

Local Market Update – June 2023

A FREE RESEARCH TOOL FROM THE IRES MLS



Fort Collins

80521, 80524, 80525, 80526 and 80528

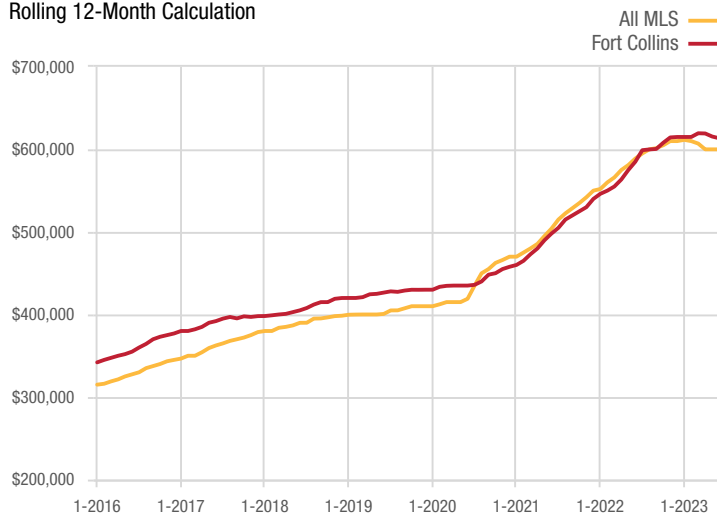
Single Family	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
Key Metrics						
New Listings	321	267	- 16.8%	1,343	1,158	- 13.8%
Pending Sales	193	179	- 7.3%	1,099	908	- 17.4%
Closed Sales	250	182	- 27.2%	1,028	827	- 19.6%
Days on Market Until Sale	27	43	+ 59.3%	32	55	+ 71.9%
Median Sales Price*	\$650,890	\$657,000	+ 0.9%	\$625,000	\$625,000	0.0%
Average Sales Price*	\$725,285	\$734,206	+ 1.2%	\$696,284	\$698,884	+ 0.4%
Percent of List Price Received*	103.1%	100.8%	- 2.2%	104.2%	100.2%	- 3.8%
Inventory of Homes for Sale	266	295	+ 10.9%	—	—	—
Months Supply of Inventory	1.4	2.1	+ 50.0%	—	—	—

Townhouse/Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
Key Metrics						
New Listings	79	94	+ 19.0%	451	422	- 6.4%
Pending Sales	66	64	- 3.0%	408	356	- 12.7%
Closed Sales	91	75	- 17.6%	410	323	- 21.2%
Days on Market Until Sale	57	36	- 36.8%	37	68	+ 83.8%
Median Sales Price*	\$390,000	\$415,000	+ 6.4%	\$390,000	\$407,000	+ 4.4%
Average Sales Price*	\$410,355	\$417,876	+ 1.8%	\$408,236	\$413,580	+ 1.3%
Percent of List Price Received*	104.4%	100.3%	- 3.9%	104.1%	99.9%	- 4.0%
Inventory of Homes for Sale	58	108	+ 86.2%	—	—	—
Months Supply of Inventory	0.8	2.1	+ 162.5%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

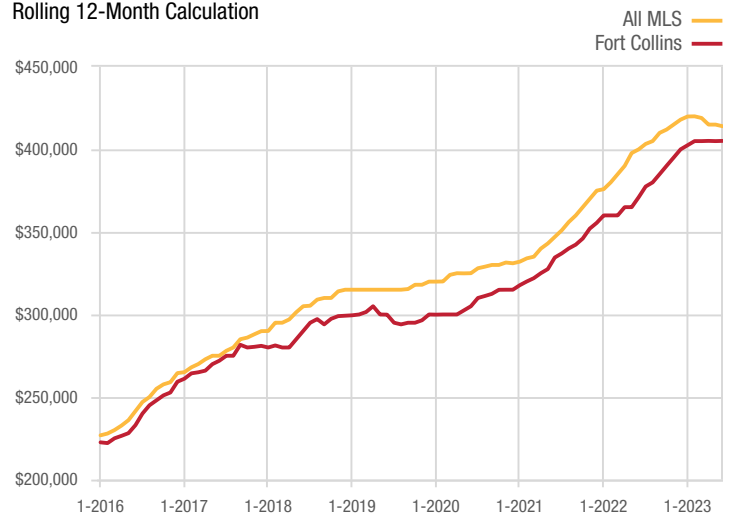
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.