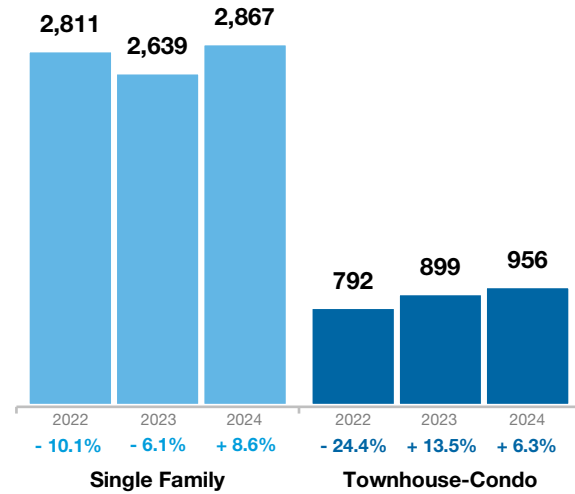
A count of the properties that have been newly listed on the market in a given month.



November

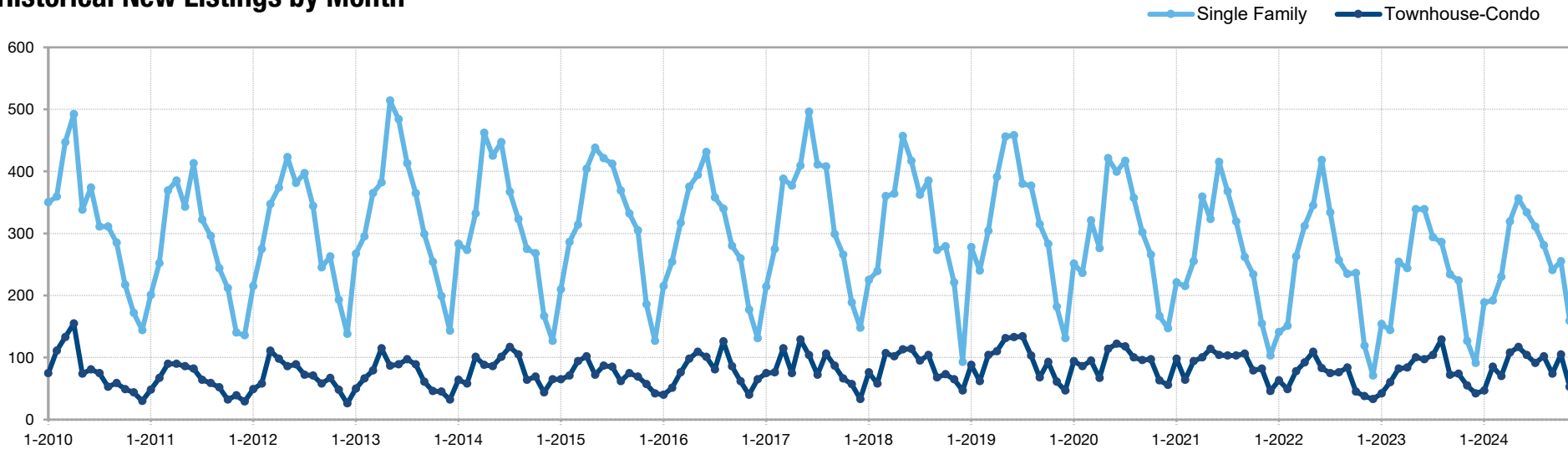


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2023	91	+28.2%	42	+27.3%
Jan-2024	189	+22.7%	47	+11.9%
Feb-2024	192	+33.3%	85	+41.7%
Mar-2024	230	-9.4%	70	-14.6%
Apr-2024	319	+30.7%	108	+28.6%
May-2024	356	+5.0%	117	+17.0%
Jun-2024	334	-1.5%	104	+7.2%
Jul-2024	311	+5.8%	91	-12.5%
Aug-2024	281	-1.7%	102	-20.9%
Sep-2024	241	+3.0%	74	+2.8%
Oct-2024	255	+13.8%	105	+41.9%
Nov-2024	159	+25.2%	53	-3.6%
12-Month Avg	247	+9.2%	83	+7.1%

Historical New Listings by Month

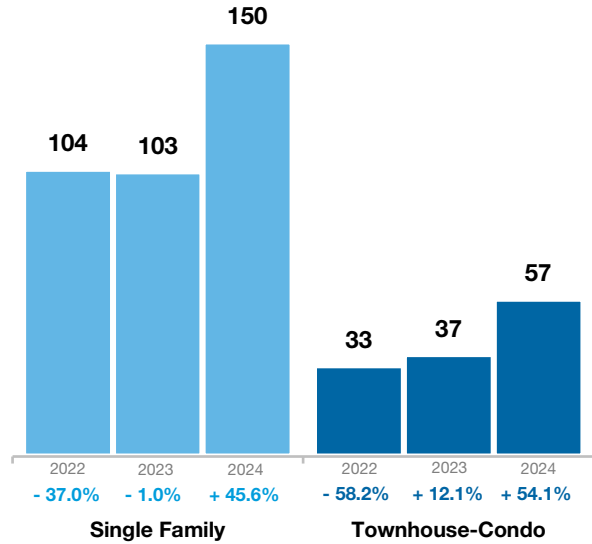


Pending Sales

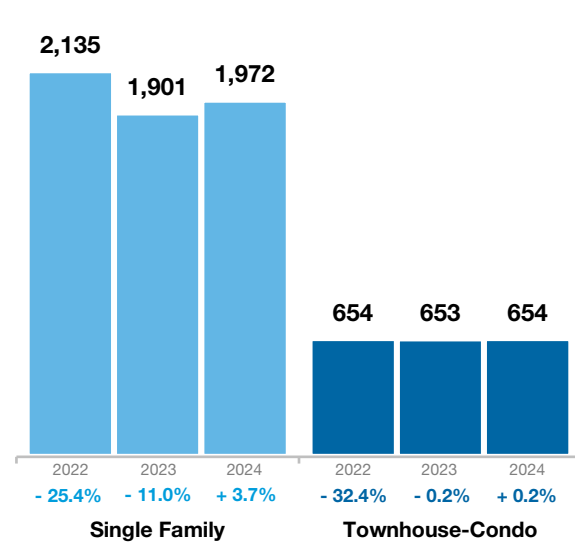
A count of the properties on which offers have been accepted in a given month.



November

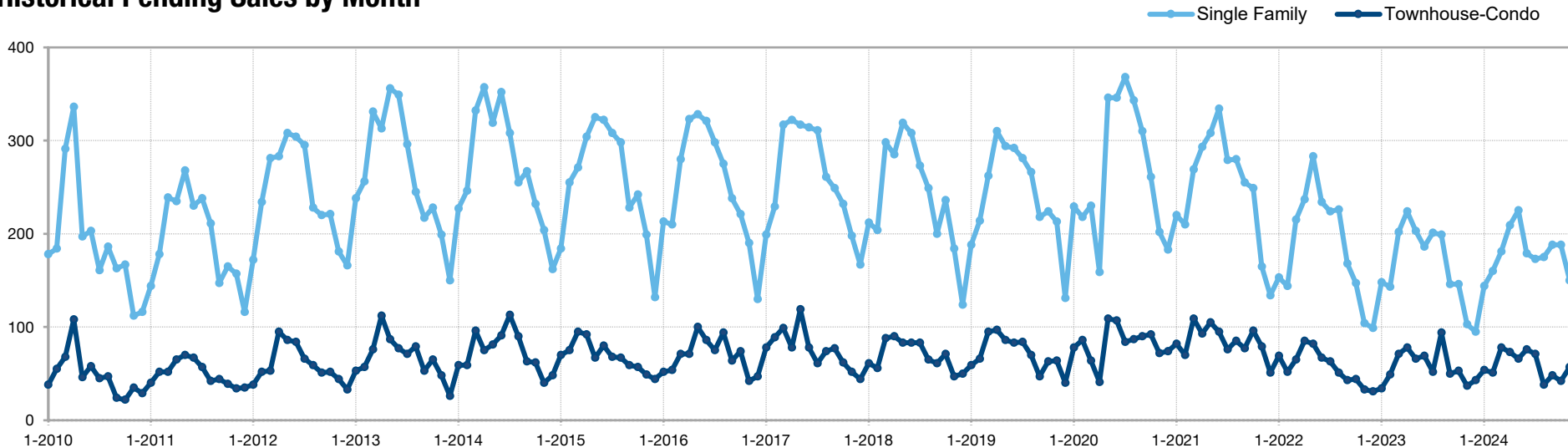


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2023	95	-4.0%	43	+38.7%
Jan-2024	144	-2.7%	54	+58.8%
Feb-2024	160	+11.9%	51	+4.1%
Mar-2024	181	-10.4%	78	+9.9%
Apr-2024	209	-6.7%	73	-6.4%
May-2024	225	+10.8%	66	0.0%
Jun-2024	179	-3.8%	76	+10.1%
Jul-2024	173	-13.9%	71	+36.5%
Aug-2024	175	-12.1%	38	-59.6%
Sep-2024	188	+28.8%	48	-4.0%
Oct-2024	188	+28.8%	42	-20.8%
Nov-2024	150	+45.6%	57	+54.1%
12-Month Avg	172	+3.4%	58	+1.9%

Historical Pending Sales by Month

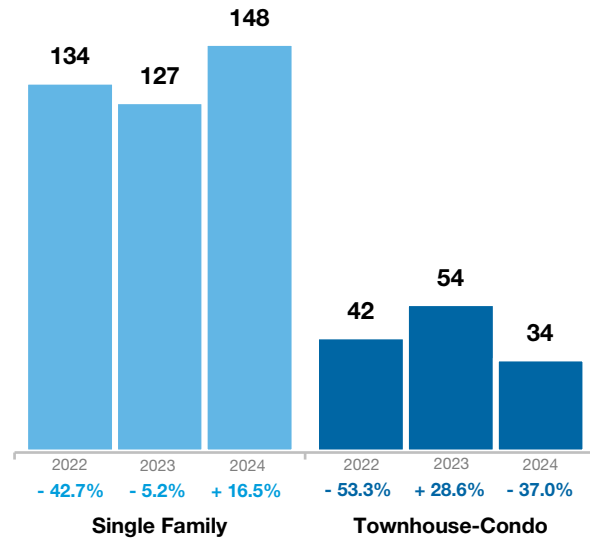


Sold Listings

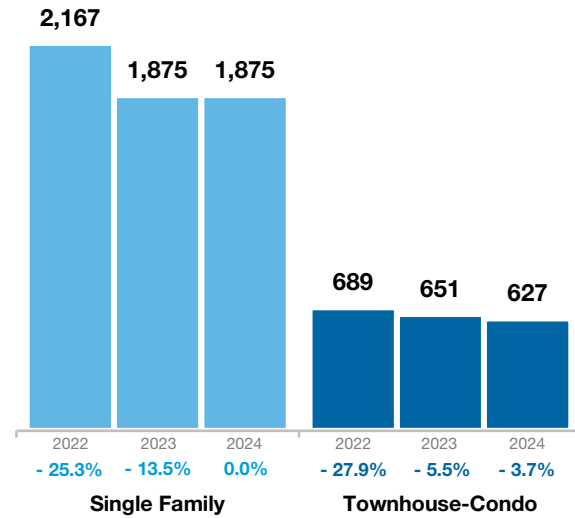
A count of the actual sales that closed in a given month.



November

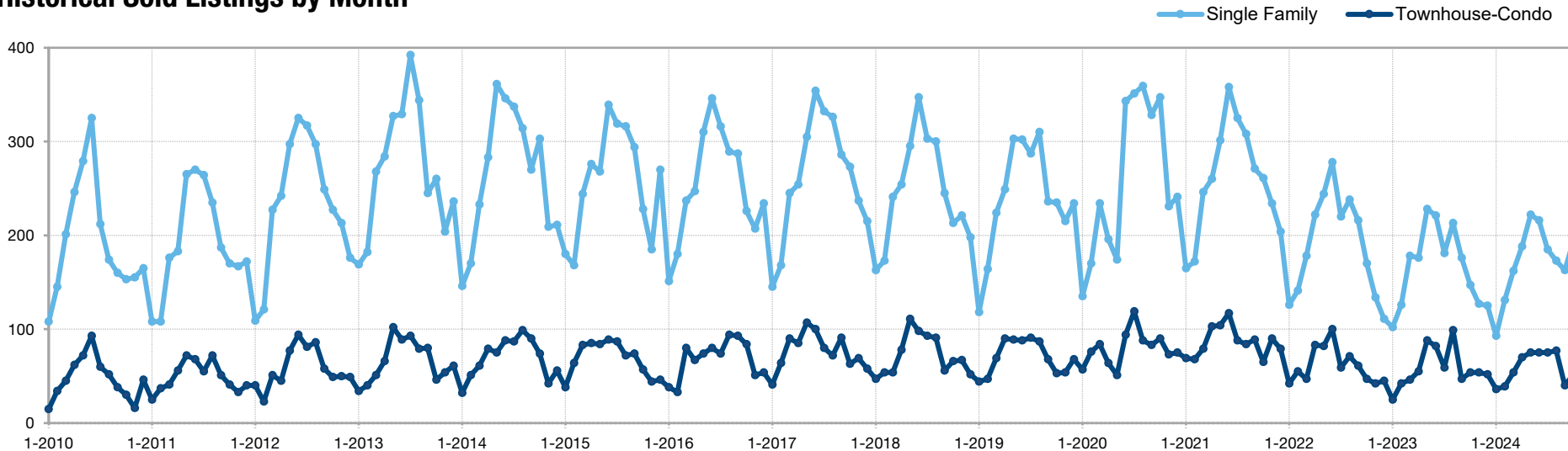


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2023	125	+12.6%	52	+15.6%
Jan-2024	93	-8.8%	36	+44.0%
Feb-2024	131	+4.0%	39	-7.1%
Mar-2024	162	-9.0%	54	+17.4%
Apr-2024	188	+6.8%	70	+27.3%
May-2024	222	-2.6%	75	-14.8%
Jun-2024	216	-2.3%	75	-8.5%
Jul-2024	185	+2.2%	75	+27.1%
Aug-2024	173	-18.8%	77	-22.2%
Sep-2024	163	-7.4%	40	-14.9%
Oct-2024	194	+32.0%	52	-3.7%
Nov-2024	148	+16.5%	34	-37.0%
12-Month Avg	167	+0.7%	57	-2.4%

Historical Sold Listings by Month

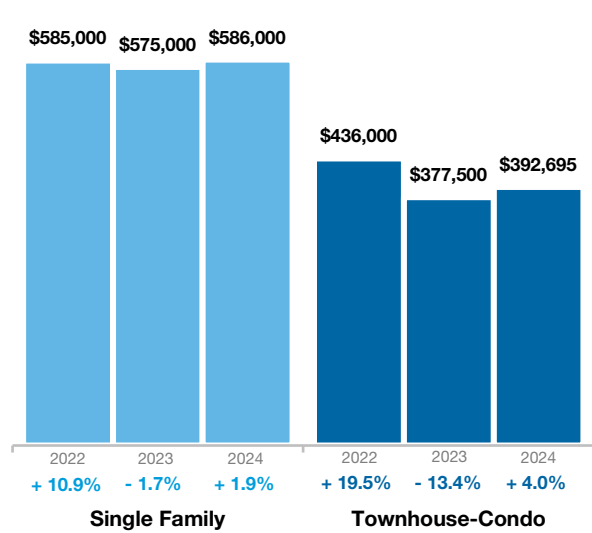


Median Sales Price

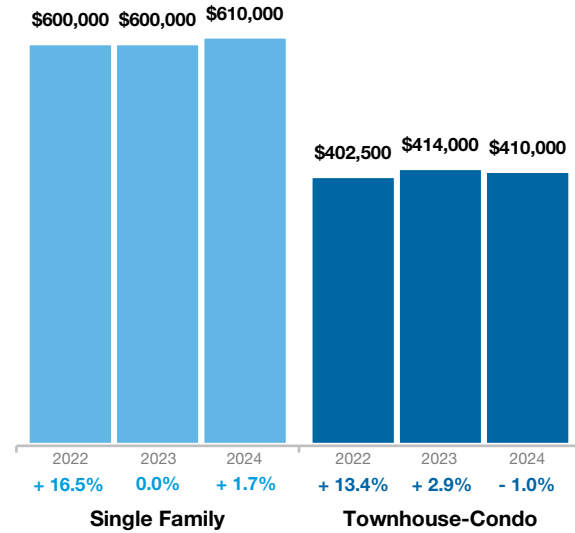
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



November



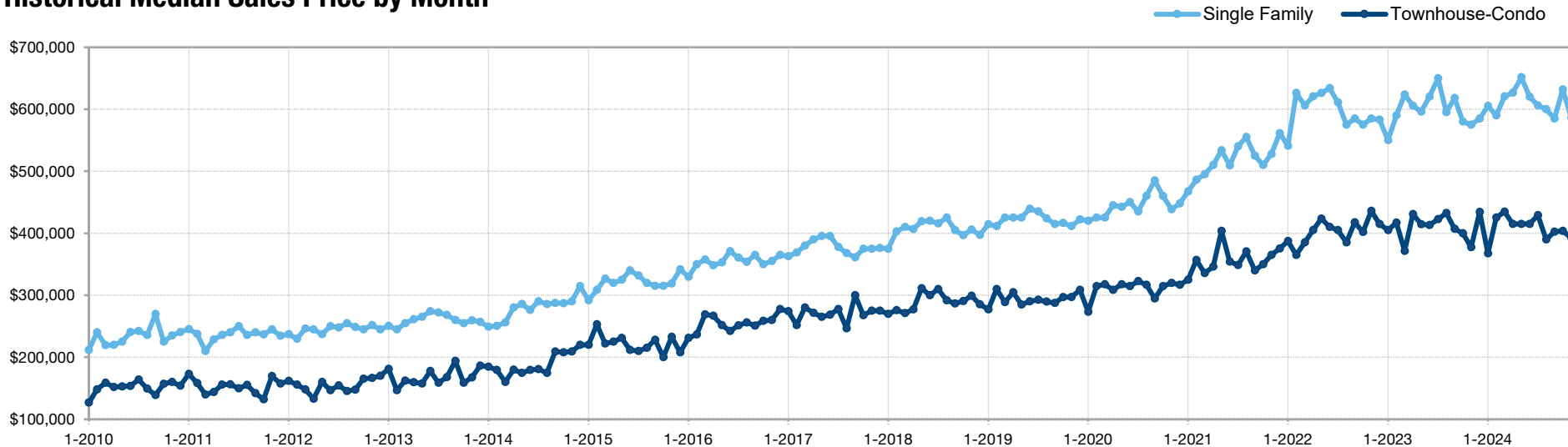
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2023	\$585,000	+0.3%	\$434,134	+4.6%
Jan-2024	\$605,000	+10.0%	\$367,500	-9.3%
Feb-2024	\$590,000	0.0%	\$425,320	+2.0%
Mar-2024	\$620,605	-0.5%	\$434,688	+17.0%
Apr-2024	\$626,395	+3.5%	\$415,000	-3.7%
May-2024	\$651,500	+9.3%	\$415,000	+0.1%
Jun-2024	\$619,950	-0.0%	\$415,050	+0.4%
Jul-2024	\$606,000	-6.8%	\$429,000	+1.5%
Aug-2024	\$600,000	+0.8%	\$390,000	-9.8%
Sep-2024	\$585,000	-5.3%	\$402,500	-1.1%
Oct-2024	\$631,925	+9.0%	\$403,750	+0.9%
Nov-2024	\$586,000	+1.9%	\$392,695	+4.0%
12-Month Avg*	\$609,995	+1.7%	\$415,000	+0.2%

* Median Sales Price for all properties from December 2023 through November 2024. This is not the average of the individual figures above.

Historical Median Sales Price by Month

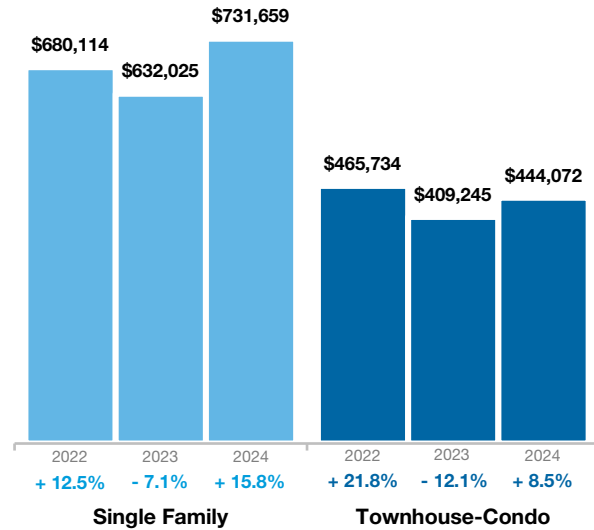


Average Sales Price

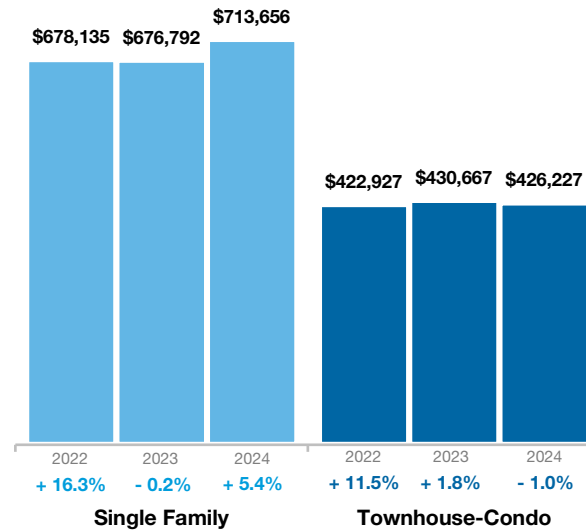
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



November



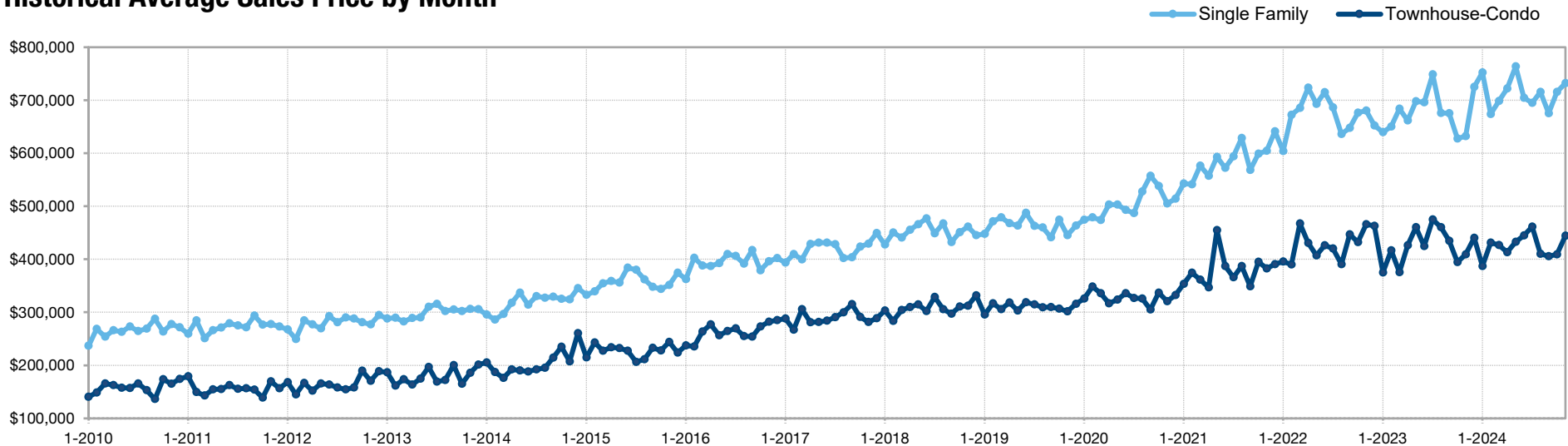
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2023	\$724,998	+11.2%	\$440,046	-4.9%
Jan-2024	\$751,941	+17.5%	\$387,172	+3.3%
Feb-2024	\$673,827	+3.6%	\$431,350	+3.6%
Mar-2024	\$698,218	+2.1%	\$426,546	+13.6%
Apr-2024	\$722,019	+9.1%	\$412,898	-3.1%
May-2024	\$763,638	+9.4%	\$432,658	-6.0%
Jun-2024	\$704,082	+1.2%	\$444,619	+4.7%
Jul-2024	\$695,002	-7.2%	\$461,123	-2.9%
Aug-2024	\$715,361	+5.9%	\$409,978	-11.0%
Sep-2024	\$675,332	+0.0%	\$405,740	-6.6%
Oct-2024	\$715,176	+14.0%	\$409,054	+3.6%
Nov-2024	\$731,659	+15.8%	\$444,072	+8.5%
12-Month Avg*	\$714,364	+5.8%	\$427,285	-1.3%

* Avg. Sales Price for all properties from December 2023 through November 2024. This is not the average of the individual figures above.

Historical Average Sales Price by Month

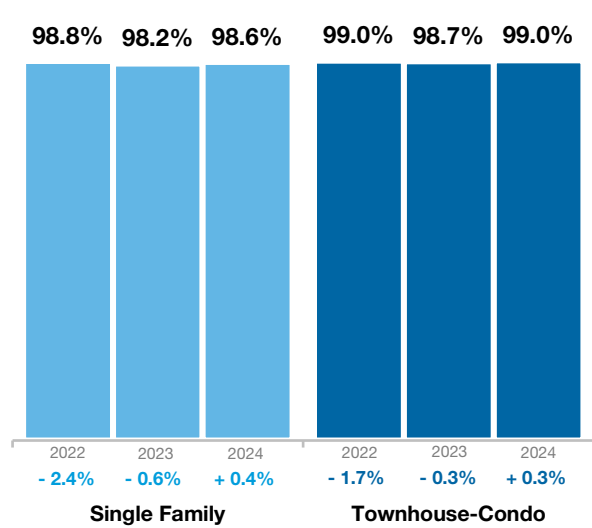


Percent of List Price Received

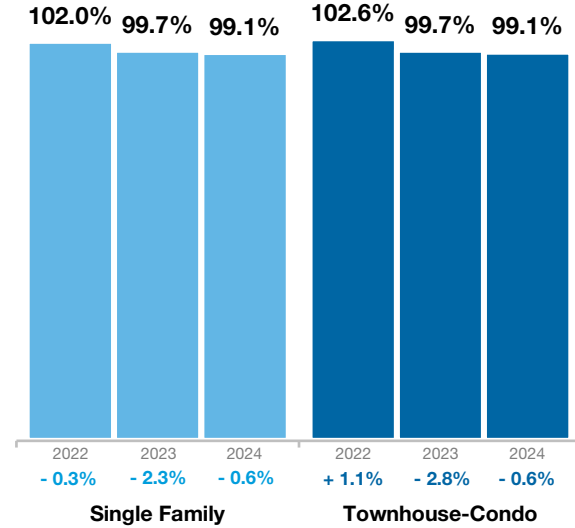
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



November



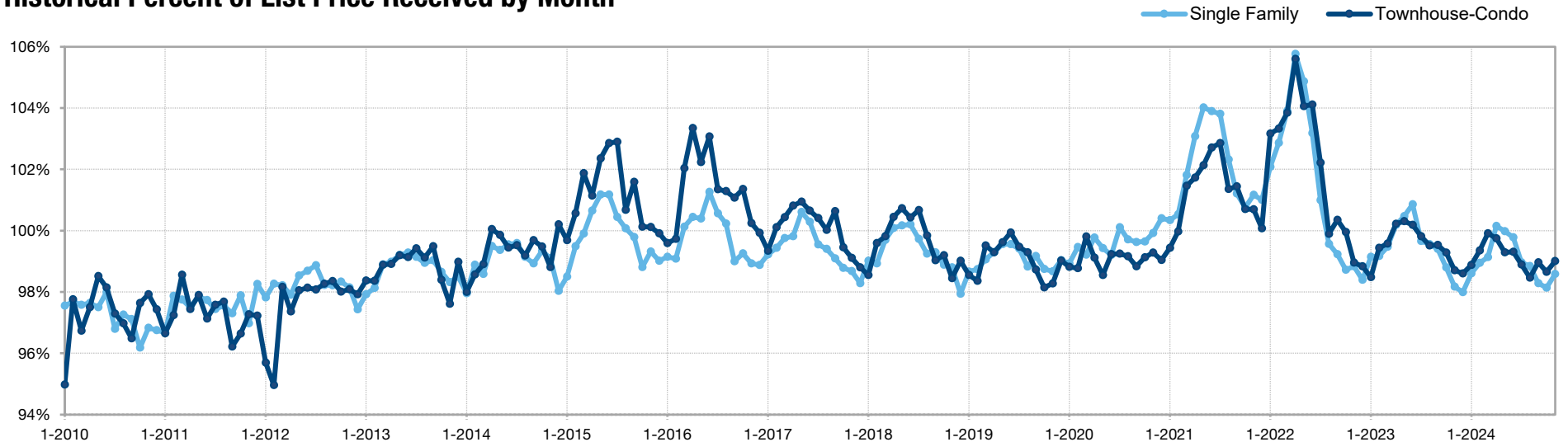
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2023	98.0%	-0.4%	98.6%	-0.2%
Jan-2024	98.6%	-0.5%	98.9%	+0.4%
Feb-2024	98.9%	-0.3%	99.3%	-0.1%
Mar-2024	99.1%	-0.4%	99.9%	+0.3%
Apr-2024	100.1%	-0.1%	99.7%	-0.5%
May-2024	100.0%	-0.5%	99.3%	-1.0%
Jun-2024	99.8%	-1.1%	99.3%	-0.9%
Jul-2024	99.0%	-0.7%	98.9%	-0.9%
Aug-2024	98.8%	-0.8%	98.5%	-1.0%
Sep-2024	98.3%	-1.1%	99.0%	-0.5%
Oct-2024	98.1%	-0.7%	98.7%	-0.6%
Nov-2024	98.6%	+0.4%	99.0%	+0.3%
12-Month Avg*	99.0%	-0.6%	99.1%	-0.5%

* Pct. of List Price Received for all properties from December 2023 through November 2024. This is not the average of the individual figures above.

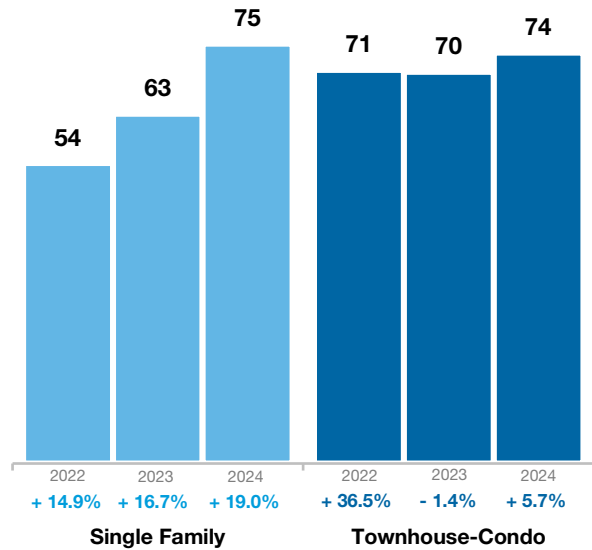
Historical Percent of List Price Received by Month



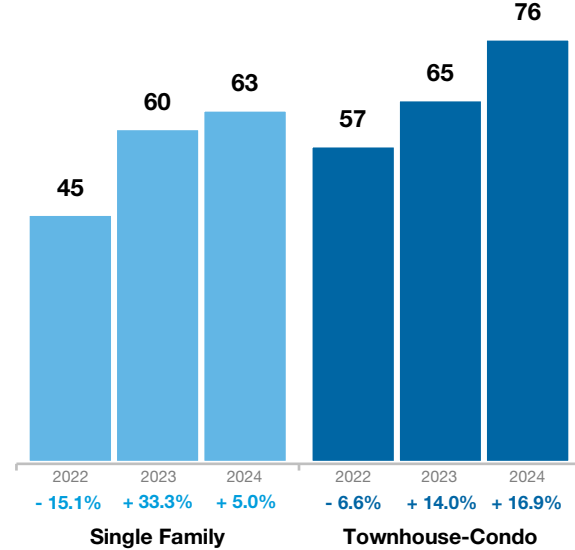
Days on Market Until Sale



November



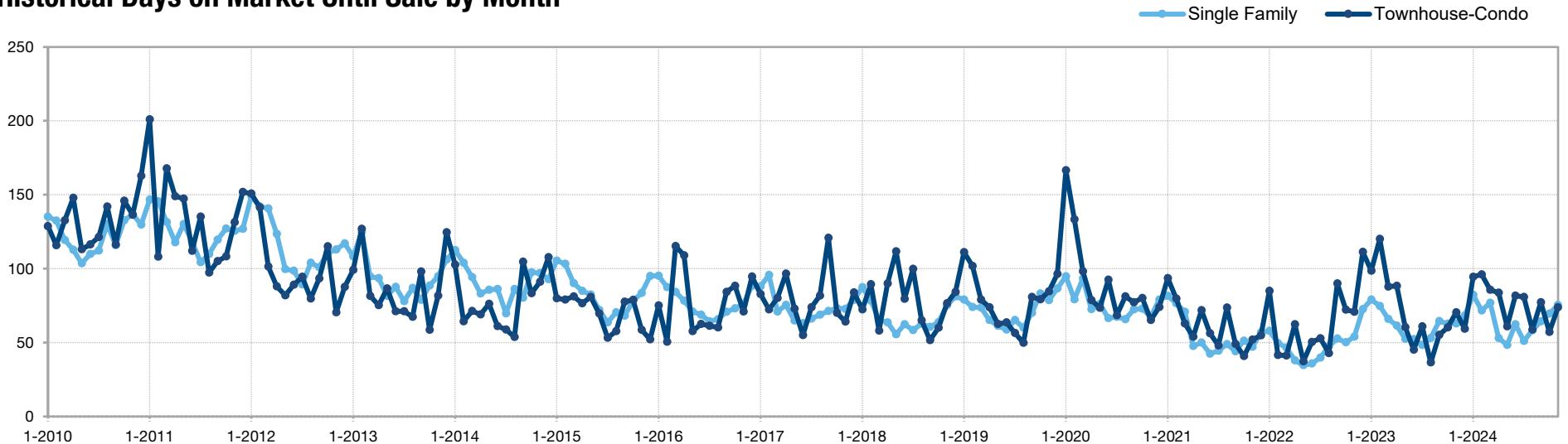
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2023	68	-6.8%	59	-46.8%
Jan-2024	82	+3.8%	94	-5.1%
Feb-2024	72	-4.0%	96	-20.0%
Mar-2024	77	+16.7%	86	-2.3%
Apr-2024	53	-13.1%	84	-4.5%
May-2024	48	-7.7%	61	+1.7%
Jun-2024	62	+19.2%	82	+82.2%
Jul-2024	51	+6.3%	81	+32.8%
Aug-2024	58	+9.4%	59	+63.9%
Sep-2024	64	-1.5%	77	+40.0%
Oct-2024	70	+11.1%	57	-5.0%
Nov-2024	75	+19.0%	74	+5.7%
12-Month Avg	63	+4.8%	74	+9.6%

* Days on Market for all properties from December 2023 through November 2024. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



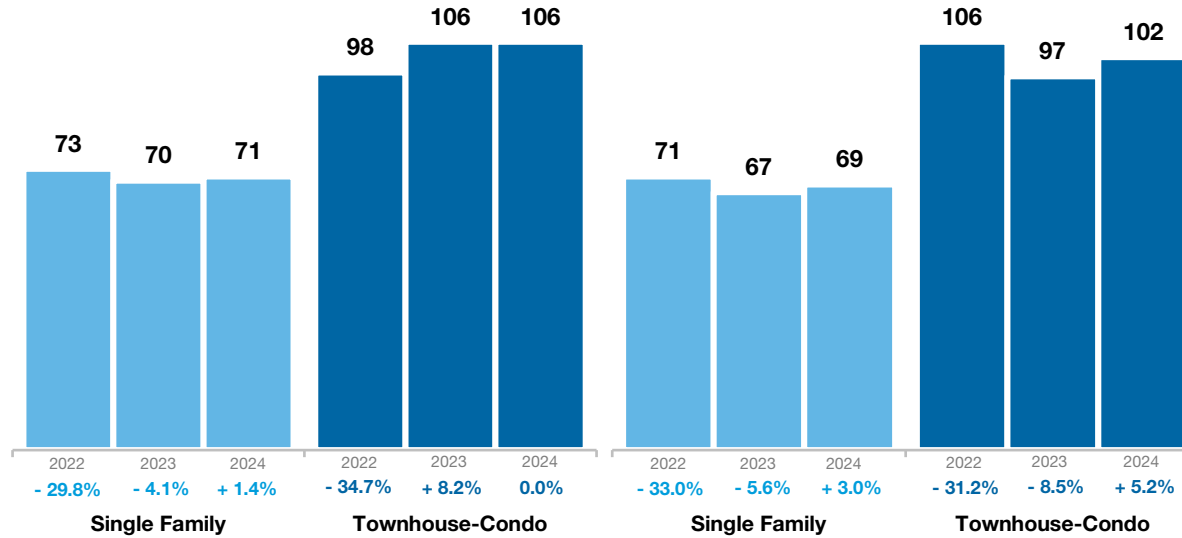
Housing Affordability Index

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.



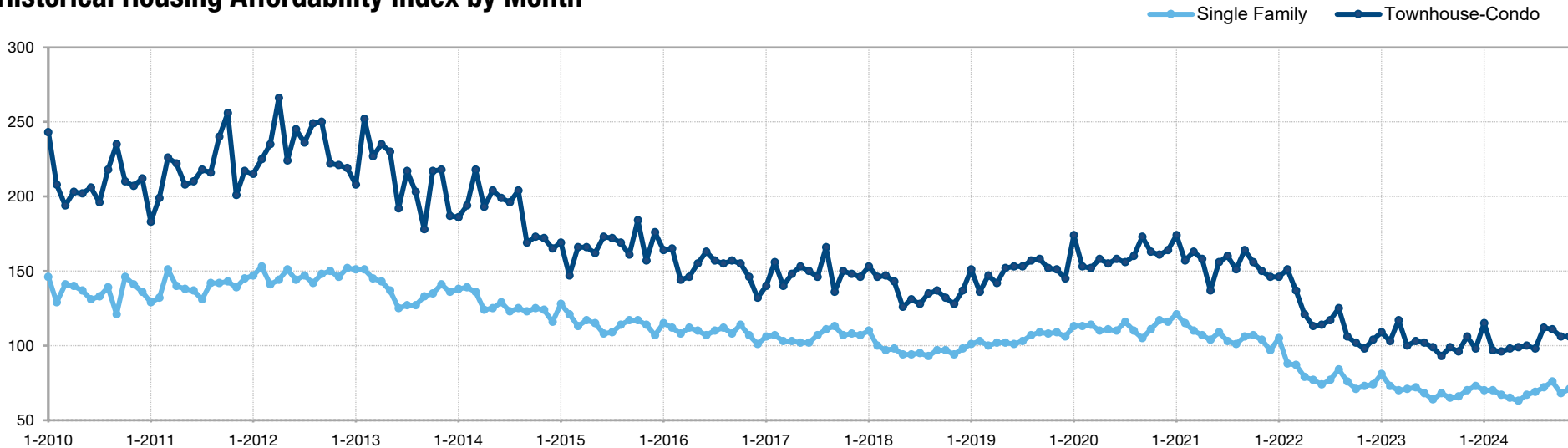
November

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2023	73	-1.4%	98	-5.8%
Jan-2024	70	-13.6%	115	+5.5%
Feb-2024	70	-4.1%	97	-5.8%
Mar-2024	67	-4.3%	96	-17.9%
Apr-2024	65	-8.5%	98	-2.0%
May-2024	63	-12.5%	99	-3.9%
Jun-2024	67	-1.5%	100	-2.0%
Jul-2024	69	+7.8%	98	-1.0%
Aug-2024	72	+5.9%	112	+20.4%
Sep-2024	76	+16.9%	111	+12.1%
Oct-2024	68	+3.0%	106	+10.4%
Nov-2024	71	+1.4%	106	0.0%
12-Month Avg	69	+3.0%	70	+4.1%

Historical Housing Affordability Index by Month

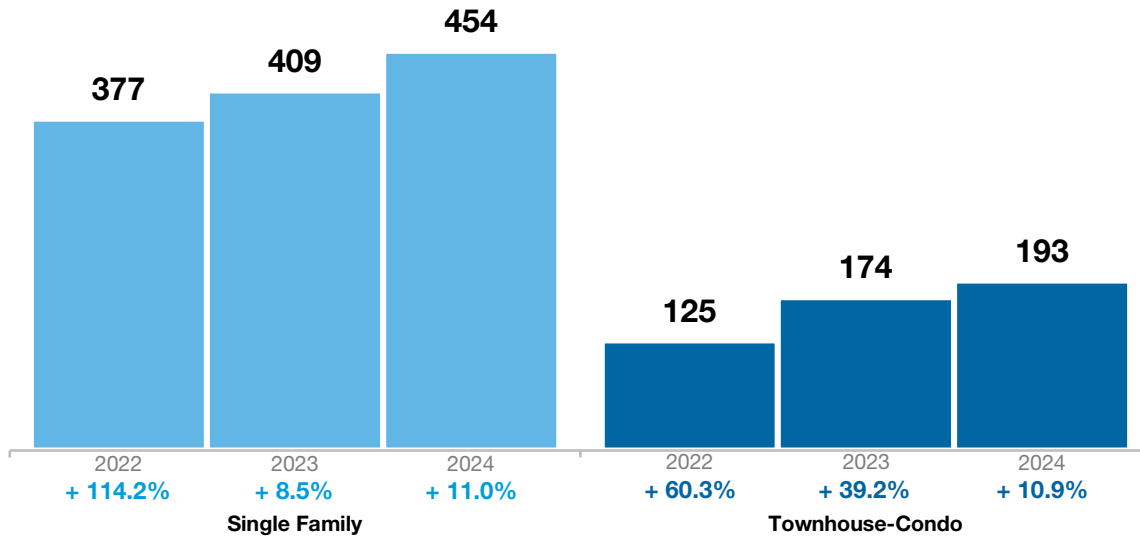


Inventory of Active Listings

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



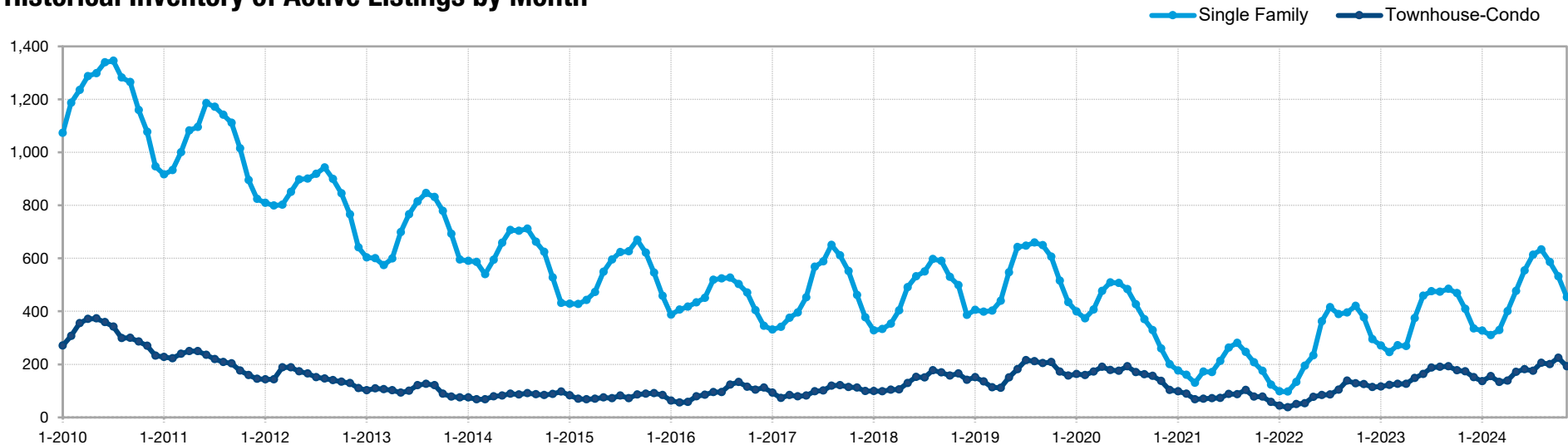
November



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2023	335	+13.6%	151	+32.5%
Jan-2024	327	+20.7%	136	+17.2%
Feb-2024	310	+26.0%	155	+27.0%
Mar-2024	329	+21.0%	133	+5.6%
Apr-2024	400	+48.7%	138	+9.5%
May-2024	477	+27.5%	171	+15.5%
Jun-2024	554	+20.7%	182	+11.7%
Jul-2024	613	+28.8%	176	-6.4%
Aug-2024	633	+33.5%	206	+7.9%
Sep-2024	586	+20.8%	201	+4.1%
Oct-2024	532	+13.4%	225	+26.4%
Nov-2024	454	+11.0%	193	+10.9%
12-Month Avg*	463	+23.4%	172	+12.4%

* Active Listings for all properties from December 2023 through November 2024. This is not the average of the individual figures above.

Historical Inventory of Active Listings by Month

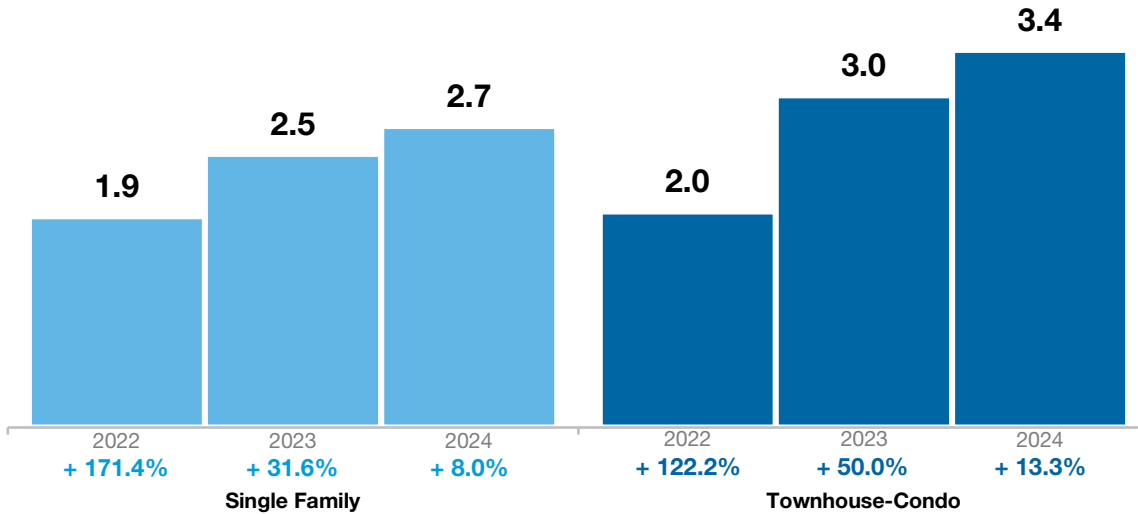


Months Supply of Inventory

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.



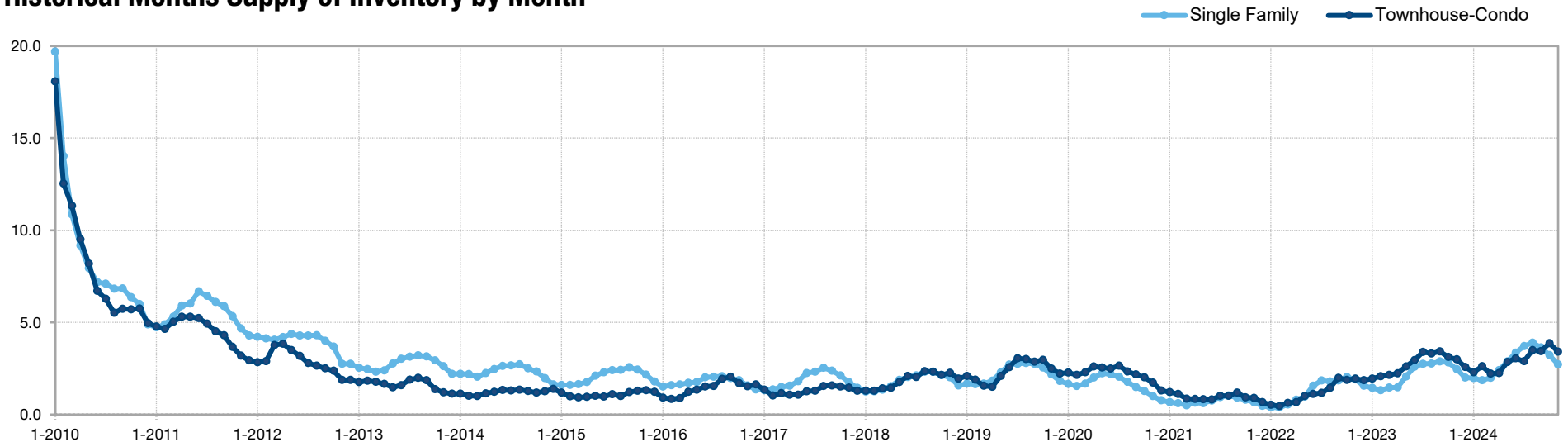
November



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2023	2.0	+25.0%	2.6	+36.8%
Jan-2024	2.0	+42.9%	2.3	+21.1%
Feb-2024	1.9	+46.2%	2.6	+23.8%
Mar-2024	2.0	+33.3%	2.2	0.0%
Apr-2024	2.4	+60.0%	2.3	+4.5%
May-2024	2.9	+38.1%	2.8	+7.7%
Jun-2024	3.4	+30.8%	3.1	+3.3%
Jul-2024	3.7	+37.0%	2.9	-14.7%
Aug-2024	3.9	+39.3%	3.5	+6.1%
Sep-2024	3.6	+24.1%	3.4	0.0%
Oct-2024	3.2	+14.3%	3.9	+25.8%
Nov-2024	2.7	+8.0%	3.4	+13.3%
12-Month Avg*	2.8	+31.6%	2.9	+8.9%

* Months Supply for all properties from December 2023 through November 2024. 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.



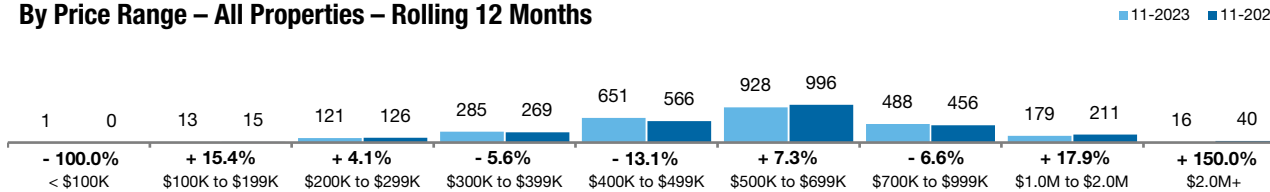
Key Metrics	Historical Sparkbars	11-2023	11-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		182	212	+ 16.5%	3,538	3,823	+ 8.1%
Pending Sales		140	207	+ 47.9%	653	654	+ 0.2%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		181	182	+ 0.6%	2,526	2,502	- 1.0%
Median Sales Price		\$510,000	\$550,000	+ 7.8%	\$548,184	\$555,000	+ 1.2%
Avg. Sales Price		\$565,560	\$677,934	+ 4.6%	\$613,361	\$641,626	+ 4.6%
Pct. of List Price Received		98.3%	98.7%	- 0.6%	99.7%	99.1%	- 0.6%
Days on Market		65	75	+ 8.2%	61	66	+ 8.2%
Affordability Index		79	76	+ 2.7%	73	75	+ 2.7%
Active Listings		583	647	+ 11.0%	--	--	--
Months Supply		2.6	2.9	+ 11.1%	--	--	--

Sold Listings

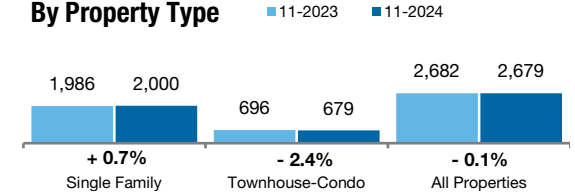
Actual sales that have closed in a given quarter.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	11-2023	11-2024	Change	11-2023	11-2024	Change
\$99,999 and Below	1	0	-100.0%	0	0	--
\$100,000 to \$199,999	12	13	+8.3%	1	2	+100.0%
\$200,000 to \$299,999	25	31	+24.0%	96	95	-1.0%
\$300,000 to \$399,999	74	57	-23.0%	211	212	+0.5%
\$400,000 to \$499,999	376	329	-12.5%	275	237	-13.8%
\$500,000 to \$699,999	853	891	+4.5%	75	105	+40.0%
\$700,000 to \$999,999	467	435	-6.9%	21	21	0.0%
\$1,000,000 to \$1,999,999	162	204	+25.9%	17	7	-58.8%
\$2,000,000 and Above	16	40	+150.0%	0	0	--
All Price Ranges	1,986	2,000	+0.7%	696	679	-2.4%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	10-2024	11-2024	Change	10-2024	11-2024	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	2	+100.0%	0	1	--
\$200,000 to \$299,999	2	3	+50.0%	11	2	-81.8%
\$300,000 to \$399,999	3	7	+133.3%	14	14	0.0%
\$400,000 to \$499,999	36	30	-16.7%	16	9	-43.8%
\$500,000 to \$699,999	78	58	-25.6%	10	4	-60.0%
\$700,000 to \$999,999	51	27	-47.1%	1	4	+300.0%
\$1,000,000 to \$1,999,999	21	14	-33.3%	0	0	--
\$2,000,000 and Above	2	7	+250.0%	0	0	--
All Price Ranges	194	148	-23.7%	52	34	-34.6%

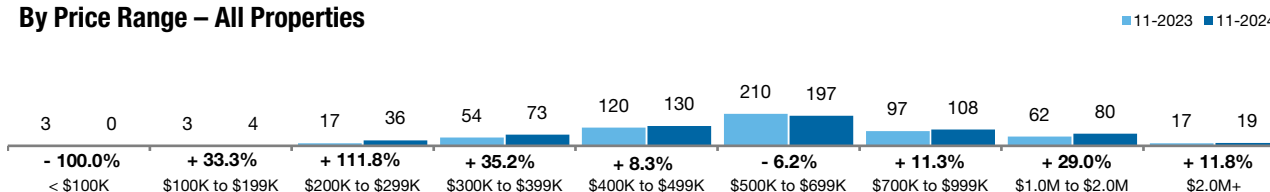
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	11-2023	11-2024	Change	11-2023	11-2024	Change
\$99,999 and Below	1	0	-100.0%	0	0	--
\$100,000 to \$199,999	11	13	+18.2%	0	2	--
\$200,000 to \$299,999	24	27	+12.5%	91	92	+1.1%
\$300,000 to \$399,999	69	53	-23.2%	200	198	-1.0%
\$400,000 to \$499,999	351	303	-13.7%	254	210	-17.3%
\$500,000 to \$699,999	806	839	+4.1%	71	98	+38.0%
\$700,000 to \$999,999	444	410	-7.7%	21	21	0.0%
\$1,000,000 to \$1,999,999	154	194	+26.0%	14	6	-57.1%
\$2,000,000 and Above	15	36	+140.0%	0	0	--
All Price Ranges	1,875	1,875	0.0%	651	627	-3.7%

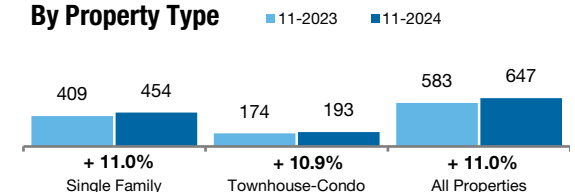
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	11-2023	11-2024	Change	11-2023	11-2024	Change
\$99,999 and Below	3	0	-100.0%	0	0	--
\$100,000 to \$199,999	2	4	+100.0%	1	0	-100.0%
\$200,000 to \$299,999	4	12	+200.0%	13	24	+84.6%
\$300,000 to \$399,999	9	17	+88.9%	45	56	+24.4%
\$400,000 to \$499,999	50	50	0.0%	70	80	+14.3%
\$500,000 to \$699,999	174	175	+0.6%	36	22	-38.9%
\$700,000 to \$999,999	90	103	+14.4%	7	5	-28.6%
\$1,000,000 to \$1,999,999	60	74	+23.3%	2	6	+200.0%
\$2,000,000 and Above	17	19	+11.8%	0	0	--
All Price Ranges	409	454	+11.0%	174	193	+10.9%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	10-2024	11-2024	Change	10-2024	11-2024	Change
\$99,999 and Below	0	0	--	1	0	-100.0%
\$100,000 to \$199,999	4	4	0.0%	0	0	--
\$200,000 to \$299,999	11	12	+9.1%	23	24	+4.3%
\$300,000 to \$399,999	22	17	-22.7%	71	56	-21.1%
\$400,000 to \$499,999	63	50	-20.6%	84	80	-4.8%
\$500,000 to \$699,999	205	175	-14.6%	32	22	-31.3%
\$700,000 to \$999,999	119	103	-13.4%	7	5	-28.6%
\$1,000,000 to \$1,999,999	84	74	-11.9%	7	6	-14.3%
\$2,000,000 and Above	24	19	-20.8%	0	0	--
All Price Ranges	532	454	-14.7%	225	193	-14.2%

Year to Date

Single Family	Townhouse-Condo
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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 November 2024

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Loveland

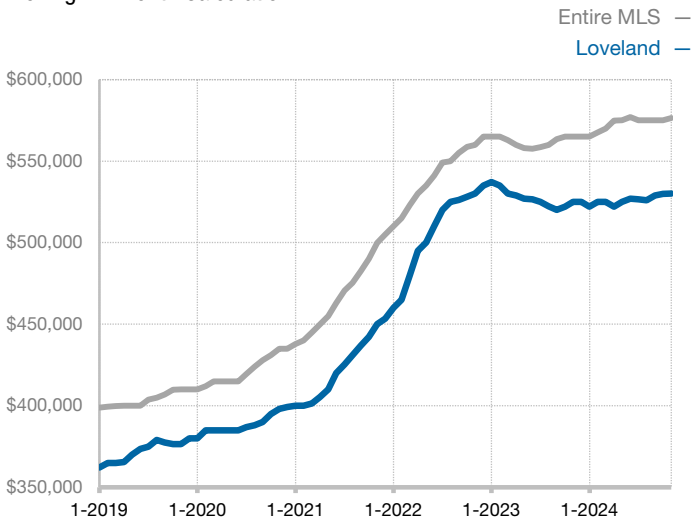
Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	78	71	- 9.0%	1,415	1,474	+ 4.2%
Closed Sales	76	88	+ 15.8%	1,161	1,030	- 11.3%
Median Sales Price*	\$519,913	\$545,000	+ 4.8%	\$525,000	\$532,750	+ 1.5%
Average Sales Price*	\$635,585	\$662,453	+ 4.2%	\$608,448	\$626,047	+ 2.9%
Percent of List Price Received*	98.3%	98.6%	+ 0.3%	99.2%	99.1%	- 0.1%
Days on Market Until Sale	72	67	- 6.9%	56	57	+ 1.8%
Inventory of Homes for Sale	207	224	+ 8.2%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

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

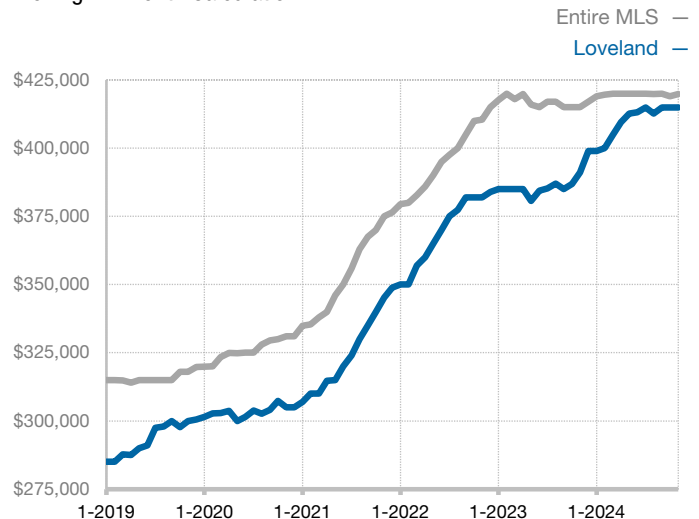
Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	21	26	+ 23.8%	343	368	+ 7.3%
Closed Sales	17	25	+ 47.1%	287	253	- 11.8%
Median Sales Price*	\$424,950	\$389,000	- 8.5%	\$395,810	\$414,590	+ 4.7%
Average Sales Price*	\$462,089	\$414,564	- 10.3%	\$420,034	\$425,325	+ 1.3%
Percent of List Price Received*	100.5%	99.4%	- 1.1%	100.4%	99.7%	- 0.7%
Days on Market Until Sale	65	81	+ 24.6%	98	97	- 1.0%
Inventory of Homes for Sale	82	106	+ 29.3%	--	--	--
Months Supply of Inventory	3.2	4.6	+ 43.8%	--	--	--

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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 November 2024

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Greeley

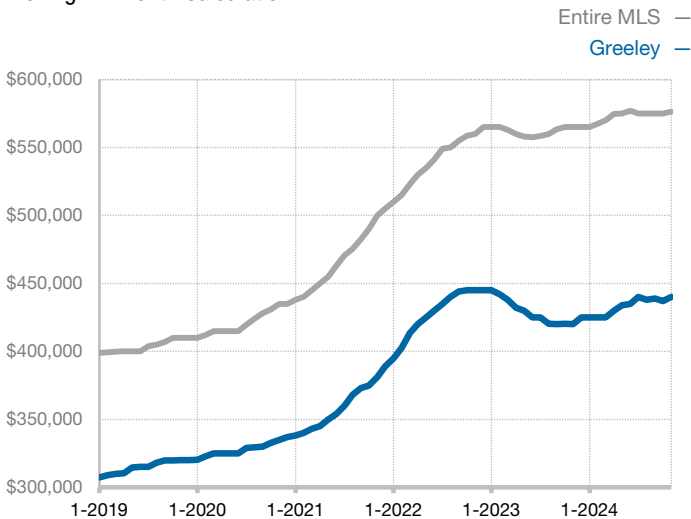
Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	86	104	+ 20.9%	1,302	1,441	+ 10.7%
Closed Sales	60	59	- 1.7%	1,003	1,057	+ 5.4%
Median Sales Price*	\$388,500	\$430,000	+ 10.7%	\$421,500	\$440,000	+ 4.4%
Average Sales Price*	\$424,758	\$496,215	+ 16.8%	\$446,982	\$461,747	+ 3.3%
Percent of List Price Received*	98.5%	99.2%	+ 0.7%	99.6%	99.4%	- 0.2%
Days on Market Until Sale	58	65	+ 12.1%	56	58	+ 3.6%
Inventory of Homes for Sale	240	236	- 1.7%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--

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

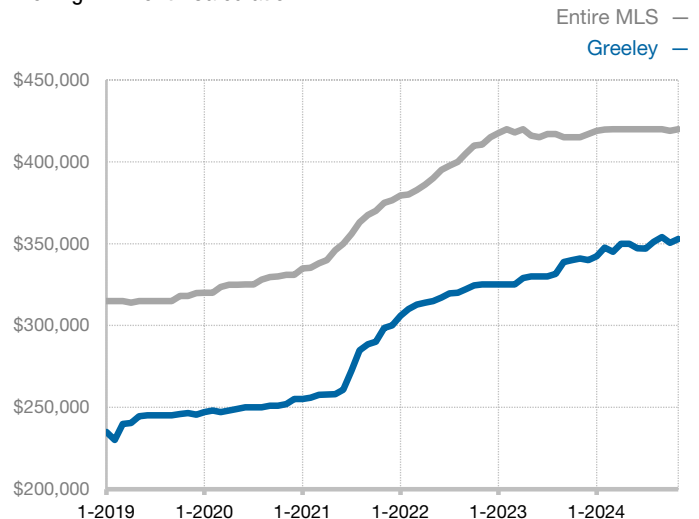
Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	15	19	+ 26.7%	287	296	+ 3.1%
Closed Sales	14	14	0.0%	216	208	- 3.7%
Median Sales Price*	\$326,000	\$364,388	+ 11.8%	\$340,000	\$354,334	+ 4.2%
Average Sales Price*	\$327,714	\$398,684	+ 21.7%	\$345,131	\$349,108	+ 1.2%
Percent of List Price Received*	97.9%	98.4%	+ 0.5%	99.2%	99.2%	0.0%
Days on Market Until Sale	84	78	- 7.1%	63	65	+ 3.2%
Inventory of Homes for Sale	59	53	- 10.2%	--	--	--
Months Supply of Inventory	3.1	2.9	- 6.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for November 2024

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Fort Collins

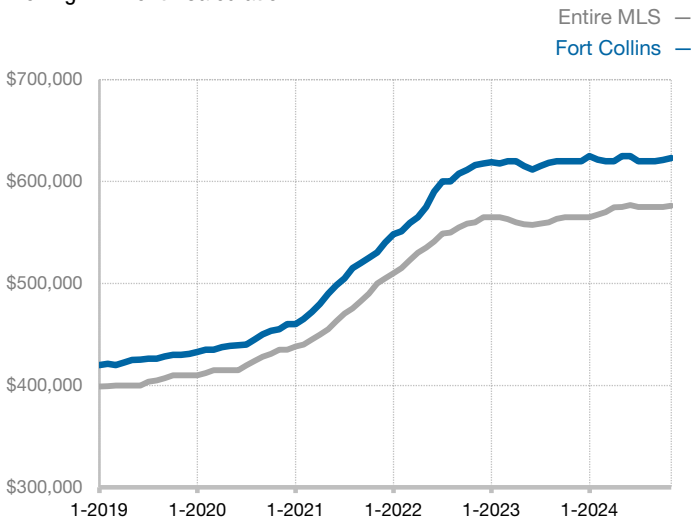
Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	99	130	+ 31.3%	2,179	2,326	+ 6.7%
Closed Sales	113	132	+ 16.8%	1,556	1,602	+ 3.0%
Median Sales Price*	\$580,000	\$599,500	+ 3.4%	\$620,500	\$625,000	+ 0.7%
Average Sales Price*	\$634,324	\$750,567	+ 18.3%	\$697,847	\$722,126	+ 3.5%
Percent of List Price Received*	98.3%	99.1%	+ 0.8%	99.8%	99.3%	- 0.5%
Days on Market Until Sale	58	62	+ 6.9%	50	55	+ 10.0%
Inventory of Homes for Sale	323	301	- 6.8%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--

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

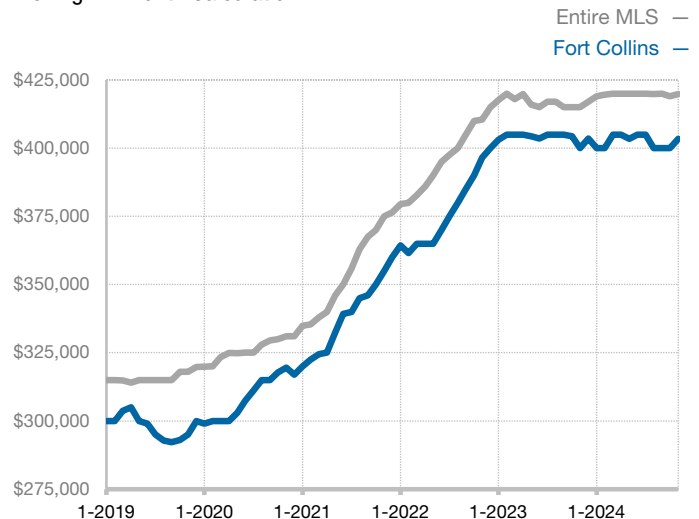
Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	55	51	- 7.3%	849	928	+ 9.3%
Closed Sales	49	30	- 38.8%	625	624	- 0.2%
Median Sales Price*	\$369,900	\$385,195	+ 4.1%	\$400,000	\$400,000	0.0%
Average Sales Price*	\$406,579	\$429,434	+ 5.6%	\$413,067	\$414,951	+ 0.5%
Percent of List Price Received*	98.9%	99.0%	+ 0.1%	99.6%	99.1%	- 0.5%
Days on Market Until Sale	64	70	+ 9.4%	59	72	+ 22.0%
Inventory of Homes for Sale	170	187	+ 10.0%	--	--	--
Months Supply of Inventory	3.0	3.4	+ 13.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for November 2024

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Berthoud

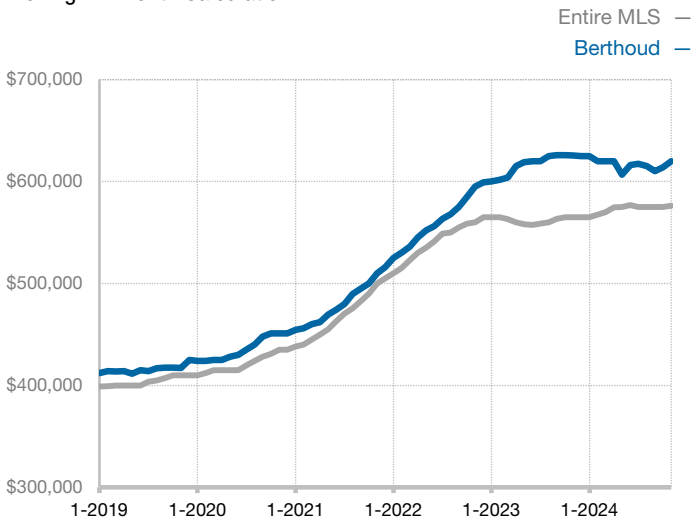
Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	31	44	+ 41.9%	516	611	+ 18.4%
Closed Sales	25	31	+ 24.0%	360	392	+ 8.9%
Median Sales Price*	\$575,000	\$624,900	+ 8.7%	\$626,450	\$624,950	- 0.2%
Average Sales Price*	\$696,616	\$645,953	- 7.3%	\$785,019	\$745,687	- 5.0%
Percent of List Price Received*	99.8%	99.1%	- 0.7%	99.0%	99.1%	+ 0.1%
Days on Market Until Sale	70	111	+ 58.6%	73	86	+ 17.8%
Inventory of Homes for Sale	127	143	+ 12.6%	--	--	--
Months Supply of Inventory	3.8	4.1	+ 7.9%	--	--	--

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

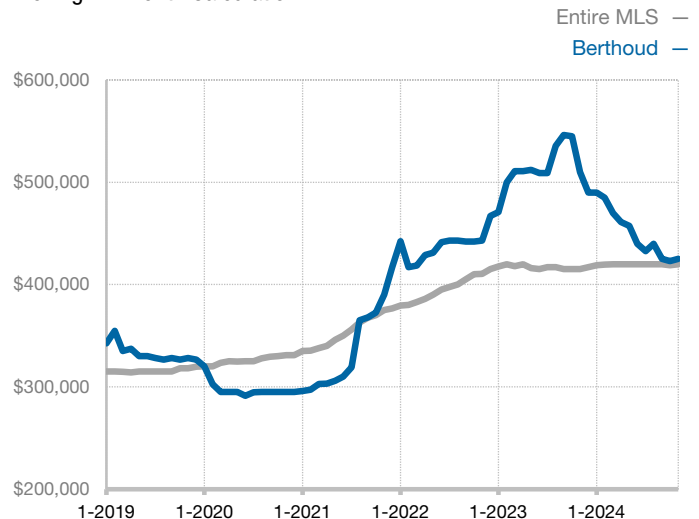
Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	5	8	+ 60.0%	64	55	- 14.1%
Closed Sales	3	3	0.0%	43	24	- 44.2%
Median Sales Price*	\$470,000	\$465,000	- 1.1%	\$505,000	\$425,000	- 15.8%
Average Sales Price*	\$446,000	\$581,530	+ 30.4%	\$539,757	\$455,765	- 15.6%
Percent of List Price Received*	99.9%	98.6%	- 1.3%	101.0%	98.8%	- 2.2%
Days on Market Until Sale	40	32	- 20.0%	120	87	- 27.5%
Inventory of Homes for Sale	17	24	+ 41.2%	--	--	--
Months Supply of Inventory	4.3	9.2	+ 114.0%	--	--	--

* 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 November 2024

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Johnstown

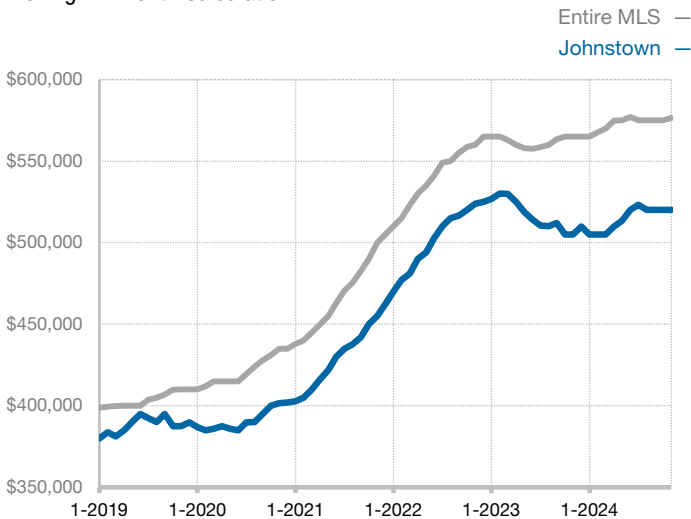
Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	39	52	+ 33.3%	598	691	+ 15.6%
Closed Sales	43	44	+ 2.3%	498	503	+ 1.0%
Median Sales Price*	\$494,892	\$482,975	- 2.4%	\$509,450	\$520,000	+ 2.1%
Average Sales Price*	\$522,133	\$503,946	- 3.5%	\$529,785	\$544,200	+ 2.7%
Percent of List Price Received*	100.2%	98.5%	- 1.7%	99.7%	99.3%	- 0.4%
Days on Market Until Sale	83	62	- 25.3%	59	59	0.0%
Inventory of Homes for Sale	104	125	+ 20.2%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--

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

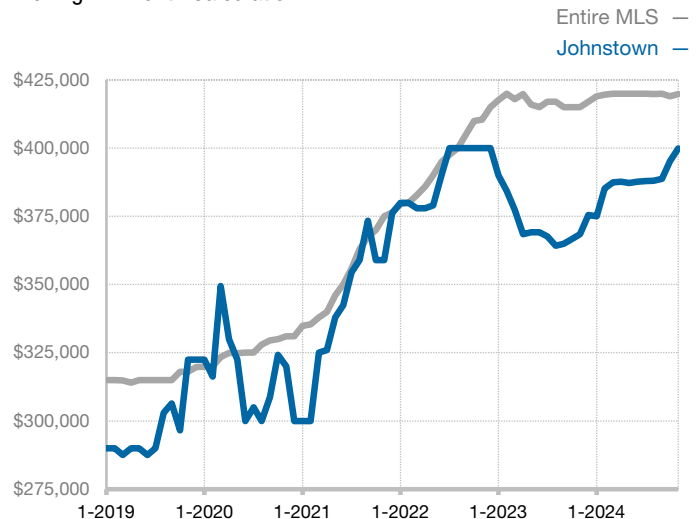
Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	1	12	+ 1100.0%	63	129	+ 104.8%
Closed Sales	4	5	+ 25.0%	40	85	+ 112.5%
Median Sales Price*	\$385,200	\$450,000	+ 16.8%	\$370,300	\$399,950	+ 8.0%
Average Sales Price*	\$374,313	\$428,210	+ 14.4%	\$373,441	\$392,773	+ 5.2%
Percent of List Price Received*	100.1%	99.6%	- 0.5%	100.0%	99.7%	- 0.3%
Days on Market Until Sale	36	60	+ 66.7%	63	62	- 1.6%
Inventory of Homes for Sale	15	47	+ 213.3%	--	--	--
Months Supply of Inventory	4.3	6.3	+ 46.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for November 2024

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Boulder

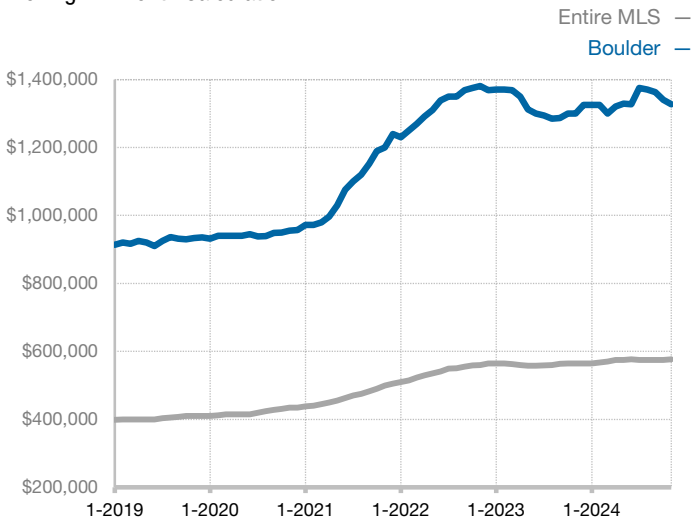
Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	54	39	- 27.8%	1,417	1,431	+ 1.0%
Closed Sales	57	63	+ 10.5%	841	820	- 2.5%
Median Sales Price*	\$1,366,500	\$1,200,000	- 12.2%	\$1,325,000	\$1,331,160	+ 0.5%
Average Sales Price*	\$1,838,083	\$1,876,793	+ 2.1%	\$1,687,077	\$1,658,663	- 1.7%
Percent of List Price Received*	96.2%	95.5%	- 0.7%	97.9%	97.0%	- 0.9%
Days on Market Until Sale	67	88	+ 31.3%	56	69	+ 23.2%
Inventory of Homes for Sale	250	241	- 3.6%	--	--	--
Months Supply of Inventory	3.3	3.3	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.

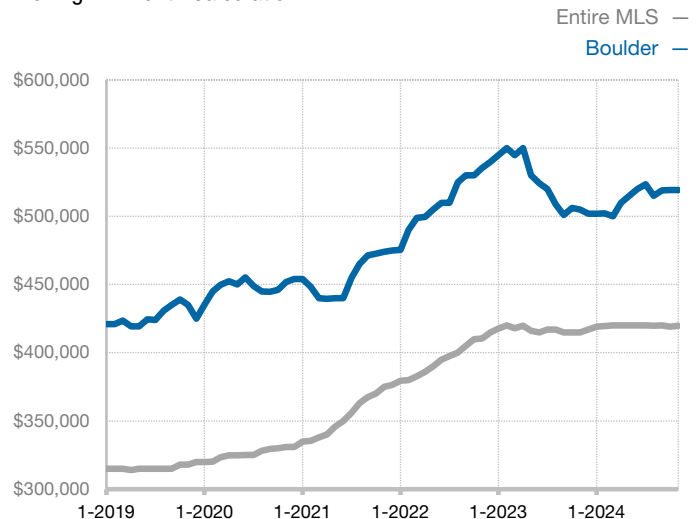
Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	36	46	+ 27.8%	837	1,080	+ 29.0%
Closed Sales	46	40	- 13.0%	549	541	- 1.5%
Median Sales Price*	\$522,000	\$512,000	- 1.9%	\$505,000	\$520,000	+ 3.0%
Average Sales Price*	\$676,577	\$690,742	+ 2.1%	\$605,891	\$620,258	+ 2.4%
Percent of List Price Received*	98.9%	97.8%	- 1.1%	99.5%	98.4%	- 1.1%
Days on Market Until Sale	70	69	- 1.4%	47	60	+ 27.7%
Inventory of Homes for Sale	152	225	+ 48.0%	--	--	--
Months Supply of Inventory	3.1	4.7	+ 51.6%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for November 2024

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Longmont

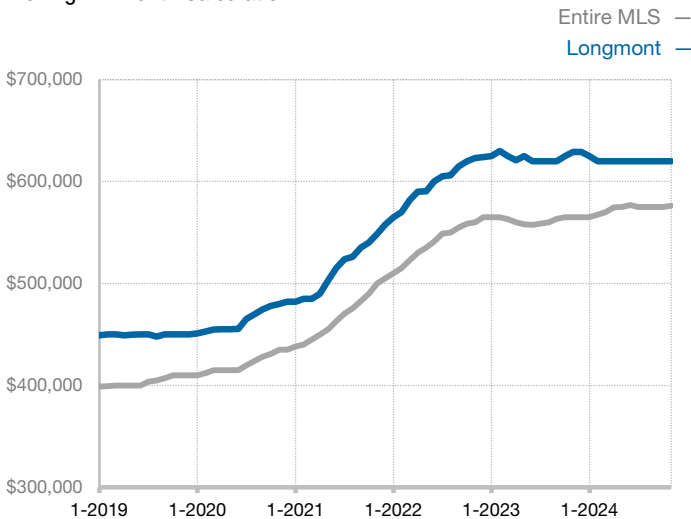
Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	68	77	+ 13.2%	1,342	1,540	+ 14.8%
Closed Sales	58	88	+ 51.7%	995	1,050	+ 5.5%
Median Sales Price*	\$650,000	\$635,000	- 2.3%	\$636,000	\$620,000	- 2.5%
Average Sales Price*	\$783,802	\$782,329	- 0.2%	\$744,358	\$739,425	- 0.7%
Percent of List Price Received*	97.9%	99.0%	+ 1.1%	99.5%	99.1%	- 0.4%
Days on Market Until Sale	51	52	+ 2.0%	49	52	+ 6.1%
Inventory of Homes for Sale	218	237	+ 8.7%	--	--	--
Months Supply of Inventory	2.5	2.5	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.

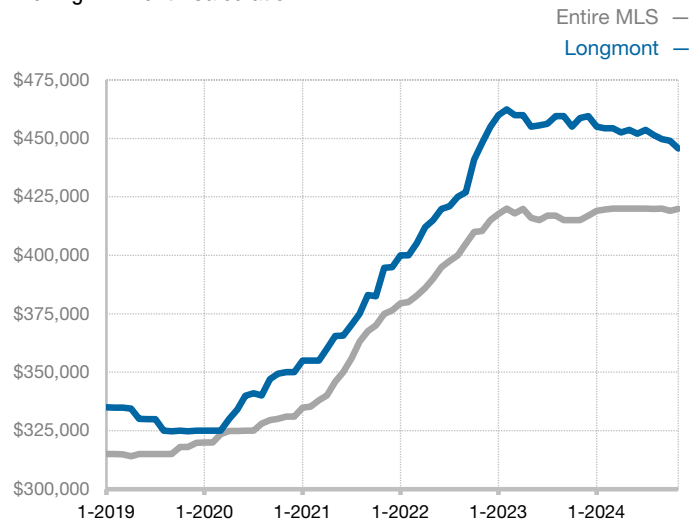
Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	19	34	+ 78.9%	369	428	+ 16.0%
Closed Sales	25	22	- 12.0%	296	290	- 2.0%
Median Sales Price*	\$493,531	\$423,699	- 14.1%	\$458,700	\$444,336	- 3.1%
Average Sales Price*	\$471,407	\$408,287	- 13.4%	\$475,234	\$450,853	- 5.1%
Percent of List Price Received*	100.4%	98.0%	- 2.4%	99.9%	99.1%	- 0.8%
Days on Market Until Sale	105	65	- 38.1%	72	95	+ 31.9%
Inventory of Homes for Sale	106	101	- 4.7%	--	--	--
Months Supply of Inventory	4.1	3.8	- 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 November 2024

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Windsor

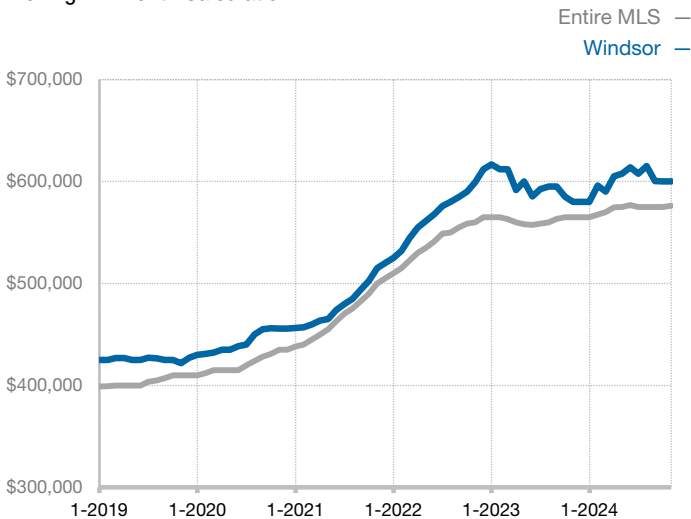
Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	91	89	- 2.2%	994	1,243	+ 25.1%
Closed Sales	24	72	+ 200.0%	742	802	+ 8.1%
Median Sales Price*	\$632,000	\$612,445	- 3.1%	\$580,000	\$600,000	+ 3.4%
Average Sales Price*	\$729,021	\$668,198	- 8.3%	\$657,504	\$696,210	+ 5.9%
Percent of List Price Received*	98.2%	99.1%	+ 0.9%	99.4%	99.3%	- 0.1%
Days on Market Until Sale	62	80	+ 29.0%	87	74	- 14.9%
Inventory of Homes for Sale	186	253	+ 36.0%	--	--	--
Months Supply of Inventory	2.9	3.6	+ 24.1%	--	--	--

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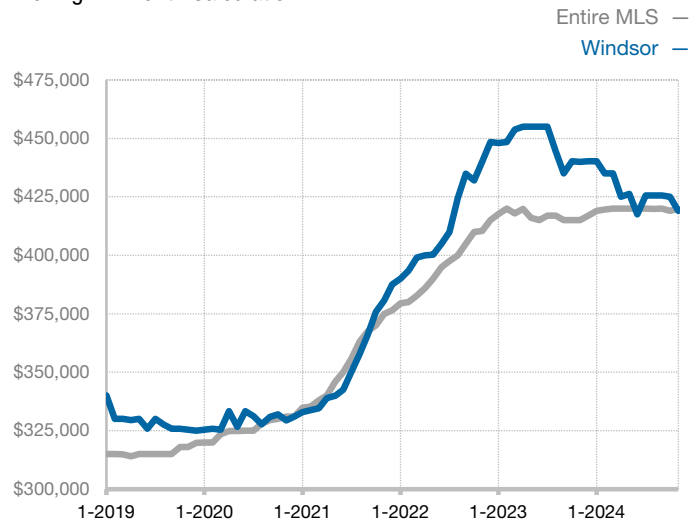
Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	10	6	- 40.0%	166	144	- 13.3%
Closed Sales	8	9	+ 12.5%	121	95	- 21.5%
Median Sales Price*	\$535,000	\$485,000	- 9.3%	\$440,000	\$417,485	- 5.1%
Average Sales Price*	\$527,776	\$449,348	- 14.9%	\$453,628	\$422,006	- 7.0%
Percent of List Price Received*	99.5%	99.6%	+ 0.1%	100.1%	98.7%	- 1.4%
Days on Market Until Sale	130	108	- 16.9%	91	109	+ 19.8%
Inventory of Homes for Sale	43	34	- 20.9%	--	--	--
Months Supply of Inventory	4.0	4.2	+ 5.0%	--	--	--

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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 November 2024

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Wellington

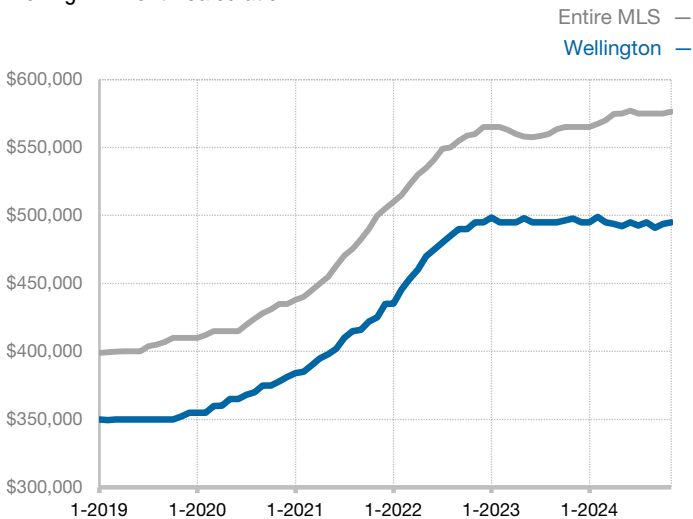
Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	17	22	+ 29.4%	296	347	+ 17.2%
Closed Sales	14	17	+ 21.4%	254	227	- 10.6%
Median Sales Price*	\$486,500	\$504,900	+ 3.8%	\$496,250	\$498,500	+ 0.5%
Average Sales Price*	\$512,965	\$513,020	+ 0.0%	\$512,569	\$552,816	+ 7.9%
Percent of List Price Received*	98.8%	99.2%	+ 0.4%	99.8%	99.3%	- 0.5%
Days on Market Until Sale	68	58	- 14.7%	70	66	- 5.7%
Inventory of Homes for Sale	52	45	- 13.5%	--	--	--
Months Supply of Inventory	2.3	2.2	- 4.3%	--	--	--

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Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	1	4	+ 300.0%	38	47	+ 23.7%
Closed Sales	3	2	- 33.3%	17	28	+ 64.7%
Median Sales Price*	\$349,900	\$372,500	+ 6.5%	\$380,000	\$375,000	- 1.3%
Average Sales Price*	\$337,821	\$372,500	+ 10.3%	\$374,710	\$369,175	- 1.5%
Percent of List Price Received*	99.0%	100.0%	+ 1.0%	98.8%	99.2%	+ 0.4%
Days on Market Until Sale	112	72	- 35.7%	66	76	+ 15.2%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	4.9	4.0	- 18.4%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

