



FCBR 2025

FORT COLLINS BOARD OF REALTORS®



Monthly Indicators



September 2025

New Listings were up 11.9 percent for single family homes and 20.3 percent for townhouse-condo properties. Pending Sales landed at 189 for single family homes and 67 for townhouse-condo properties.

The Median Sales Price was up 2.6 percent to \$600,000 for single family homes and 8.7 percent to \$437,500 for townhouse-condo properties. Days on Market increased 17.2 percent for single family homes but remained flat for townhouse-condo properties.

Nationally, housing inventory declined for the first time this year, slipping 1.3% month-over-month to 1.53 million units, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the monthly drop, total inventory remained 11.7% higher than the same time last year. Meanwhile, the median existing-home price rose 2% year-over-year to \$422,600, though it was essentially flat compared to the prior month.

Activity Snapshot

+ 13.5%	+ 17.2%	+ 2.6%
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	9-2024	9-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		244	273	+ 11.9%	2,460	2,796	+ 13.7%
Pending Sales		189	189	0.0%	1,633	1,829	+ 12.0%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		163	185	+ 13.5%	1,533	1,759	+ 14.7%
Median Sales Price		\$585,000	\$600,000	+ 2.6%	\$610,400	\$615,000	+ 0.8%
Avg. Sales Price		\$675,332	\$687,871	+ 1.9%	\$711,725	\$709,795	- 0.3%
Pct. of List Price Received		98.3%	98.4%	+ 0.1%	99.3%	99.0%	- 0.3%
Days on Market		64	75	+ 17.2%	61	65	+ 6.6%
Affordability Index		76	73	- 3.9%	73	71	- 2.7%
Active Listings		593	651	+ 9.8%	--	--	--
Months Supply		3.7	3.4	- 8.1%	--	--	--

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.



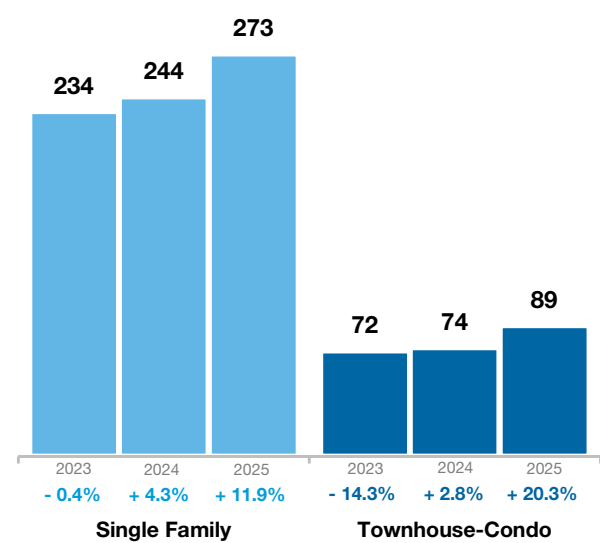
Key Metrics	Historical Sparkbars	9-2024	9-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		74	89	+ 20.3%	798	953	+ 19.4%
Pending Sales		48	67	+ 39.6%	556	574	+ 3.2%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		40	68	+ 70.0%	541	554	+ 2.4%
Median Sales Price		\$402,500	\$437,500	+ 8.7%	\$414,720	\$406,100	- 2.1%
Avg. Sales Price		\$405,740	\$456,663	+ 12.6%	\$426,756	\$421,914	- 1.1%
Pct. of List Price Received		99.0%	98.4%	- 0.6%	99.2%	98.8%	- 0.4%
Days on Market		77	77	0.0%	78	80	+ 2.6%
Affordability Index		111	100	- 9.9%	107	108	+ 0.9%
Active Listings		198	237	+ 19.7%	--	--	--
Months Supply		3.4	4.1	+ 20.6%	--	--	--

New Listings

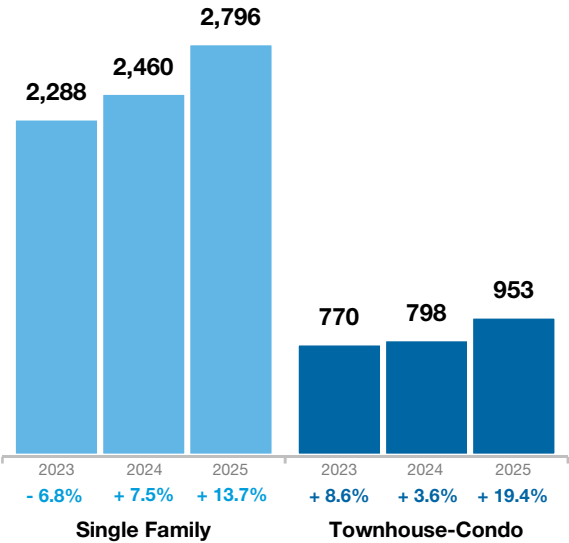
A count of the properties that have been newly listed on the market in a given month.



September

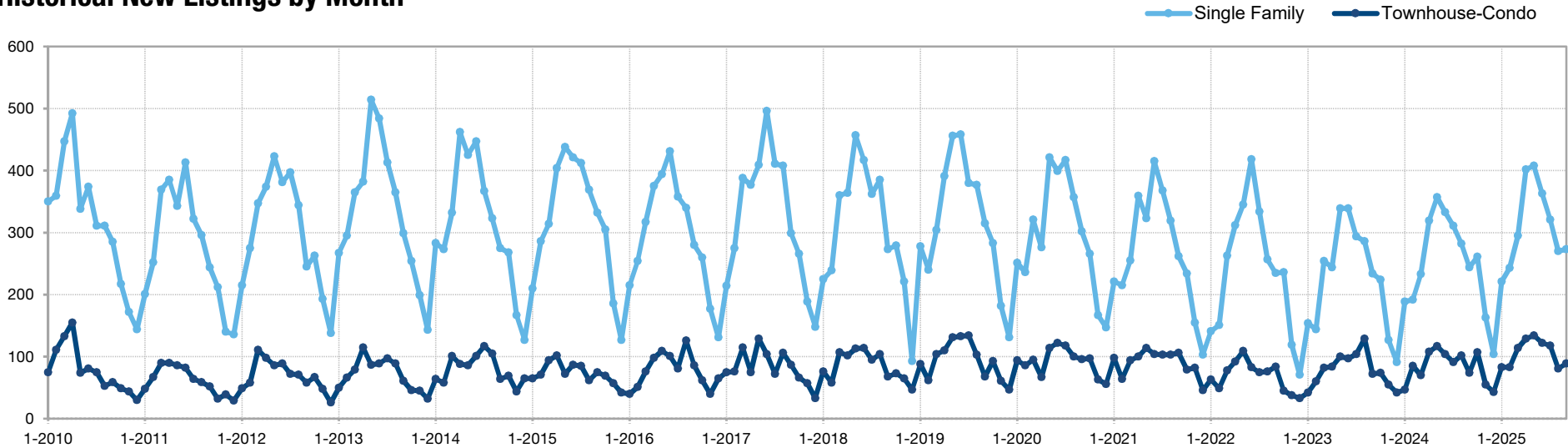


Year to Date



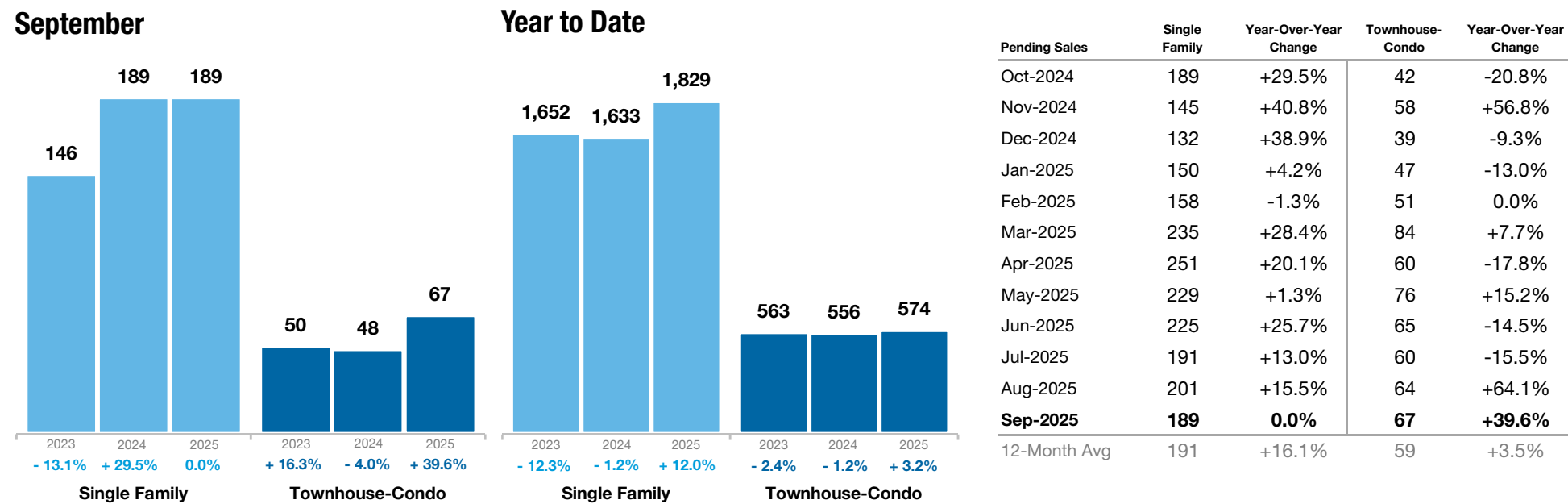
New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2024	261	+16.5%	107	+44.6%
Nov-2024	163	+28.3%	55	0.0%
Dec-2024	104	+14.3%	43	+2.4%
Jan-2025	221	+16.9%	83	+76.6%
Feb-2025	243	+26.6%	83	-2.4%
Mar-2025	295	+26.6%	114	+62.9%
Apr-2025	402	+26.0%	129	+19.4%
May-2025	408	+14.3%	134	+14.5%
Jun-2025	363	+9.0%	122	+17.3%
Jul-2025	321	+3.2%	118	+29.7%
Aug-2025	270	-4.3%	81	-20.6%
Sep-2025	273	+11.9%	89	+20.3%
12-Month Avg	277	+14.5%	97	+19.5%

Historical New Listings by Month

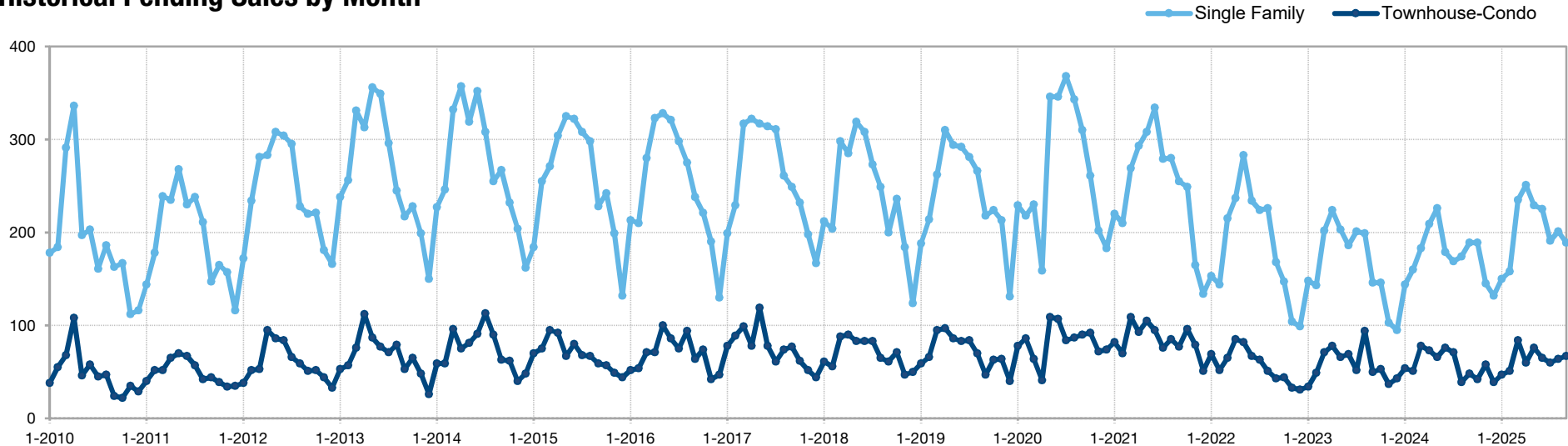


Pending Sales

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



Historical Pending Sales by Month

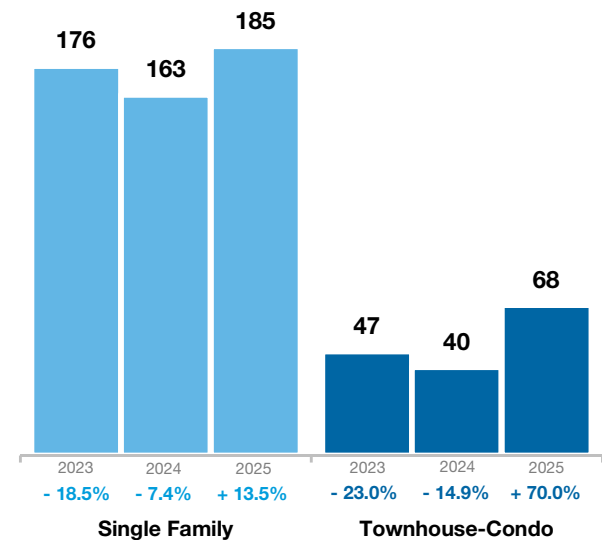


Sold Listings

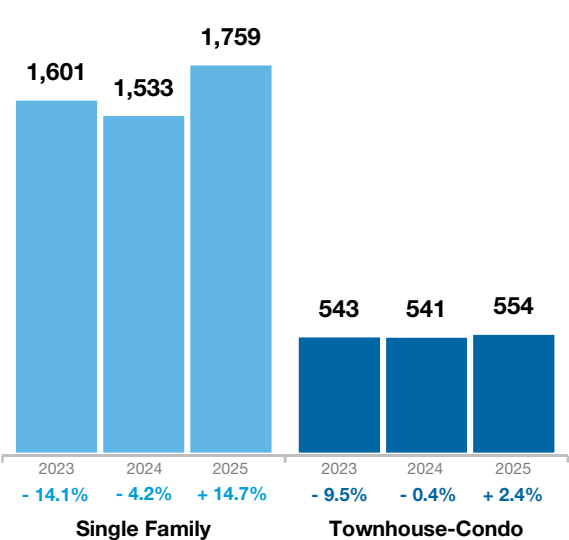
A count of the actual sales that closed in a given month.



September

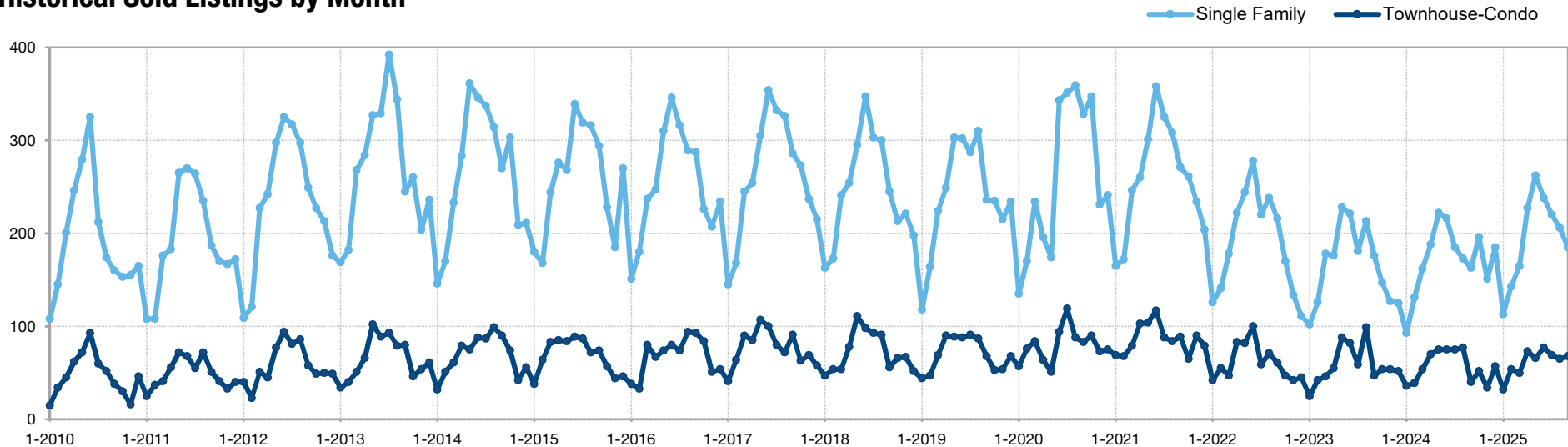


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2024	196	+33.3%	52	-3.7%
Nov-2024	151	+18.9%	34	-37.0%
Dec-2024	185	+48.0%	57	+9.6%
Jan-2025	113	+21.5%	32	-11.1%
Feb-2025	143	+9.2%	54	+38.5%
Mar-2025	165	+1.9%	50	-7.4%
Apr-2025	227	+20.7%	73	+4.3%
May-2025	262	+18.0%	66	-12.0%
Jun-2025	238	+10.2%	77	+2.7%
Jul-2025	220	+18.9%	69	-8.0%
Aug-2025	206	+19.1%	65	-15.6%
Sep-2025	185	+13.5%	68	+70.0%
12-Month Avg	191	+18.6%	58	-0.6%

Historical Sold Listings by Month

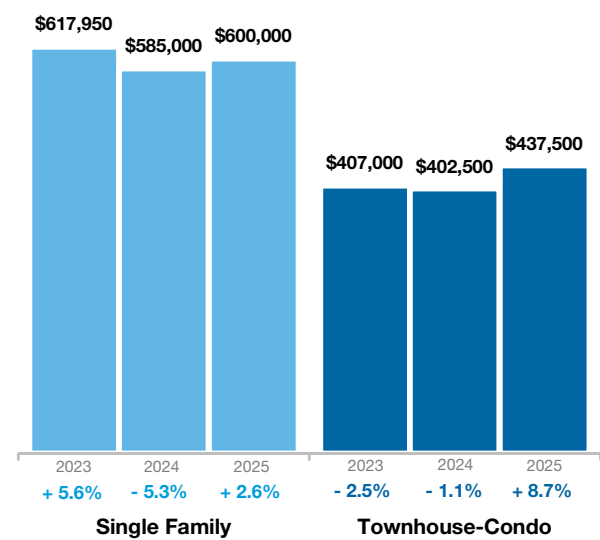


Median Sales Price

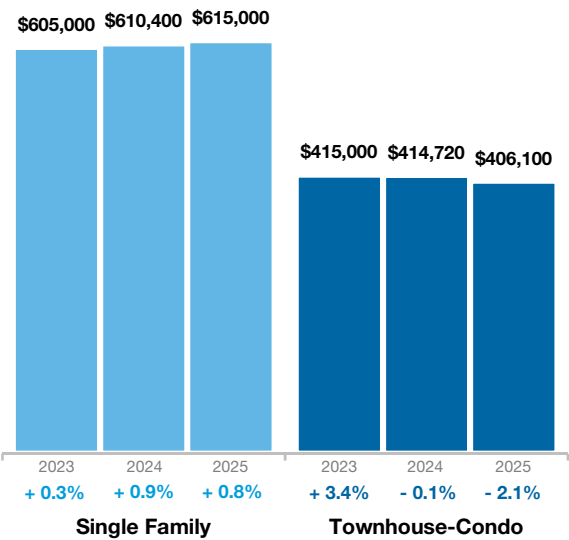
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



September



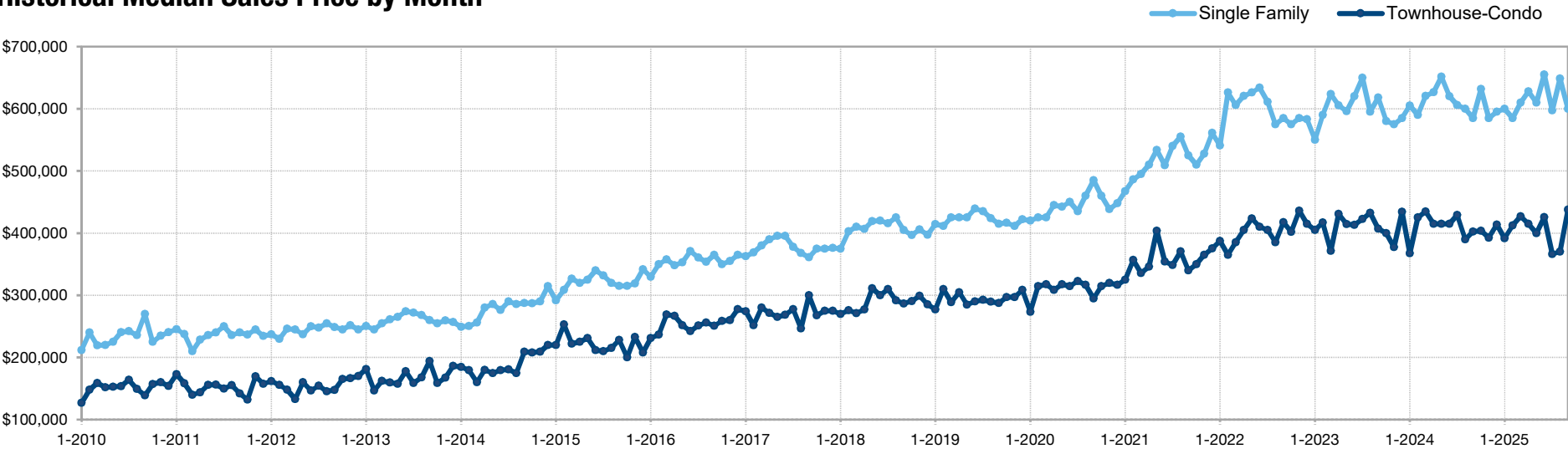
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2024	\$631,925	+9.0%	\$403,750	+0.9%
Nov-2024	\$585,000	+1.7%	\$392,695	+4.0%
Dec-2024	\$595,000	+1.7%	\$413,789	-4.7%
Jan-2025	\$600,000	-0.8%	\$391,608	+6.6%
Feb-2025	\$585,000	-0.8%	\$412,490	-3.0%
Mar-2025	\$610,000	-1.7%	\$427,000	-1.8%
Apr-2025	\$627,743	+0.2%	\$415,000	0.0%
May-2025	\$610,000	-6.4%	\$400,000	-3.6%
Jun-2025	\$655,000	+5.7%	\$425,500	+2.5%
Jul-2025	\$597,450	-1.4%	\$366,175	-14.6%
Aug-2025	\$648,500	+8.1%	\$370,000	-5.1%
Sep-2025	\$600,000	+2.6%	\$437,500	+8.7%
12-Month Avg*	\$610,000	+0.9%	\$407,500	-1.6%

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

Historical Median Sales Price by Month

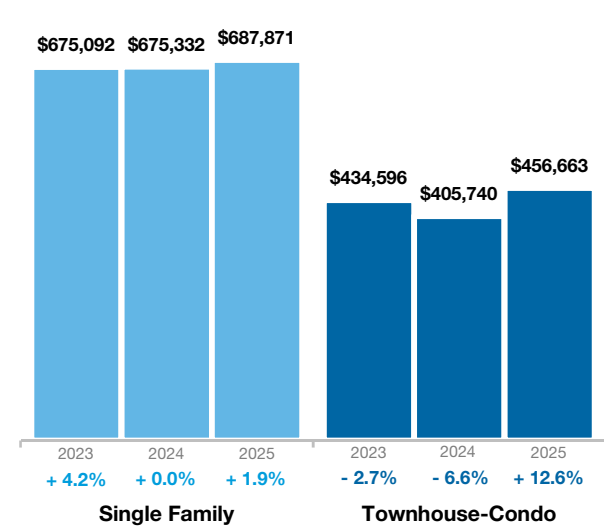


Average Sales Price

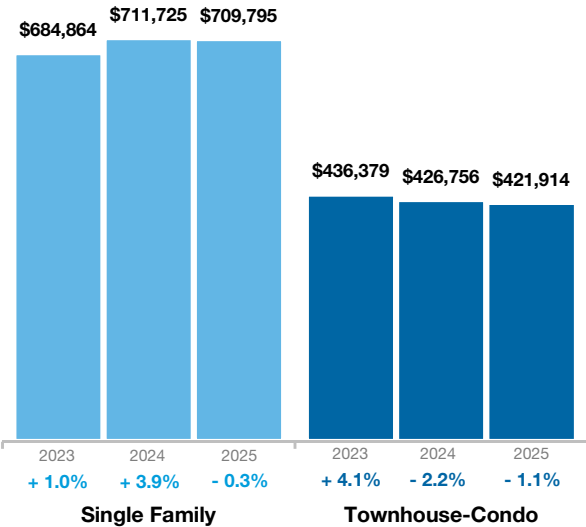
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



September



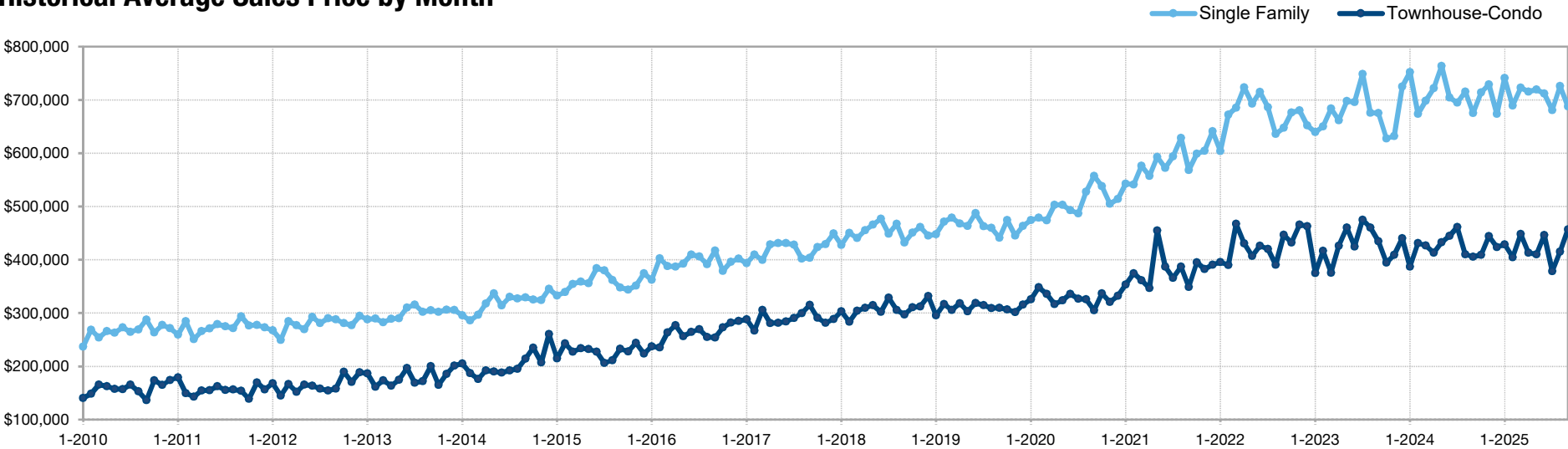
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2024	\$714,026	+13.8%	\$409,054	+3.6%
Nov-2024	\$728,985	+15.3%	\$444,072	+8.5%
Dec-2024	\$673,492	-7.1%	\$423,573	-3.7%
Jan-2025	\$741,177	-1.4%	\$428,745	+10.7%
Feb-2025	\$689,402	+2.3%	\$404,458	-6.2%
Mar-2025	\$722,855	+3.5%	\$448,421	+5.1%
Apr-2025	\$715,540	-0.9%	\$413,211	+0.1%
May-2025	\$719,161	-5.8%	\$410,121	-5.2%
Jun-2025	\$711,992	+1.1%	\$446,512	+0.4%
Jul-2025	\$680,876	-2.0%	\$378,304	-18.0%
Aug-2025	\$726,070	+1.5%	\$415,213	+1.3%
Sep-2025	\$687,871	+1.9%	\$456,663	+12.6%
12-Month Avg*	\$708,490	+1.1%	\$422,171	-0.4%

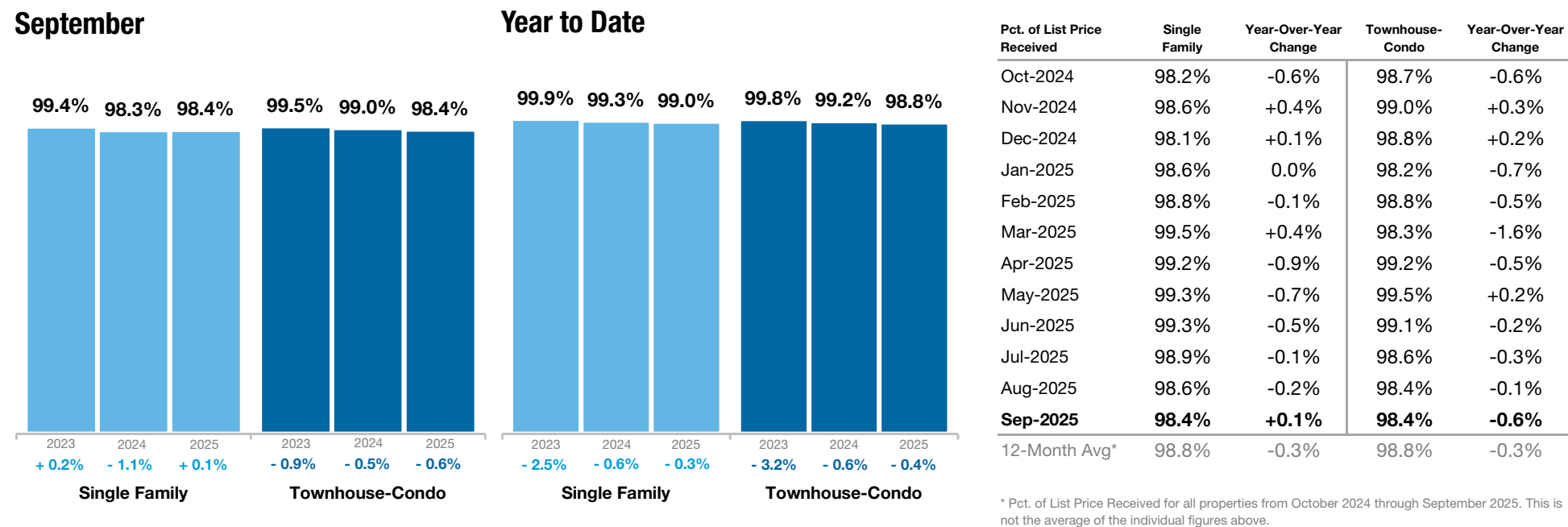
* Avg. Sales Price for all properties from October 2024 through September 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month

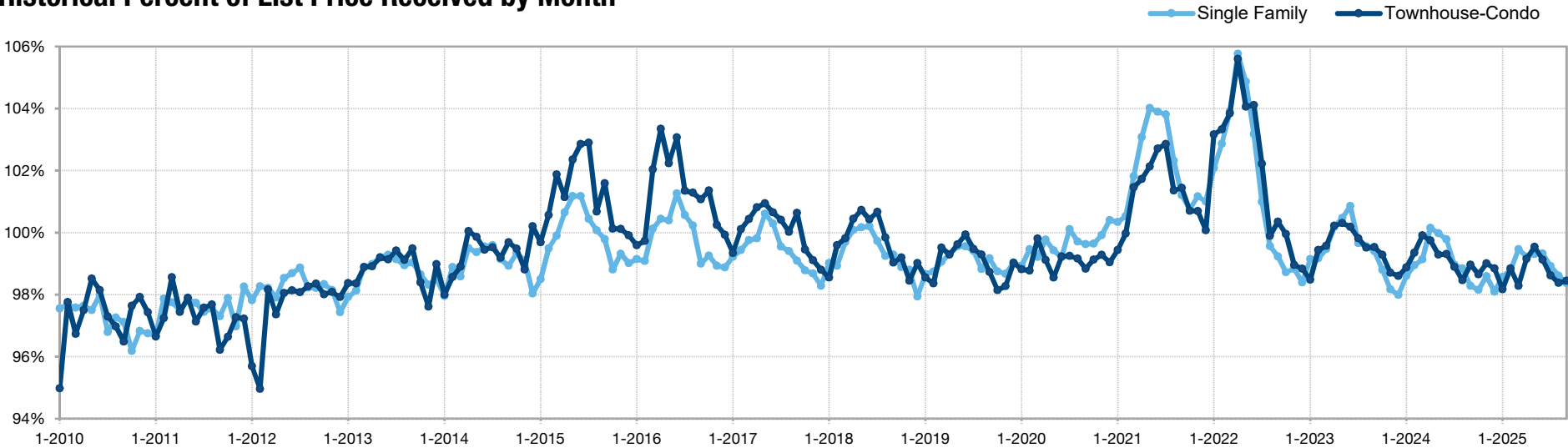


Percent of List Price Received

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



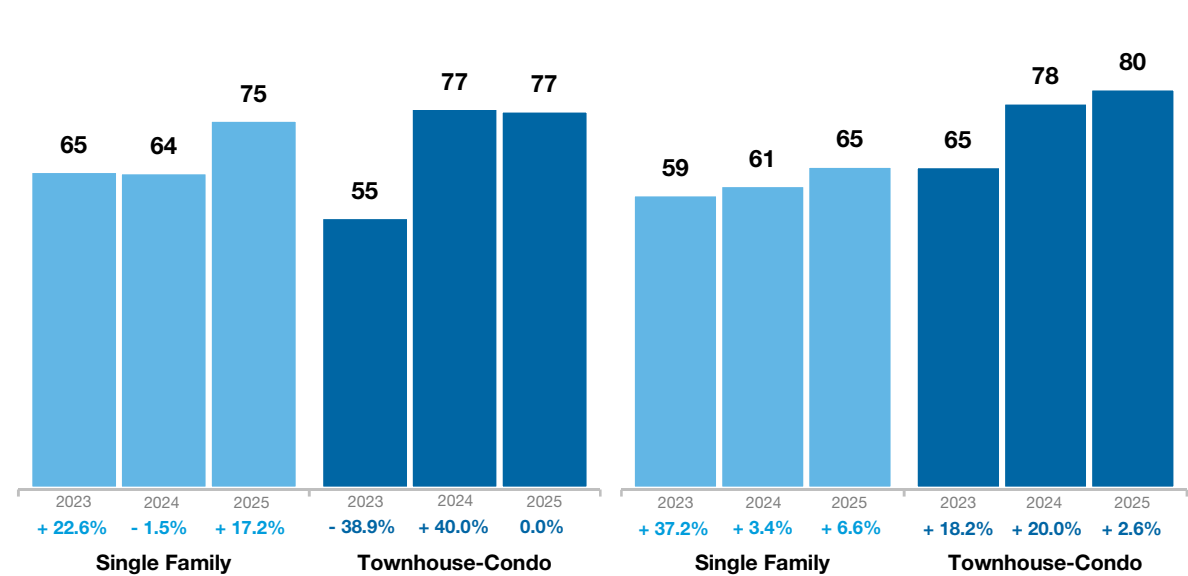
Historical Percent of List Price Received by Month



Days on Market Until Sale



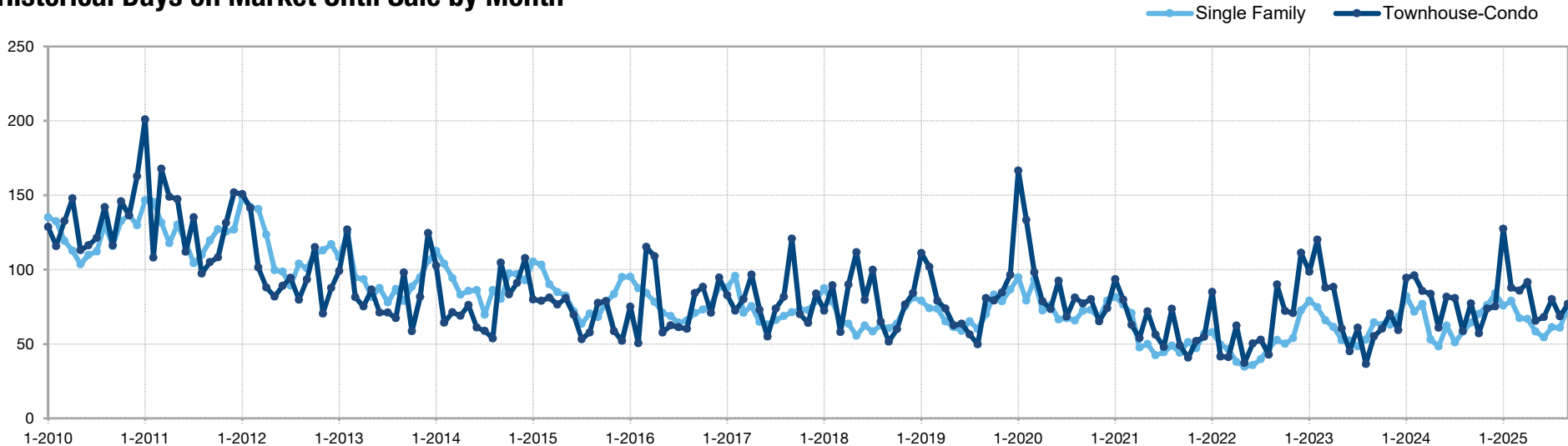
September



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2024	70	+11.1%	57	-5.0%
Nov-2024	76	+20.6%	74	+5.7%
Dec-2024	84	+23.5%	75	+27.1%
Jan-2025	76	-7.3%	127	+35.1%
Feb-2025	79	+9.7%	88	-8.3%
Mar-2025	67	-13.0%	86	0.0%
Apr-2025	67	+26.4%	92	+9.5%
May-2025	58	+20.8%	66	+8.2%
Jun-2025	54	-12.9%	68	-17.1%
Jul-2025	61	+19.6%	80	-1.2%
Aug-2025	61	+5.2%	69	+16.9%
Sep-2025	75	+17.2%	77	0.0%
12-Month Avg	68	+9.5%	78	+4.8%

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

Historical Days on Market Until Sale by Month

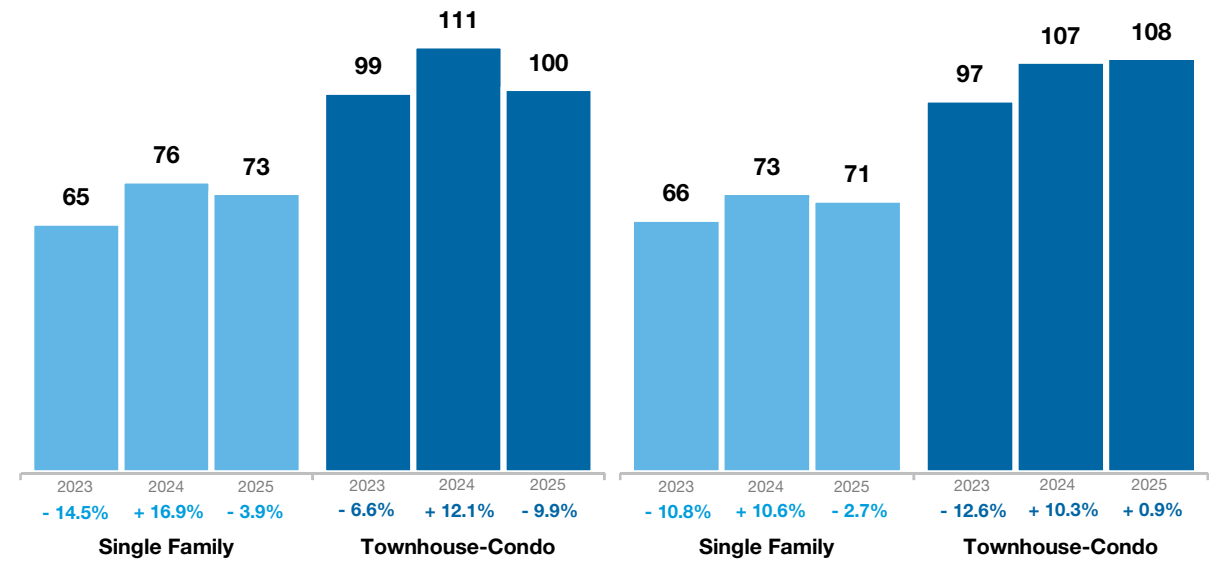


Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

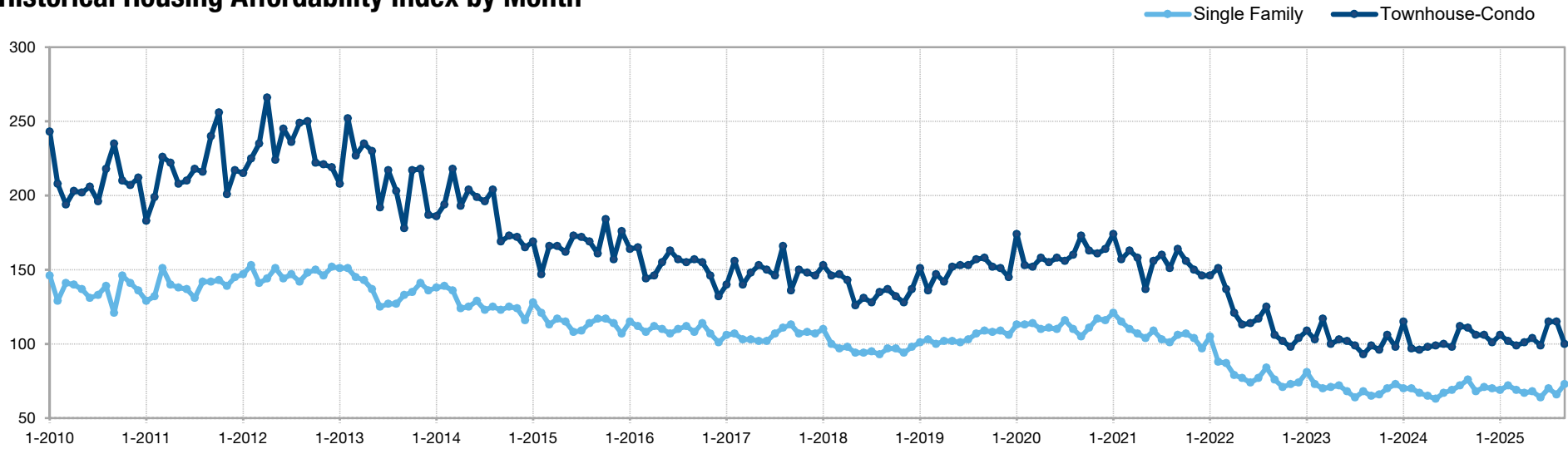


September



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2024	68	+3.0%	106	+10.4%
Nov-2024	71	+1.4%	106	0.0%
Dec-2024	70	-4.1%	101	+3.1%
Jan-2025	69	-1.4%	106	-7.8%
Feb-2025	72	+2.9%	102	+5.2%
Mar-2025	69	+3.0%	99	+3.1%
Apr-2025	67	+3.1%	101	+3.1%
May-2025	68	+7.9%	104	+5.1%
Jun-2025	64	-4.5%	99	-1.0%
Jul-2025	70	+1.4%	115	+17.3%
Aug-2025	66	-8.3%	115	+2.7%
Sep-2025	73	-3.9%	100	-9.9%
12-Month Avg	69	-2.7%	69	-0.9%

Historical Housing Affordability Index by Month

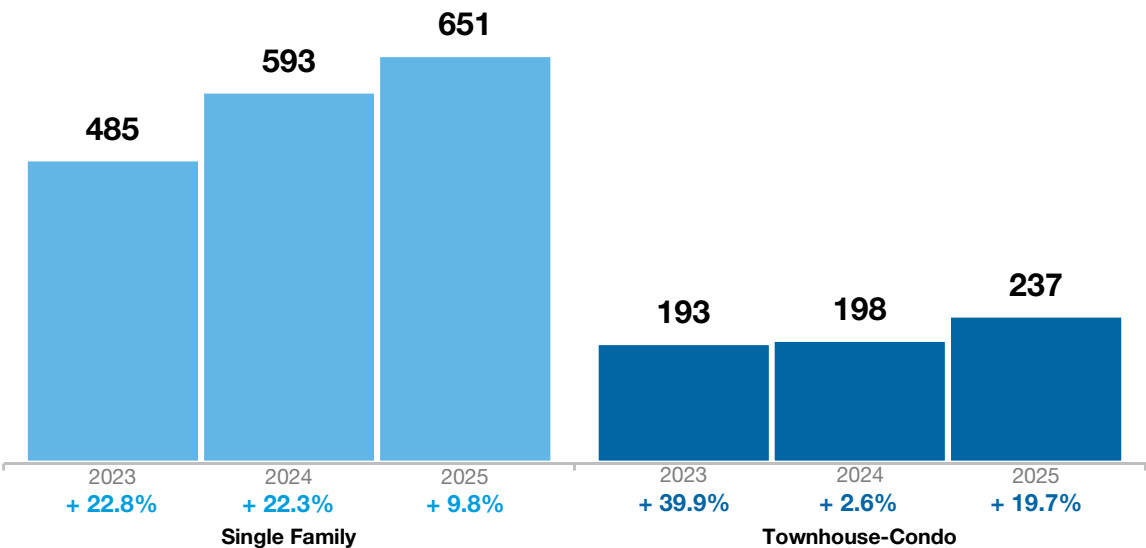


Inventory of Active Listings

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



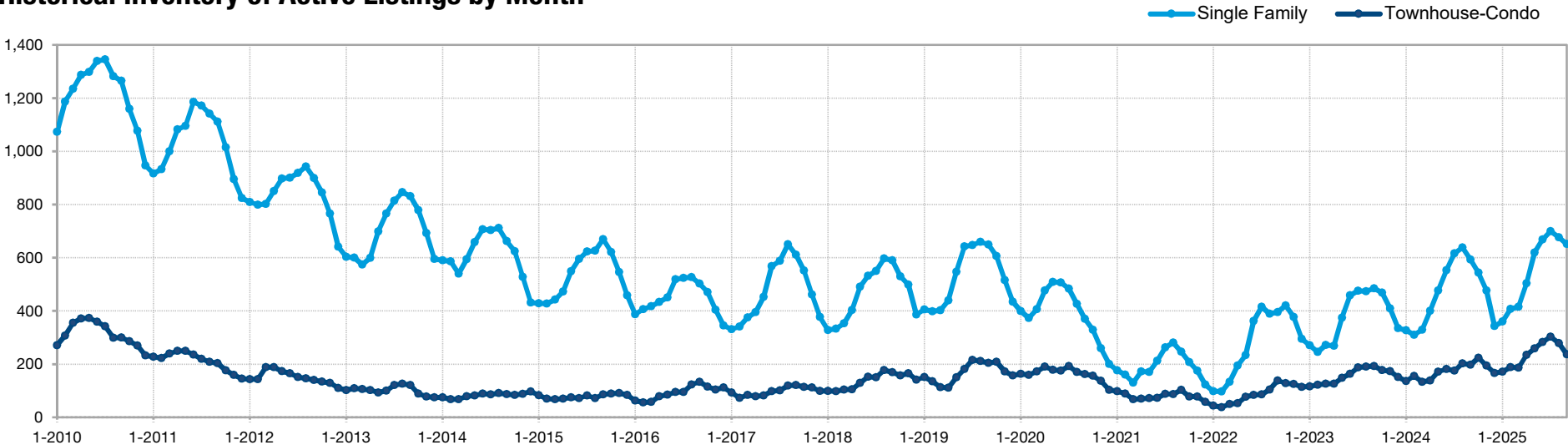
September



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2024	544	+16.0%	224	+25.8%
Nov-2024	477	+16.6%	195	+12.1%
Dec-2024	343	+2.4%	166	+9.9%
Jan-2025	360	+10.1%	171	+25.7%
Feb-2025	407	+31.3%	189	+21.9%
Mar-2025	415	+26.1%	187	+40.6%
Apr-2025	504	+26.0%	235	+70.3%
May-2025	619	+29.8%	259	+51.5%
Jun-2025	668	+20.8%	283	+55.5%
Jul-2025	700	+13.6%	303	+72.2%
Aug-2025	676	+6.0%	279	+37.4%
Sep-2025	651	+9.8%	237	+19.7%
12-Month Avg*	530	+16.6%	227	+36.7%

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

Historical Inventory of Active Listings by Month

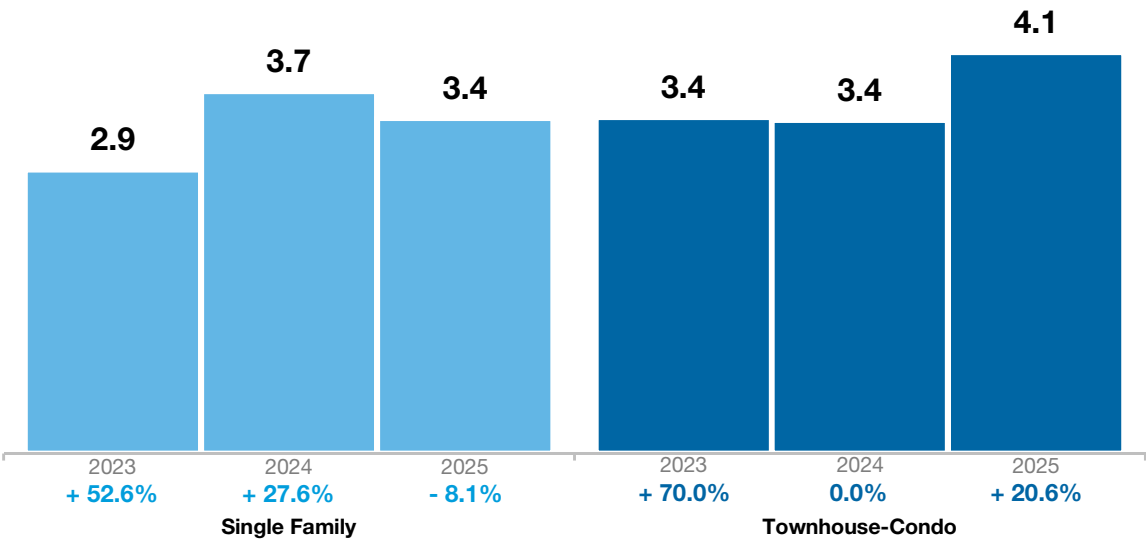


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.



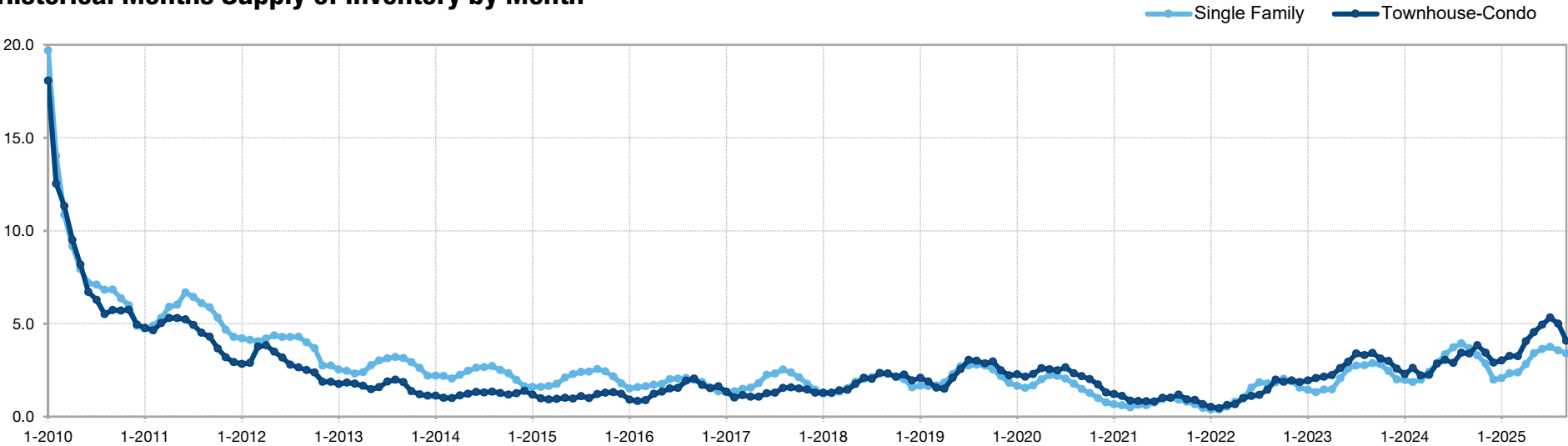
September



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2024	3.3	+17.9%	3.8	+22.6%
Nov-2024	2.9	+16.0%	3.4	+13.3%
Dec-2024	2.0	0.0%	2.9	+11.5%
Jan-2025	2.1	+5.0%	3.0	+30.4%
Feb-2025	2.3	+21.1%	3.3	+26.9%
Mar-2025	2.4	+20.0%	3.2	+45.5%
Apr-2025	2.8	+16.7%	4.1	+78.3%
May-2025	3.4	+17.2%	4.5	+60.7%
Jun-2025	3.6	+9.1%	4.9	+58.1%
Jul-2025	3.8	+2.7%	5.3	+82.8%
Aug-2025	3.6	-7.7%	5.0	+47.1%
Sep-2025	3.4	-8.1%	4.1	+20.6%
12-Month Avg*	3.0	+7.3%	4.0	+41.5%

* Months Supply for all properties from October 2024 through September 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Activity Overview

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



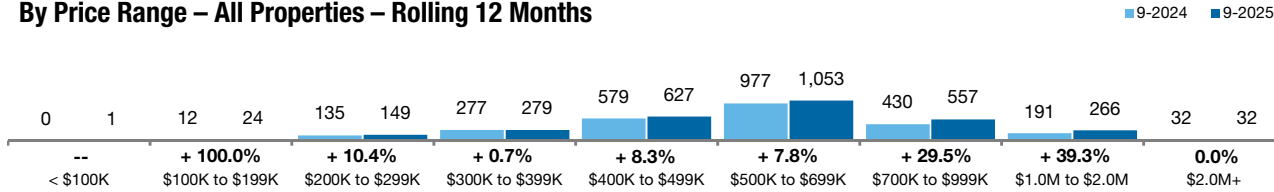
Key Metrics	Historical Sparkbars	9-2024	9-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		318	362	+ 13.8%	3,258	3,749	+ 15.1%
Pending Sales		237	256	+ 8.0%	556	574	+ 3.2%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		203	253	+ 24.6%	2,074	2,313	+ 11.5%
Median Sales Price		\$545,000	\$540,000	- 0.9%	\$555,000	\$560,000	+ 0.9%
Avg. Sales Price		\$622,211	\$625,729	+ 0.5%	\$637,391	\$640,843	+ 0.5%
Pct. of List Price Received		98.4%	98.4%	- 0.4%	99.3%	98.9%	- 0.4%
Days on Market		67	75	+ 6.2%	65	69	+ 6.2%
Affordability Index		82	81	- 1.2%	80	78	- 2.5%
Active Listings		791	888	+ 12.3%	--	--	--
Months Supply		3.6	3.6	- 1.1%	--	--	--

Sold Listings

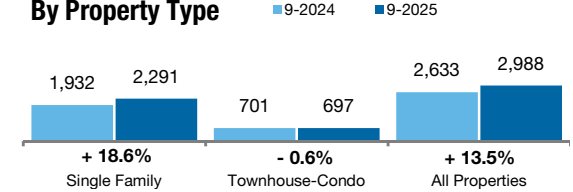
Actual sales that have closed in a given quarter.



By Price Range – All Properties – Rolling 12 Months



By Property Type



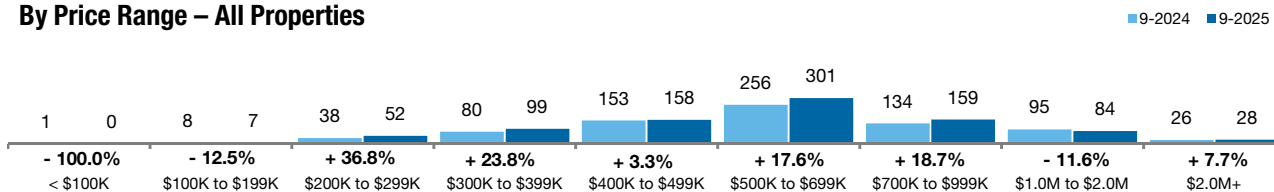
By Price Range	Rolling 12 Months			Compared to Prior Month			Year to Date		
	Single Family			Townhouse-Condo			Single Family		
	9-2024	9-2025	Change	9-2024	9-2025	Change	8-2025	9-2025	Change
\$99,999 and Below	0	0	--	0	1	--	0	0	--
\$100,000 to \$199,999	11	18	+ 63.6%	1	6	+ 500.0%	4	2	- 50.0%
\$200,000 to \$299,999	30	35	+ 16.7%	105	114	+ 8.6%	1	3	+ 200.0%
\$300,000 to \$399,999	60	72	+ 20.0%	217	207	- 4.6%	7	6	- 14.3%
\$400,000 to \$499,999	329	373	+ 13.4%	250	254	+ 1.6%	36	39	+ 8.3%
\$500,000 to \$699,999	875	970	+ 10.9%	102	83	- 18.6%	69	74	+ 7.2%
\$700,000 to \$999,999	411	537	+ 30.7%	19	20	+ 5.3%	58	35	- 39.7%
\$1,000,000 to \$1,999,999	184	254	+ 38.0%	7	12	+ 71.4%	30	26	- 13.3%
\$2,000,000 and Above	32	32	0.0%	0	0	--	1	0	- 100.0%
All Price Ranges	1,932	2,291	+ 18.6%	701	697	- 0.6%	206	185	- 10.2%

By Price Range	Single Family			Townhouse-Condo			Single Family		
	9-2024	9-2025	Change	9-2024	9-2025	Change	8-2025	9-2025	Change
	9-2024	9-2025	Change	9-2024	9-2025	Change	8-2025	9-2025	Change
\$99,999 and Below	0	0	--	0	1	--	0	0	--
\$100,000 to \$199,999	10	13	+ 30.0%	1	5	+ 400.0%	2	1	- 50.0%
\$200,000 to \$299,999	22	27	+ 22.7%	79	97	+ 22.8%	18	8	- 55.6%
\$300,000 to \$399,999	43	54	+ 25.6%	170	160	- 5.9%	16	18	+ 12.5%
\$400,000 to \$499,999	237	272	+ 14.8%	185	205	+ 10.8%	21	25	+ 19.0%
\$500,000 to \$699,999	703	748	+ 6.4%	84	60	- 28.6%	4	10	+ 150.0%
\$700,000 to \$999,999	332	423	+ 27.4%	16	14	- 12.5%	1	4	+ 300.0%
\$1,000,000 to \$1,999,999	159	200	+ 25.8%	6	12	+ 100.0%	3	2	- 33.3%
\$2,000,000 and Above	27	22	- 18.5%	0	0	--	0	0	--
All Price Ranges	1,533	1,759	+ 14.7%	541	554	+ 2.4%	65	68	+ 4.6%

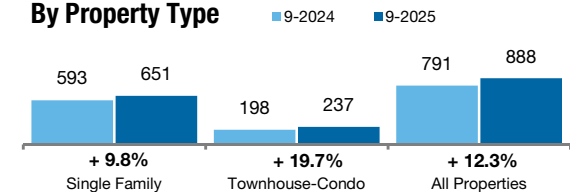
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



By Price Range	Year over Year			Compared to Prior Month			Year to Date		
	Single Family			Townhouse-Condo			Single Family		
	9-2024	9-2025	Change	9-2024	9-2025	Change	8-2025	9-2025	Change
\$99,999 and Below	0	0	--	1	0	- 100.0%	0	0	--
\$100,000 to \$199,999	7	6	- 14.3%	1	1	0.0%	6	6	0.0%
\$200,000 to \$299,999	15	10	- 33.3%	23	42	+ 82.6%	11	10	- 9.1%
\$300,000 to \$399,999	21	27	+ 28.6%	59	72	+ 22.0%	22	27	+ 22.7%
\$400,000 to \$499,999	78	92	+ 17.9%	75	66	- 12.0%	92	92	0.0%
\$500,000 to \$699,999	228	263	+ 15.4%	28	38	+ 35.7%	291	263	- 9.6%
\$700,000 to \$999,999	127	150	+ 18.1%	7	9	+ 28.6%	144	150	+ 4.2%
\$1,000,000 to \$1,999,999	91	75	- 17.6%	4	9	+ 125.0%	81	75	- 7.4%
\$2,000,000 and Above	26	28	+ 7.7%	0	0	--	29	28	- 3.4%
All Price Ranges	593	651	+ 9.8%	198	237	+ 19.7%	676	651	- 3.7%

By Price Range	Single Family			Townhouse-Condo			Single Family		
	9-2024	9-2025	Change	9-2024	9-2025	Change	8-2025	9-2025	Change
	9-2024	9-2025	Change	9-2024	9-2025	Change	8-2025	9-2025	Change
\$99,999 and Below	0	0	--	1	0	- 100.0%	0	0	--
\$100,000 to \$199,999	7	6	- 14.3%	1	1	0.0%	6	6	0.0%
\$200,000 to \$299,999	15	10	- 33.3%	23	42	+ 82.6%	11	10	- 9.1%
\$300,000 to \$399,999	21	27	+ 28.6%	59	72	+ 22.0%	22	27	+ 22.7%
\$400,000 to \$499,999	78	92	+ 17.9%	75	66	- 12.0%	92	92	0.0%
\$500,000 to \$699,999	228	263	+ 15.4%	28	38	+ 35.7%	291	263	- 9.6%
\$700,000 to \$999,999	127	150	+ 18.1%	7	9	+ 28.6%	144	150	+ 4.2%
\$1,000,000 to \$1,999,999	91	75	- 17.6%	4	9	+ 125.0%	81	75	- 7.4%
\$2,000,000 and Above	26	28	+ 7.7%	0	0	--	29	28	- 3.4%
All Price Ranges	593	651	+ 9.8%	198	237	+ 19.7%	676	651	- 3.7%

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 September 2025

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Berthoud

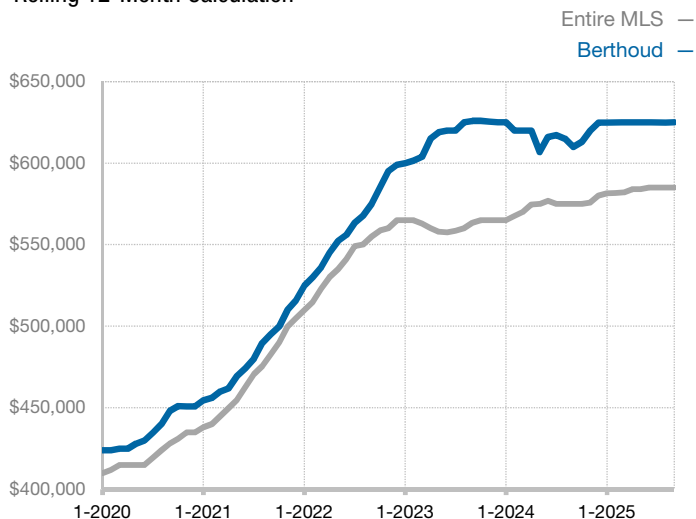
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	50	42	- 16.0%	519	545	+ 5.0%
Closed Sales	35	30	- 14.3%	317	356	+ 12.3%
Median Sales Price*	\$550,000	\$640,000	+ 16.4%	\$624,000	\$629,950	+ 1.0%
Average Sales Price*	\$725,483	\$779,460	+ 7.4%	\$753,919	\$775,458	+ 2.9%
Percent of List Price Received*	98.7%	97.9%	- 0.8%	99.2%	98.9%	- 0.3%
Days on Market Until Sale	72	62	- 13.9%	84	80	- 4.8%
Inventory of Homes for Sale	161	141	- 12.4%	--	--	--
Months Supply of Inventory	4.8	3.7	- 22.9%	--	--	--

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

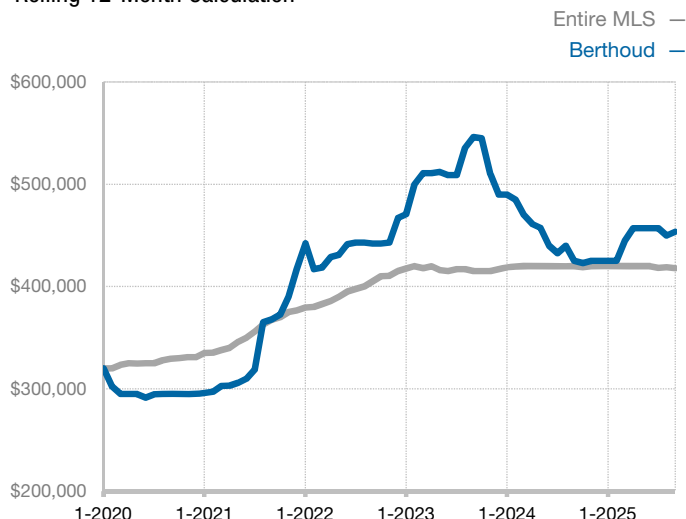
Townhouse/Condo	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	10	21	+ 110.0%	40	79	+ 97.5%
Closed Sales	4	4	0.0%	18	35	+ 94.4%
Median Sales Price*	\$413,950	\$464,950	+ 12.3%	\$420,450	\$449,900	+ 7.0%
Average Sales Price*	\$495,475	\$470,305	- 5.1%	\$435,821	\$454,544	+ 4.3%
Percent of List Price Received*	98.7%	99.2%	+ 0.5%	99.3%	99.0%	- 0.3%
Days on Market Until Sale	139	104	- 25.2%	100	80	- 20.0%
Inventory of Homes for Sale	21	32	+ 52.4%	--	--	--
Months Supply of Inventory	8.4	8.4	0.0%	--	--	--

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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 September 2025

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Boulder

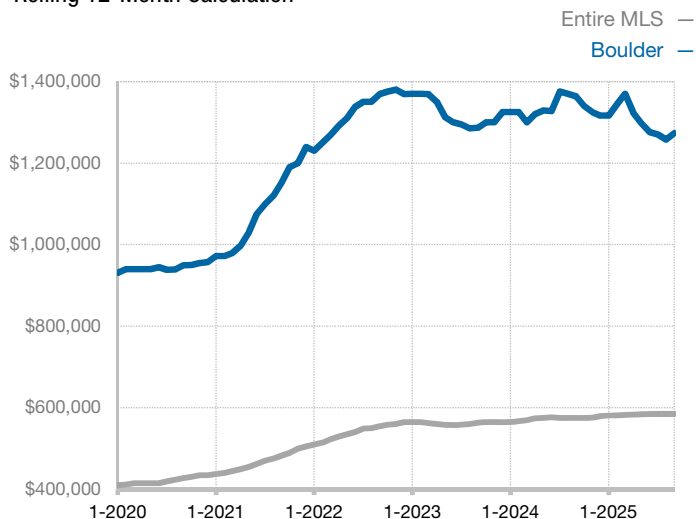
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	143	152	+ 6.3%	1,305	1,517	+ 16.2%
Closed Sales	70	66	- 5.7%	677	717	+ 5.9%
Median Sales Price*	\$1,120,000	\$1,245,000	+ 11.2%	\$1,350,000	\$1,286,000	- 4.7%
Average Sales Price*	\$1,417,497	\$1,562,658	+ 10.2%	\$1,633,415	\$1,632,220	- 0.1%
Percent of List Price Received*	96.1%	95.6%	- 0.5%	97.2%	96.6%	- 0.6%
Days on Market Until Sale	51	70	+ 37.3%	67	68	+ 1.5%
Inventory of Homes for Sale	394	418	+ 6.1%	--	--	--
Months Supply of Inventory	5.5	5.3	- 3.6%	--	--	--

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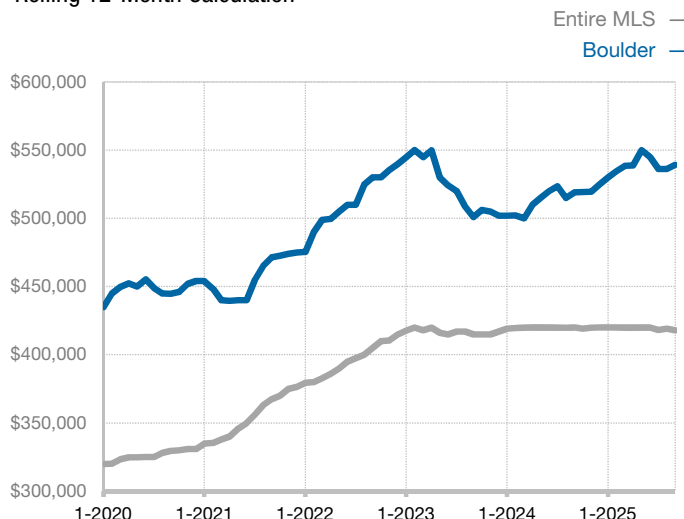
Townhouse/Condo	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	85	79	- 7.1%	945	980	+ 3.7%
Closed Sales	44	47	+ 6.8%	455	492	+ 8.1%
Median Sales Price*	\$580,000	\$610,000	+ 5.2%	\$525,000	\$532,500	+ 1.4%
Average Sales Price*	\$653,560	\$688,298	+ 5.3%	\$617,954	\$637,539	+ 3.2%
Percent of List Price Received*	97.8%	97.5%	- 0.3%	98.4%	97.8%	- 0.6%
Days on Market Until Sale	67	69	+ 3.0%	59	73	+ 23.7%
Inventory of Homes for Sale	304	289	- 4.9%	--	--	--
Months Supply of Inventory	6.5	5.5	- 15.4%	--	--	--

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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 September 2025

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Fort Collins

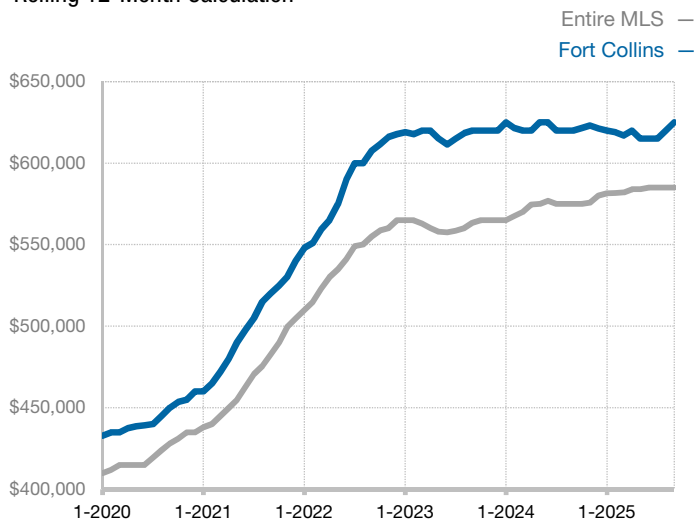
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	196	239	+ 21.9%	1,995	2,234	+ 12.0%
Closed Sales	138	146	+ 5.8%	1,299	1,454	+ 11.9%
Median Sales Price*	\$595,000	\$620,000	+ 4.2%	\$625,000	\$629,038	+ 0.6%
Average Sales Price*	\$655,048	\$702,651	+ 7.3%	\$719,766	\$714,117	- 0.8%
Percent of List Price Received*	98.4%	98.7%	+ 0.3%	99.4%	99.2%	- 0.2%
Days on Market Until Sale	60	61	+ 1.7%	53	55	+ 3.8%
Inventory of Homes for Sale	419	446	+ 6.4%	--	--	--
Months Supply of Inventory	3.1	2.8	- 9.7%	--	--	--

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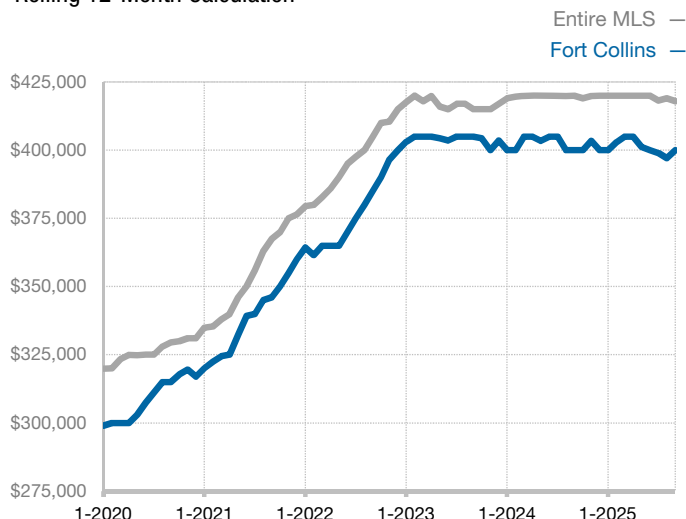
Townhouse/Condo	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	79	92	+ 16.5%	783	917	+ 17.1%
Closed Sales	40	64	+ 60.0%	539	544	+ 0.9%
Median Sales Price*	\$380,500	\$435,000	+ 14.3%	\$400,000	\$399,495	- 0.1%
Average Sales Price*	\$398,415	\$443,845	+ 11.4%	\$414,979	\$415,515	+ 0.1%
Percent of List Price Received*	99.1%	98.4%	- 0.7%	99.2%	98.7%	- 0.5%
Days on Market Until Sale	72	73	+ 1.4%	74	76	+ 2.7%
Inventory of Homes for Sale	196	229	+ 16.8%	--	--	--
Months Supply of Inventory	3.4	4.0	+ 17.6%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for September 2025

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Greeley

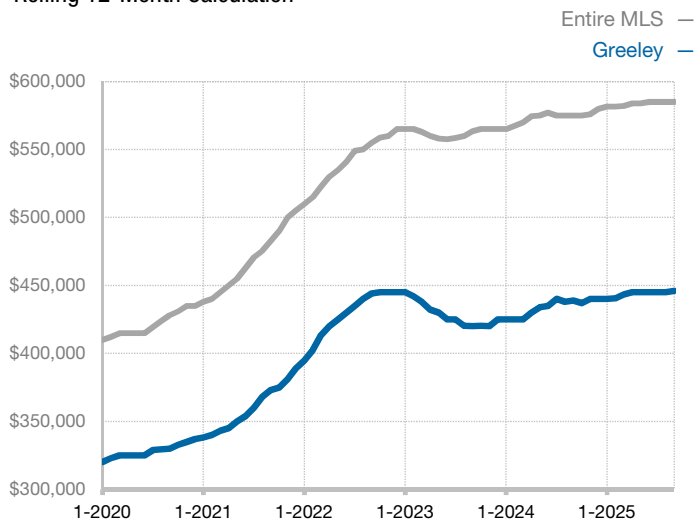
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	147	138	- 6.1%	1,229	1,320	+ 7.4%
Closed Sales	91	103	+ 13.2%	914	896	- 2.0%
Median Sales Price*	\$416,000	\$444,990	+ 7.0%	\$440,968	\$449,900	+ 2.0%
Average Sales Price*	\$482,138	\$471,340	- 2.2%	\$460,816	\$472,535	+ 2.5%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	99.5%	99.5%	0.0%
Days on Market Until Sale	60	71	+ 18.3%	58	64	+ 10.3%
Inventory of Homes for Sale	243	299	+ 23.0%	--	--	--
Months Supply of Inventory	2.5	3.3	+ 32.0%	--	--	--

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

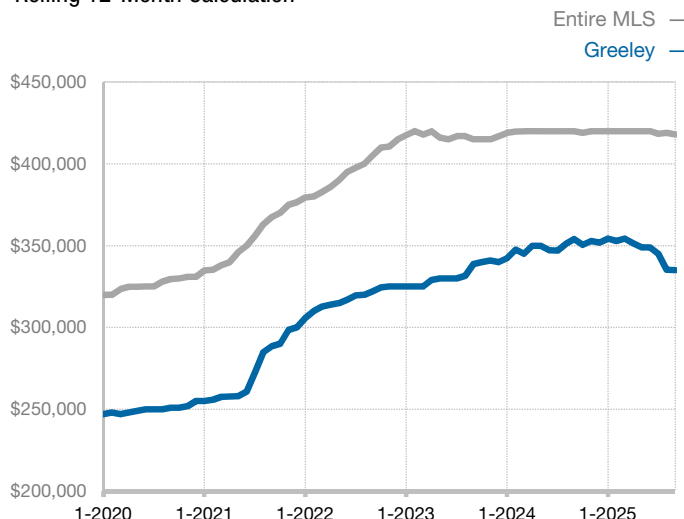
Townhouse/Condo	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	23	27	+ 17.4%	252	264	+ 4.8%
Closed Sales	23	15	- 34.8%	178	145	- 18.5%
Median Sales Price*	\$355,000	\$350,000	- 1.4%	\$354,334	\$329,000	- 7.1%
Average Sales Price*	\$360,196	\$327,033	- 9.2%	\$345,823	\$334,750	- 3.2%
Percent of List Price Received*	99.5%	98.6%	- 0.9%	99.4%	99.1%	- 0.3%
Days on Market Until Sale	48	66	+ 37.5%	63	71	+ 12.7%
Inventory of Homes for Sale	66	85	+ 28.8%	--	--	--
Months Supply of Inventory	3.7	5.4	+ 45.9%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for September 2025

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Johnstown

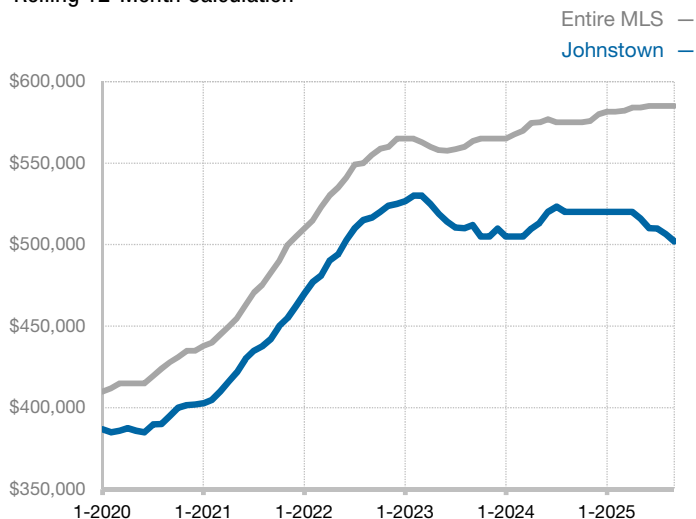
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	46	89	+ 93.5%	568	817	+ 43.8%
Closed Sales	41	66	+ 61.0%	420	533	+ 26.9%
Median Sales Price*	\$520,000	\$495,000	- 4.8%	\$525,395	\$504,000	- 4.1%
Average Sales Price*	\$543,883	\$544,701	+ 0.2%	\$550,651	\$521,427	- 5.3%
Percent of List Price Received*	99.2%	99.5%	+ 0.3%	99.4%	99.6%	+ 0.2%
Days on Market Until Sale	61	75	+ 23.0%	56	69	+ 23.2%
Inventory of Homes for Sale	145	200	+ 37.9%	--	--	--
Months Supply of Inventory	3.3	3.5	+ 6.1%	--	--	--

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

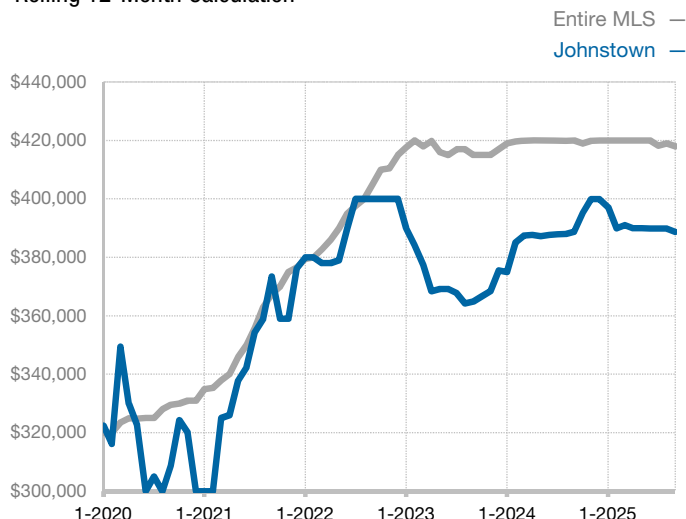
Townhouse/Condo	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	8	9	+ 12.5%	107	135	+ 26.2%
Closed Sales	5	8	+ 60.0%	75	90	+ 20.0%
Median Sales Price*	\$395,475	\$369,900	- 6.5%	\$397,200	\$386,915	- 2.6%
Average Sales Price*	\$377,234	\$375,646	- 0.4%	\$389,943	\$384,163	- 1.5%
Percent of List Price Received*	99.6%	99.9%	+ 0.3%	99.8%	99.4%	- 0.4%
Days on Market Until Sale	48	103	+ 114.6%	63	72	+ 14.3%
Inventory of Homes for Sale	47	43	- 8.5%	--	--	--
Months Supply of Inventory	6.3	4.8	- 23.8%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for September 2025

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Longmont

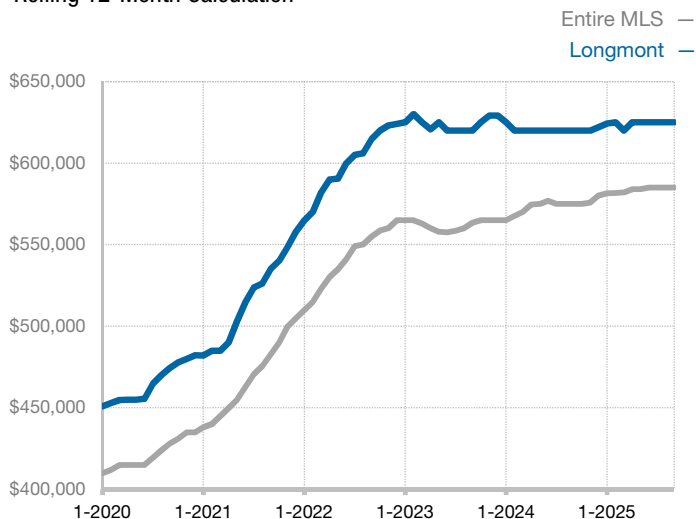
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	146	143	- 2.1%	1,320	1,429	+ 8.3%
Closed Sales	94	104	+ 10.6%	861	940	+ 9.2%
Median Sales Price*	\$617,500	\$599,000	- 3.0%	\$620,000	\$625,000	+ 0.8%
Average Sales Price*	\$673,305	\$707,180	+ 5.0%	\$740,628	\$744,987	+ 0.6%
Percent of List Price Received*	98.2%	98.5%	+ 0.3%	99.1%	98.6%	- 0.5%
Days on Market Until Sale	62	45	- 27.4%	52	54	+ 3.8%
Inventory of Homes for Sale	306	315	+ 2.9%	--	--	--
Months Supply of Inventory	3.4	3.1	- 8.8%	--	--	--

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

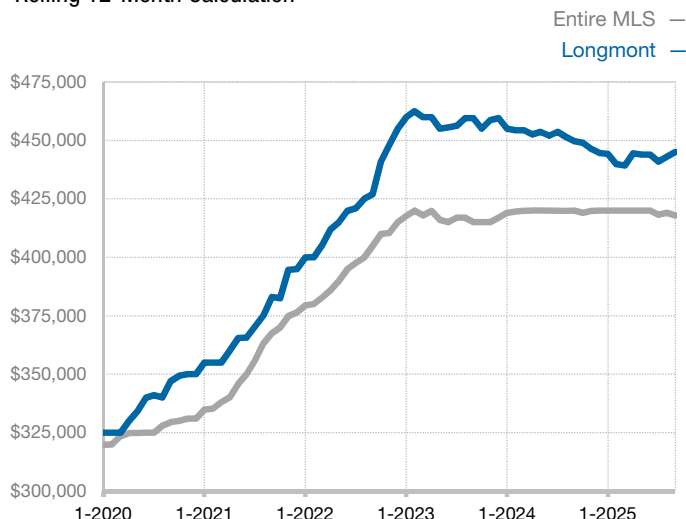
Townhouse/Condo	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	35	45	+ 28.6%	353	451	+ 27.8%
Closed Sales	28	23	- 17.9%	239	242	+ 1.3%
Median Sales Price*	\$423,704	\$444,910	+ 5.0%	\$444,450	\$444,950	+ 0.1%
Average Sales Price*	\$435,709	\$442,162	+ 1.5%	\$451,287	\$451,836	+ 0.1%
Percent of List Price Received*	99.3%	98.9%	- 0.4%	99.2%	98.8%	- 0.4%
Days on Market Until Sale	105	52	- 50.5%	101	70	- 30.7%
Inventory of Homes for Sale	128	128	0.0%	--	--	--
Months Supply of Inventory	4.6	4.8	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for September 2025

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Loveland

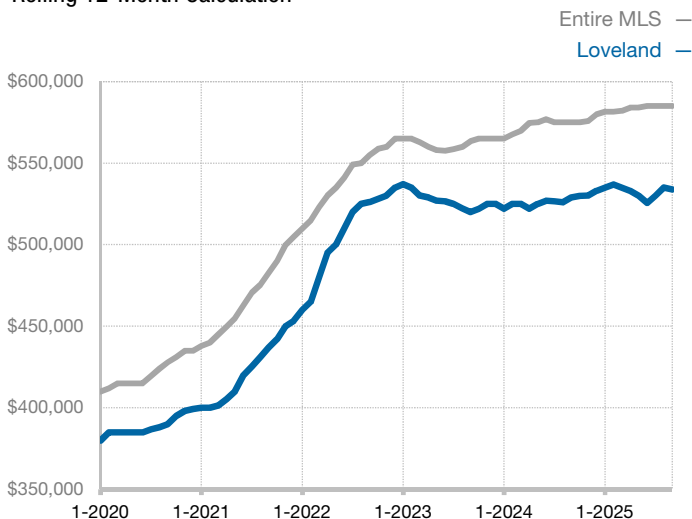
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	160	150	- 6.3%	1,276	1,476	+ 15.7%
Closed Sales	79	118	+ 49.4%	850	916	+ 7.8%
Median Sales Price*	\$545,000	\$535,000	- 1.8%	\$530,000	\$530,000	0.0%
Average Sales Price*	\$620,914	\$642,521	+ 3.5%	\$624,789	\$638,016	+ 2.1%
Percent of List Price Received*	98.3%	98.7%	+ 0.4%	99.3%	98.9%	- 0.4%
Days on Market Until Sale	52	66	+ 26.9%	54	61	+ 13.0%
Inventory of Homes for Sale	319	381	+ 19.4%	--	--	--
Months Supply of Inventory	3.6	3.8	+ 5.6%	--	--	--

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

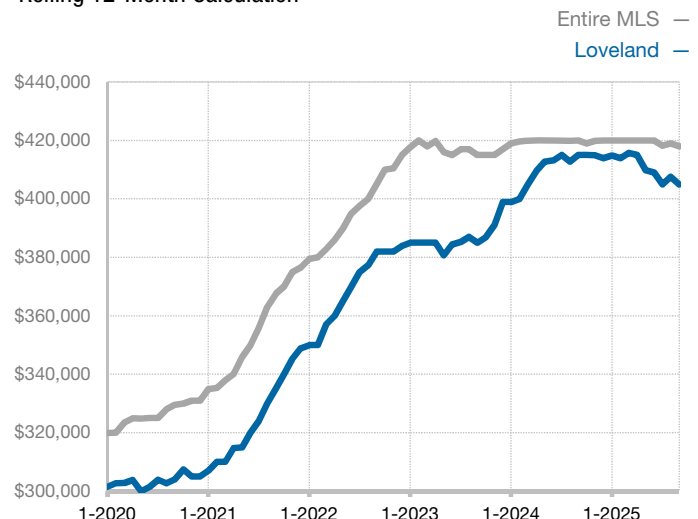
Townhouse/Condo	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	38	35	- 7.9%	311	345	+ 10.9%
Closed Sales	29	23	- 20.7%	207	209	+ 1.0%
Median Sales Price*	\$425,000	\$385,000	- 9.4%	\$415,000	\$408,131	- 1.7%
Average Sales Price*	\$456,375	\$410,678	- 10.0%	\$426,976	\$428,022	+ 0.2%
Percent of List Price Received*	99.6%	98.3%	- 1.3%	99.7%	99.2%	- 0.5%
Days on Market Until Sale	108	97	- 10.2%	102	106	+ 3.9%
Inventory of Homes for Sale	120	97	- 19.2%	--	--	--
Months Supply of Inventory	5.5	4.3	- 21.8%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Wellington

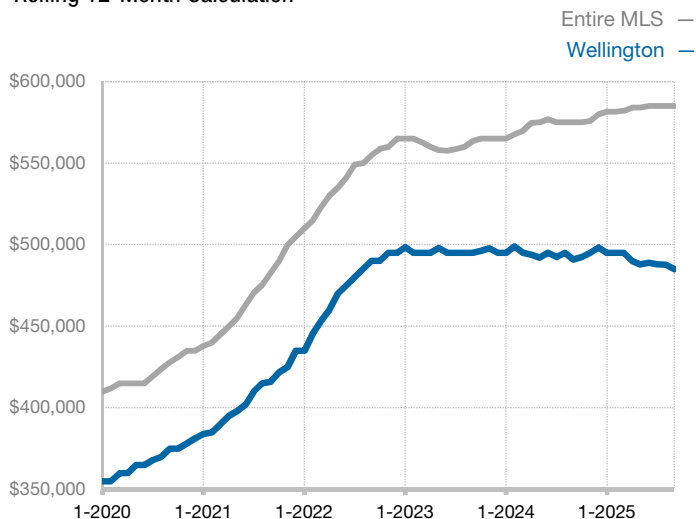
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	24	25	+ 4.2%	306	280	- 8.5%
Closed Sales	21	20	- 4.8%	184	193	+ 4.9%
Median Sales Price*	\$482,500	\$476,250	- 1.3%	\$493,750	\$482,000	- 2.4%
Average Sales Price*	\$499,383	\$467,640	- 6.4%	\$556,632	\$531,248	- 4.6%
Percent of List Price Received*	98.7%	98.6%	- 0.1%	99.4%	99.5%	+ 0.1%
Days on Market Until Sale	75	116	+ 54.7%	66	75	+ 13.6%
Inventory of Homes for Sale	70	63	- 10.0%	--	--	--
Months Supply of Inventory	3.7	3.0	- 18.9%	--	--	--

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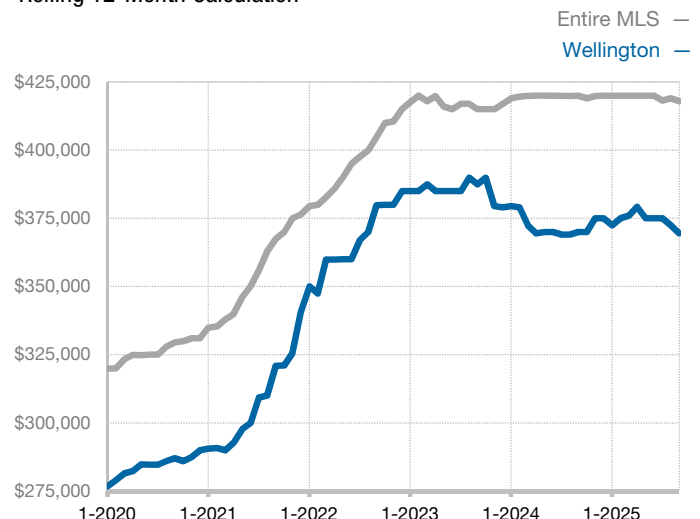
Townhouse/Condo	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	2	4	+ 100.0%	38	42	+ 10.5%
Closed Sales	2	2	0.0%	24	29	+ 20.8%
Median Sales Price*	\$380,000	\$358,500	- 5.7%	\$375,500	\$369,000	- 1.7%
Average Sales Price*	\$380,000	\$358,500	- 5.7%	\$366,704	\$361,706	- 1.4%
Percent of List Price Received*	98.7%	96.4%	- 2.3%	99.2%	99.4%	+ 0.2%
Days on Market Until Sale	56	78	+ 39.3%	76	104	+ 36.8%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	3.0	3.2	+ 6.7%	--	--	--

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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 September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Windsor

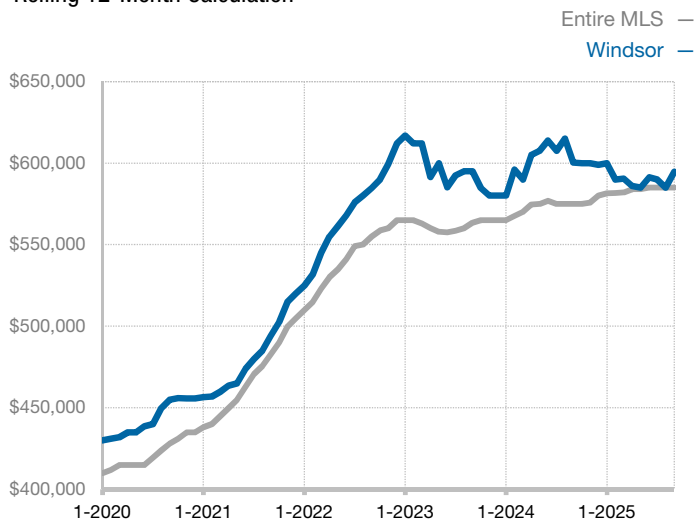
	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	119	106	- 10.9%	1,031	1,157	+ 12.2%
Closed Sales	71	89	+ 25.4%	650	796	+ 22.5%
Median Sales Price*	\$559,895	\$635,000	+ 13.4%	\$600,000	\$598,157	- 0.3%
Average Sales Price*	\$658,378	\$741,570	+ 12.6%	\$697,227	\$713,374	+ 2.3%
Percent of List Price Received*	98.5%	98.6%	+ 0.1%	99.4%	99.4%	0.0%
Days on Market Until Sale	74	79	+ 6.8%	73	81	+ 11.0%
Inventory of Homes for Sale	276	261	- 5.4%	--	--	--
Months Supply of Inventory	4.3	3.1	- 27.9%	--	--	--

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	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	7	17	+ 142.9%	123	159	+ 29.3%
Closed Sales	10	8	- 20.0%	78	76	- 2.6%
Median Sales Price*	\$417,750	\$447,490	+ 7.1%	\$417,020	\$443,355	+ 6.3%
Average Sales Price*	\$346,765	\$422,036	+ 21.7%	\$418,907	\$464,907	+ 11.0%
Percent of List Price Received*	97.4%	99.0%	+ 1.6%	98.7%	99.1%	+ 0.4%
Days on Market Until Sale	155	116	- 25.2%	109	104	- 4.6%
Inventory of Homes for Sale	37	49	+ 32.4%	--	--	--
Months Supply of Inventory	4.3	5.9	+ 37.2%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

