

MONTHLY HOUSING REPORT



FCBR 2022

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Monthly Indicators



July 2022

New Listings were down 11.7 percent for single family homes and 28.2 percent for townhouse-condo properties. Pending Sales landed at 235 for single family homes and 65 for townhouse-condo properties.

The Median Sales Price was up 12.0 percent to \$605,000 for single family homes and 16.2 percent to \$405,000 for townhouse-condo properties. Days on Market decreased 9.1 percent for single family homes but increased 4.2 percent for townhouse-condo properties.

At a time of year when homebuying activity is typically very strong, soaring homeownership costs have caused home sales to decline nationwide for the fifth consecutive month, with existing-home sales falling 5.4% month-to-month and 14.2% year-over-year as of last measure, according to NAR. But there is a bright spot. Inventory of existing homes has continued to climb this summer, with 1.26 million homes available at the beginning of July, equivalent to a 3 months' supply. And despite the summer slowdown, homes are still selling quickly, with the typical home staying on market an average of 14 days.

Activity Snapshot

- 34.5% **- 9.1%** **+ 12.0%**

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
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Residential real estate activity in Area 9 composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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

Single Family Activity Overview

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



Key Metrics	Historical Sparkbars	7-2021	7-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		368	325	- 11.7%	2,159	1,953	- 9.5%
Pending Sales		283	235	- 17.0%	1,923	1,508	- 21.6%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		325	213	- 34.5%	1,828	1,402	- 23.3%
Median Sales Price		\$540,000	\$605,000	+ 12.0%	\$507,600	\$615,000	+ 21.2%
Avg. Sales Price		\$593,998	\$682,204	+ 14.8%	\$572,353	\$689,371	+ 20.4%
Pct. of List Price Received		103.8%	101.0%	- 2.7%	102.9%	103.5%	+ 0.6%
Days on Market		44	40	- 9.1%	55	41	- 25.5%
Affordability Index		72	52	- 27.8%	77	51	- 33.8%
Active Listings		277	396	+ 43.0%	--	--	--
Months Supply		1.0	1.8	+ 80.0%	--	--	--

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.



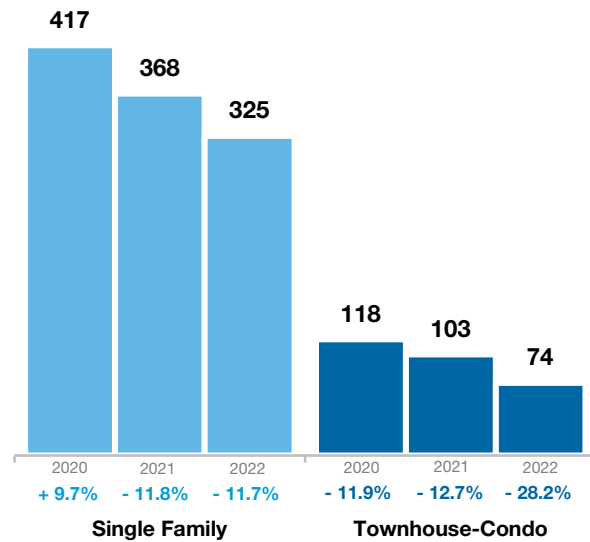
Key Metrics	Historical Sparkbars	7-2021	7-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		103	74	- 28.2%	676	548	- 18.9%
Pending Sales		76	65	- 14.5%	629	495	- 21.3%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		88	58	- 34.1%	627	467	- 25.5%
Median Sales Price		\$348,500	\$405,000	+ 16.2%	\$354,000	\$400,000	+ 13.0%
Avg. Sales Price		\$365,895	\$413,573	+ 13.0%	\$379,939	\$419,114	+ 10.3%
Pct. of List Price Received		102.9%	102.2%	- 0.7%	101.7%	103.9%	+ 2.2%
Days on Market		48	50	+ 4.2%	65	51	- 21.5%
Affordability Index		112	78	- 30.4%	110	79	- 28.2%
Active Listings		91	66	- 27.5%	--	--	--
Months Supply		1.1	0.9	- 18.2%	--	--	--

New Listings

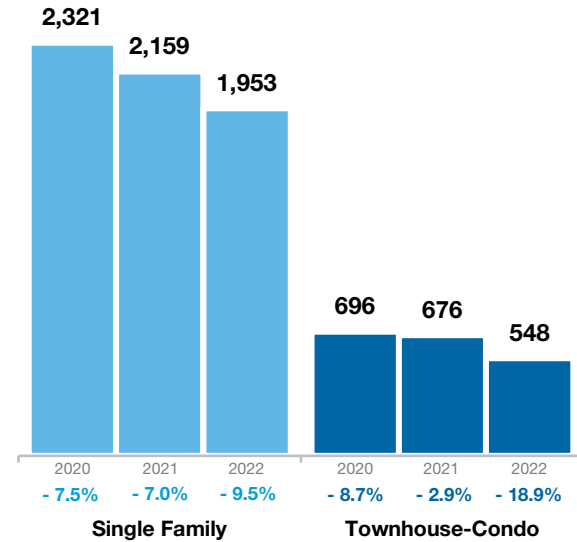
A count of the properties that have been newly listed on the market in a given month.



July

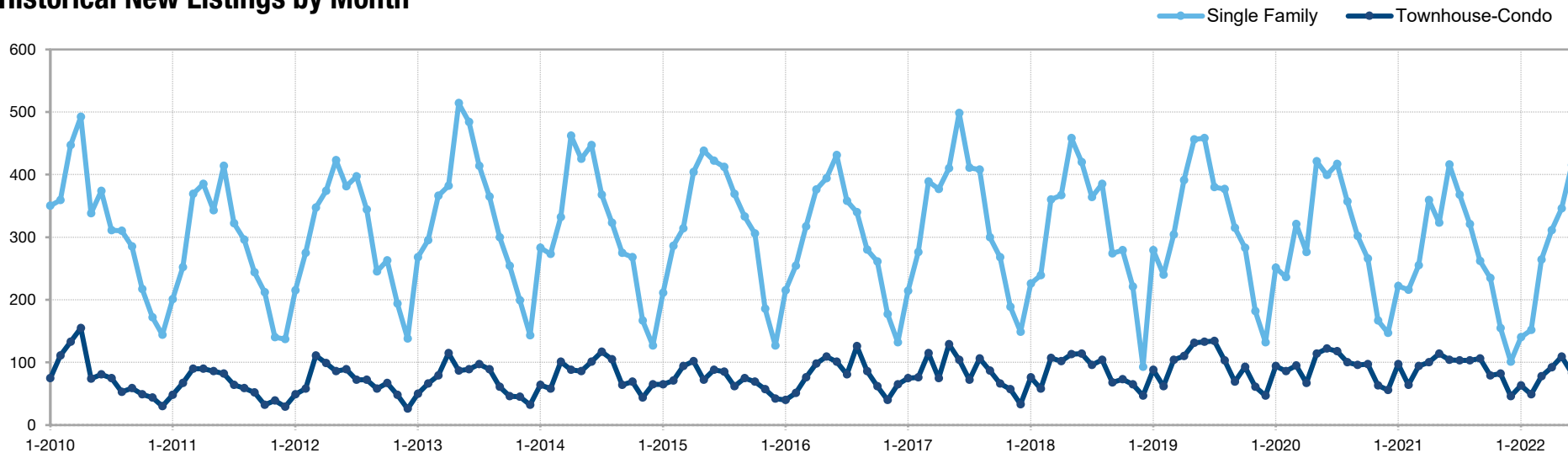


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2021	321	-10.1%	103	+3.0%
Sep-2021	262	-13.2%	106	+10.4%
Oct-2021	235	-11.7%	79	-18.6%
Nov-2021	155	-7.2%	82	+30.2%
Dec-2021	101	-31.3%	46	-17.9%
Jan-2022	140	-36.9%	63	-35.1%
Feb-2022	152	-29.6%	49	-23.4%
Mar-2022	264	+3.5%	78	-17.0%
Apr-2022	311	-13.4%	92	-8.0%
May-2022	346	+7.1%	109	-4.4%
Jun-2022	415	-0.2%	83	-20.2%
Jul-2022	325	-11.7%	74	-28.2%
12-Month Avg	252	-10.9%	80	-11.4%

Historical New Listings by Month

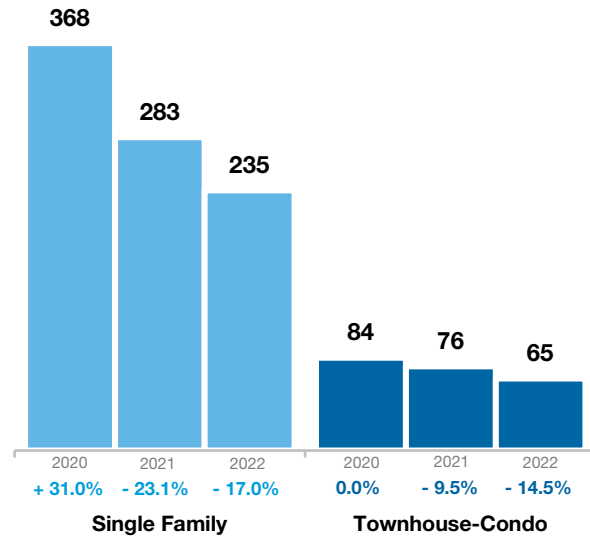


Pending Sales

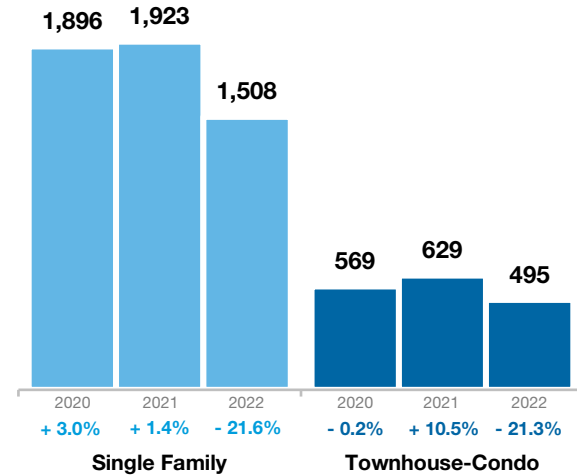
A count of the properties on which offers have been accepted in a given month.



July

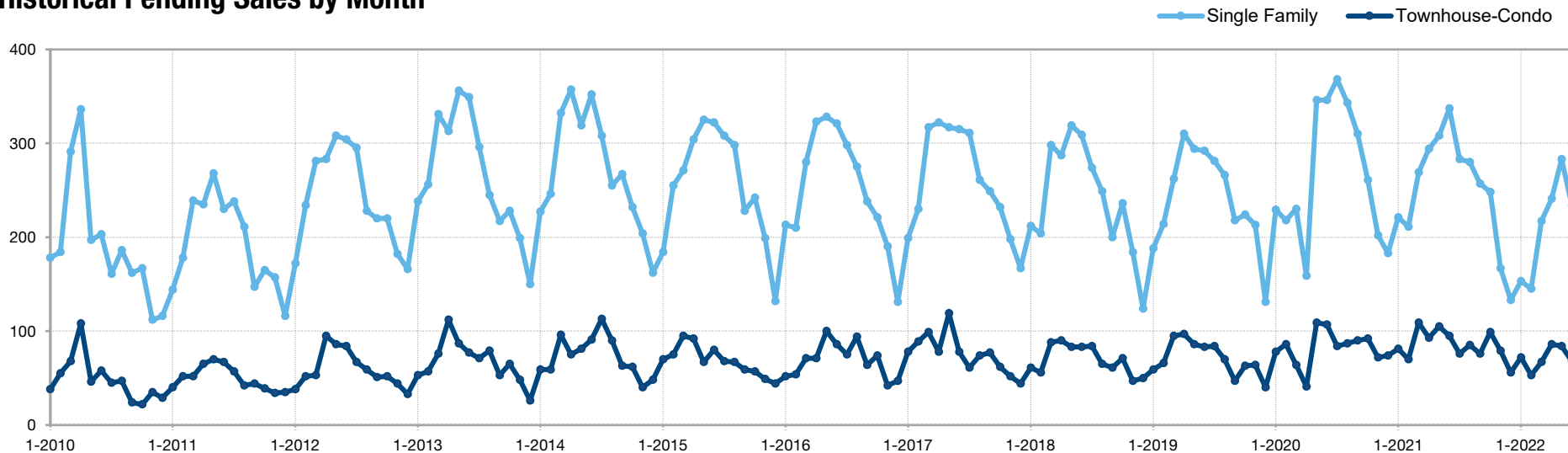


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2021	280	-18.4%	85	-2.3%
Sep-2021	257	-17.1%	76	-15.6%
Oct-2021	248	-5.0%	99	+7.6%
Nov-2021	167	-17.3%	79	+9.7%
Dec-2021	133	-27.3%	56	-24.3%
Jan-2022	153	-30.8%	72	-11.1%
Feb-2022	145	-31.3%	53	-24.3%
Mar-2022	217	-19.3%	67	-38.5%
Apr-2022	241	-18.0%	86	-7.5%
May-2022	283	-8.1%	84	-20.0%
Jun-2022	234	-30.6%	68	-28.4%
Jul-2022	235	-17.0%	65	-14.5%
12-Month Avg	216	-19.5%	74	-14.8%

Historical Pending Sales by Month

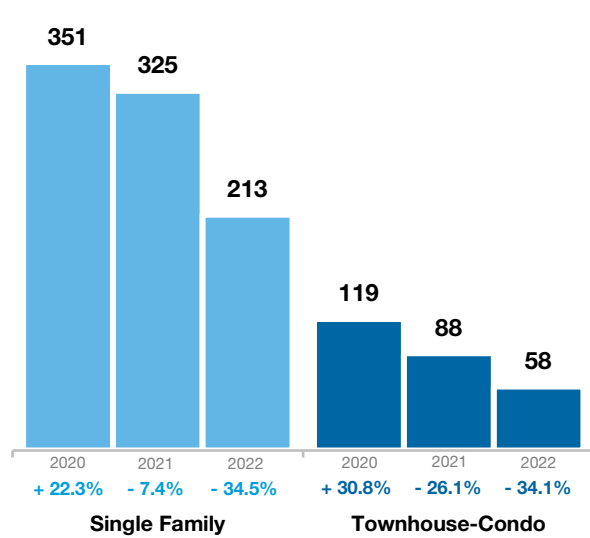


Sold Listings

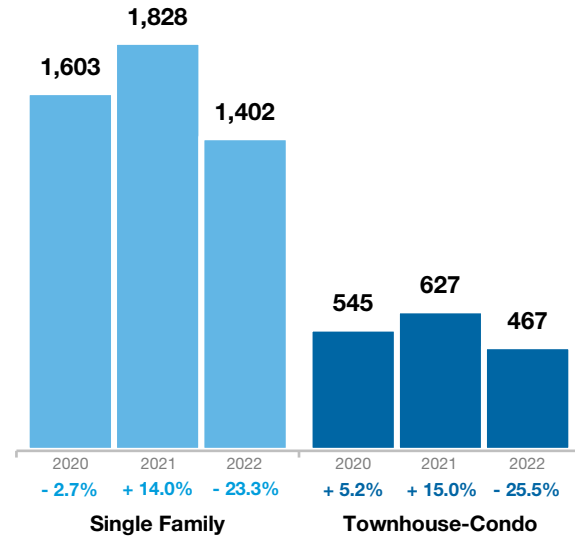
A count of the actual sales that closed in a given month.



July

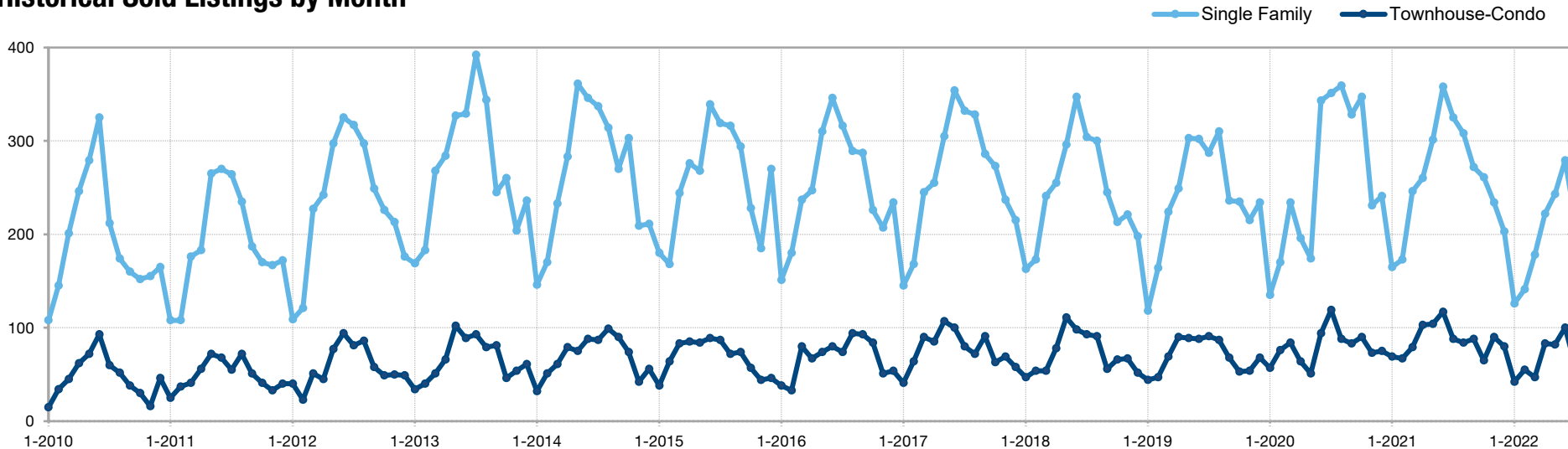


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2021	308	-14.2%	84	-4.5%
Sep-2021	272	-17.1%	88	+6.0%
Oct-2021	261	-24.8%	65	-27.8%
Nov-2021	234	+1.3%	90	+23.3%
Dec-2021	203	-15.8%	80	+6.7%
Jan-2022	126	-23.6%	42	-39.1%
Feb-2022	141	-18.5%	55	-17.9%
Mar-2022	178	-27.6%	47	-40.5%
Apr-2022	222	-14.6%	83	-19.4%
May-2022	243	-19.3%	82	-21.2%
Jun-2022	279	-22.1%	100	-14.5%
Jul-2022	213	-34.5%	58	-34.1%
12-Month Avg	223	-19.6%	73	-15.6%

Historical Sold Listings by Month

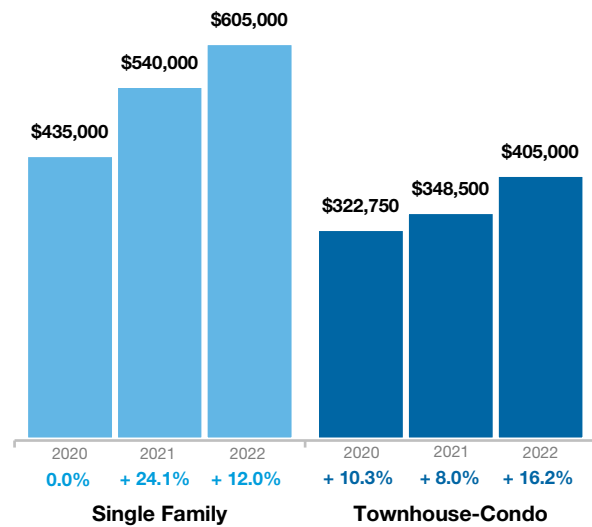


Median Sales Price

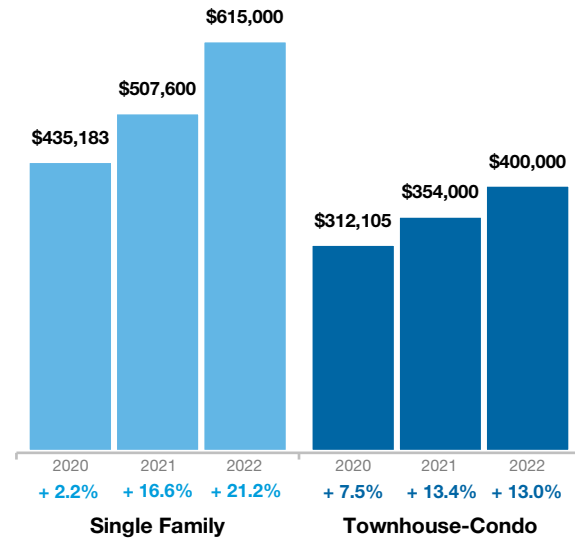
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



July



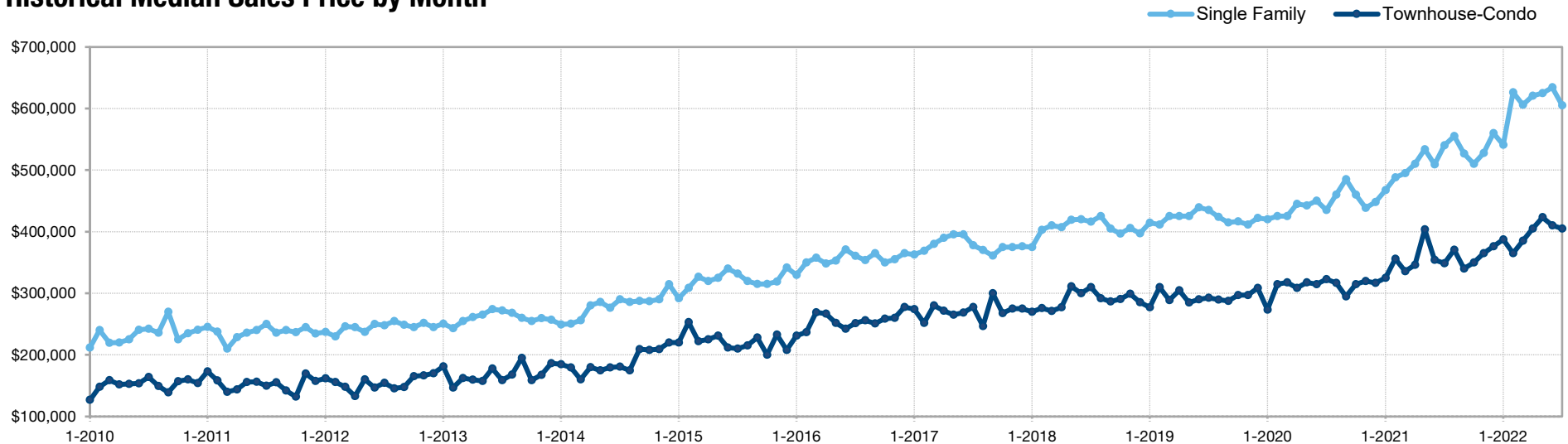
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2021	\$555,000	+20.7%	\$370,500	+17.0%
Sep-2021	\$526,548	+8.6%	\$340,000	+15.3%
Oct-2021	\$510,000	+10.9%	\$350,000	+11.2%
Nov-2021	\$527,500	+20.2%	\$365,000	+14.1%
Dec-2021	\$560,000	+25.0%	\$376,318	+18.8%
Jan-2022	\$541,000	+15.7%	\$387,500	+19.2%
Feb-2022	\$626,221	+28.3%	\$364,810	+2.5%
Mar-2022	\$606,041	+22.4%	\$385,000	+14.8%
Apr-2022	\$620,495	+21.7%	\$405,000	+17.1%
May-2022	\$625,000	+17.2%	\$423,433	+4.9%
Jun-2022	\$634,240	+24.6%	\$410,000	+15.8%
Jul-2022	\$605,000	+12.0%	\$405,000	+16.2%
12-Month Avg*	\$580,000	+18.5%	\$382,000	+13.0%

* Median Sales Price for all properties from August 2021 through July 2022. This is not the average of the individual figures above.

Historical Median Sales Price by Month

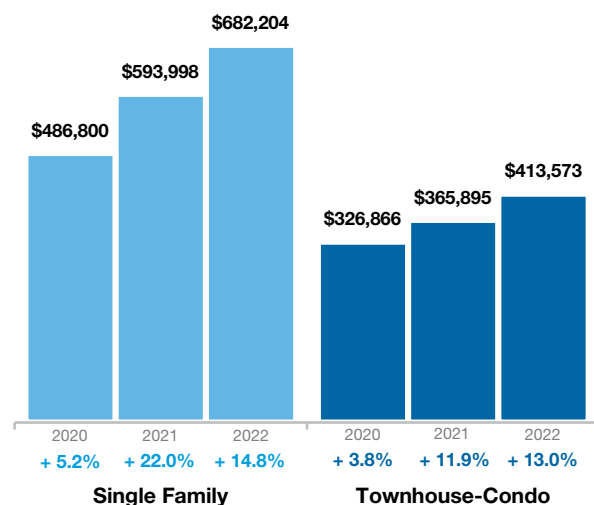


Average Sales Price

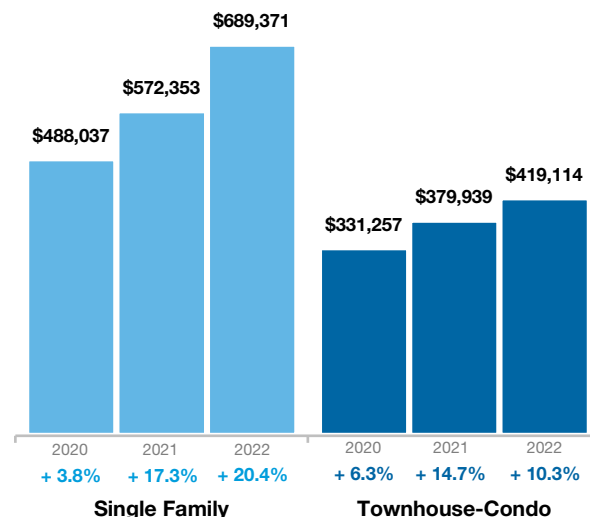
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



July



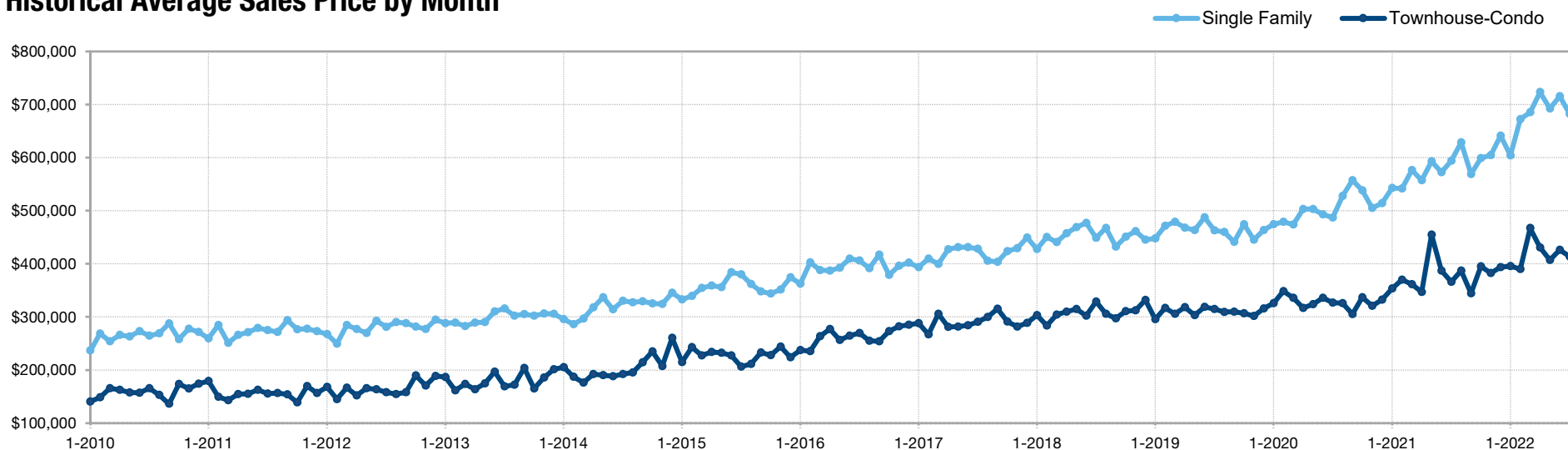
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2021	\$628,657	+19.2%	\$387,003	+18.8%
Sep-2021	\$568,895	+2.1%	\$344,300	+12.7%
Oct-2021	\$598,918	+11.3%	\$395,165	+17.3%
Nov-2021	\$604,279	+19.7%	\$382,467	+19.2%
Dec-2021	\$640,964	+24.7%	\$393,577	+18.4%
Jan-2022	\$603,885	+11.3%	\$395,329	+11.9%
Feb-2022	\$672,361	+24.1%	\$390,127	+5.4%
Mar-2022	\$685,231	+19.0%	\$467,153	+29.3%
Apr-2022	\$723,257	+29.8%	\$430,603	+24.2%
May-2022	\$692,286	+16.8%	\$406,922	-10.6%
Jun-2022	\$715,183	+24.9%	\$426,142	+10.1%
Jul-2022	\$682,204	+14.8%	\$413,573	+13.0%
12-Month Avg*	\$650,277	+17.5%	\$400,667	+11.9%

* Avg. Sales Price for all properties from August 2021 through July 2022. This is not the average of the individual figures above.

Historical Average Sales Price by Month

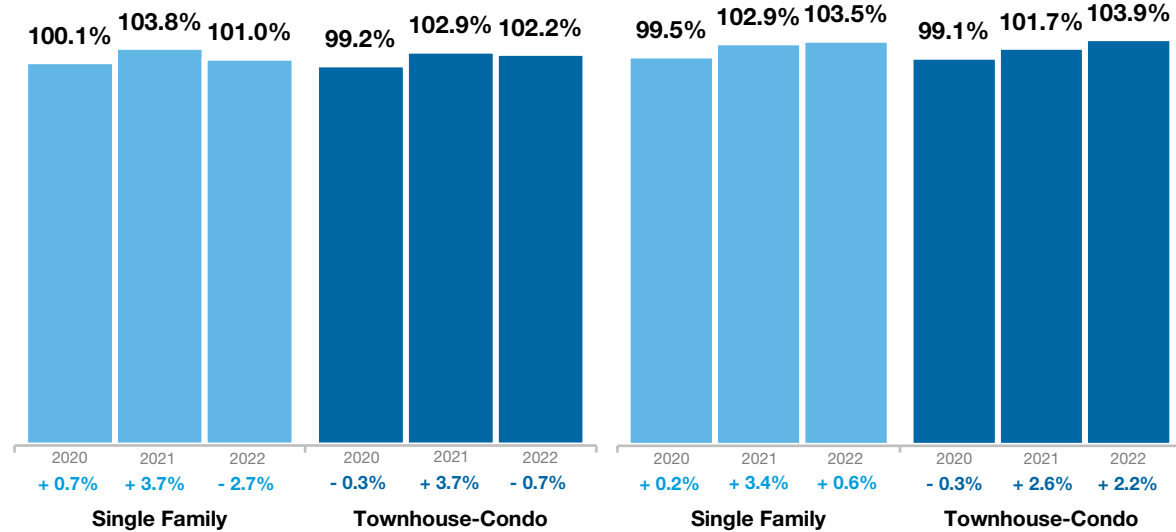


Percent of List Price Received

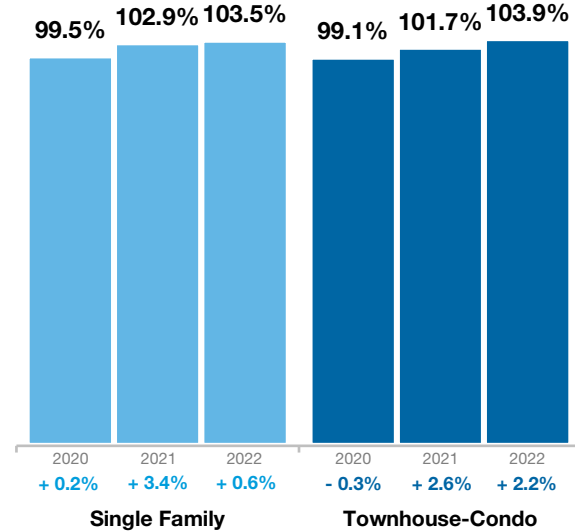
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



July



Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2021	102.3%	+2.6%	101.4%	+2.2%
Sep-2021	101.2%	+1.6%	101.5%	+2.7%
Oct-2021	100.8%	+1.2%	100.7%	+1.6%
Nov-2021	101.2%	+1.3%	100.7%	+1.4%
Dec-2021	101.0%	+0.6%	100.1%	+1.1%
Jan-2022	102.1%	+1.8%	103.2%	+3.8%
Feb-2022	102.9%	+2.4%	103.3%	+3.3%
Mar-2022	103.9%	+2.1%	103.8%	+2.3%
Apr-2022	105.8%	+2.6%	105.6%	+3.8%
May-2022	104.9%	+0.9%	104.1%	+2.0%
Jun-2022	103.2%	-0.7%	104.1%	+1.4%
Jul-2022	101.0%	-2.7%	102.2%	-0.7%
12-Month Avg*	102.5%	+1.0%	102.5%	+1.9%

* Pct. of List Price Received for all properties from August 2021 through July 2022. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

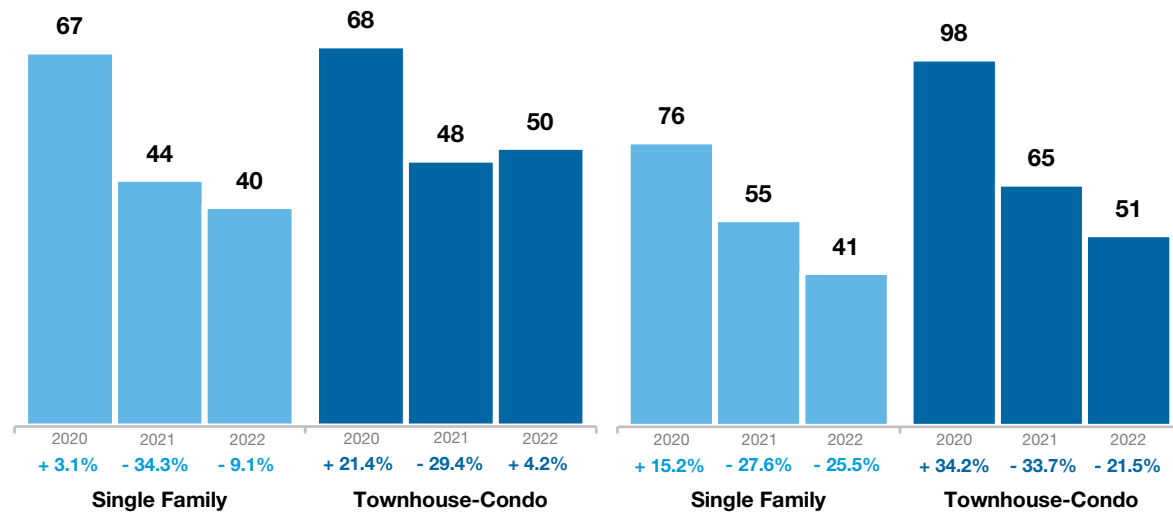


Days on Market Until Sale



July

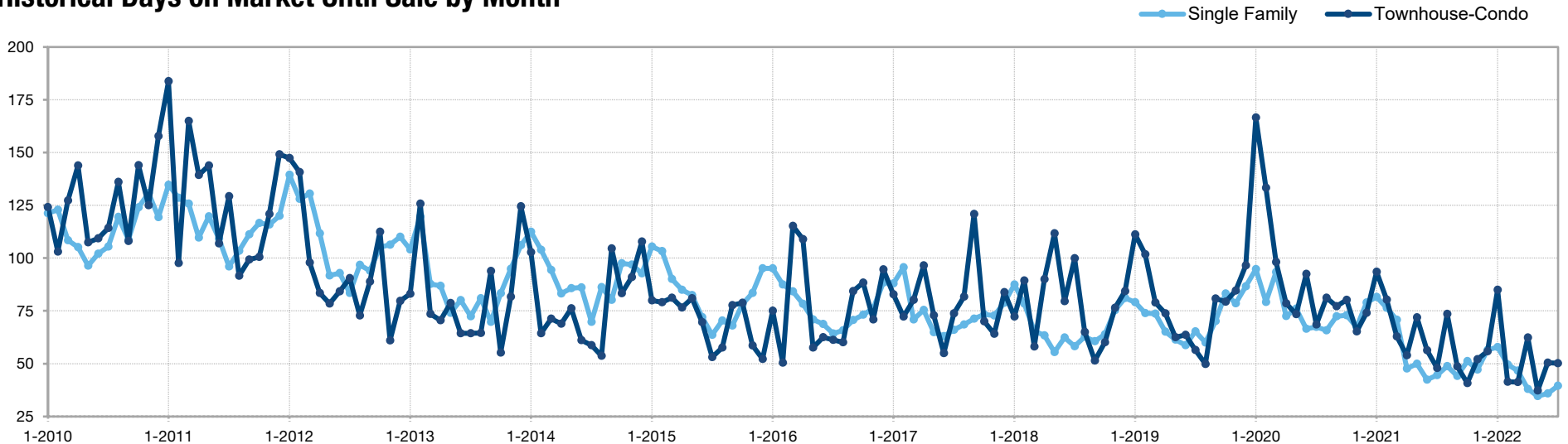
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2021	49	-25.8%	74	-8.6%
Sep-2021	44	-38.9%	49	-36.4%
Oct-2021	51	-30.1%	41	-48.8%
Nov-2021	47	-29.9%	52	-20.0%
Dec-2021	56	-29.1%	56	-24.3%
Jan-2022	58	-29.3%	85	-9.6%
Feb-2022	50	-34.2%	41	-48.8%
Mar-2022	47	-33.8%	41	-34.9%
Apr-2022	38	-20.8%	62	+14.8%
May-2022	35	-30.0%	37	-48.6%
Jun-2022	36	-14.3%	50	-10.7%
Jul-2022	40	-9.1%	50	+4.2%
12-Month Avg	45	-27.9%	53	-23.6%

* Days on Market for all properties from August 2021 through July 2022. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



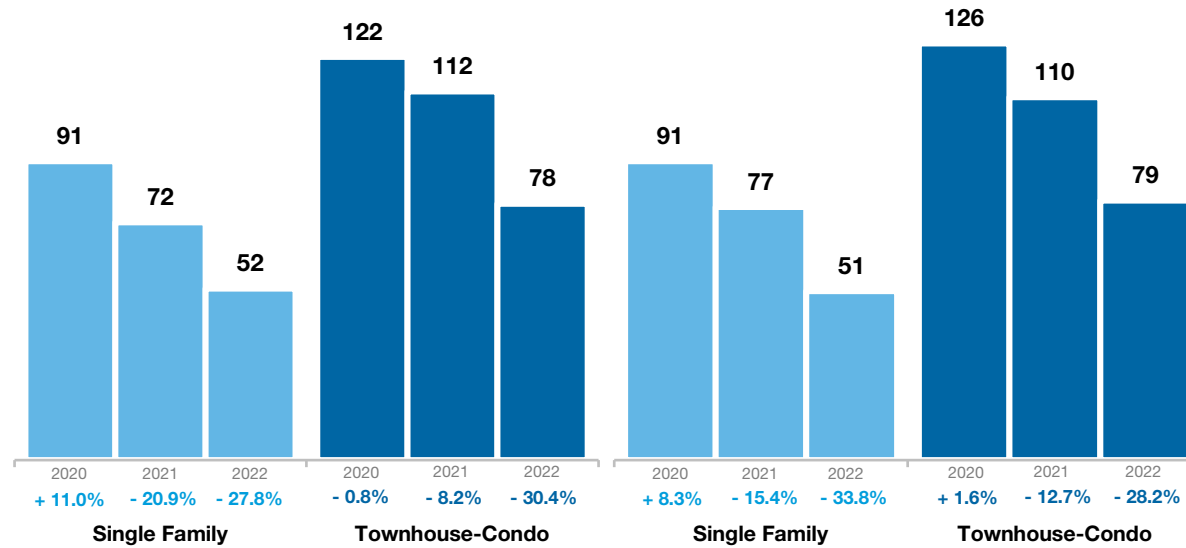
Housing Affordability Index

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.



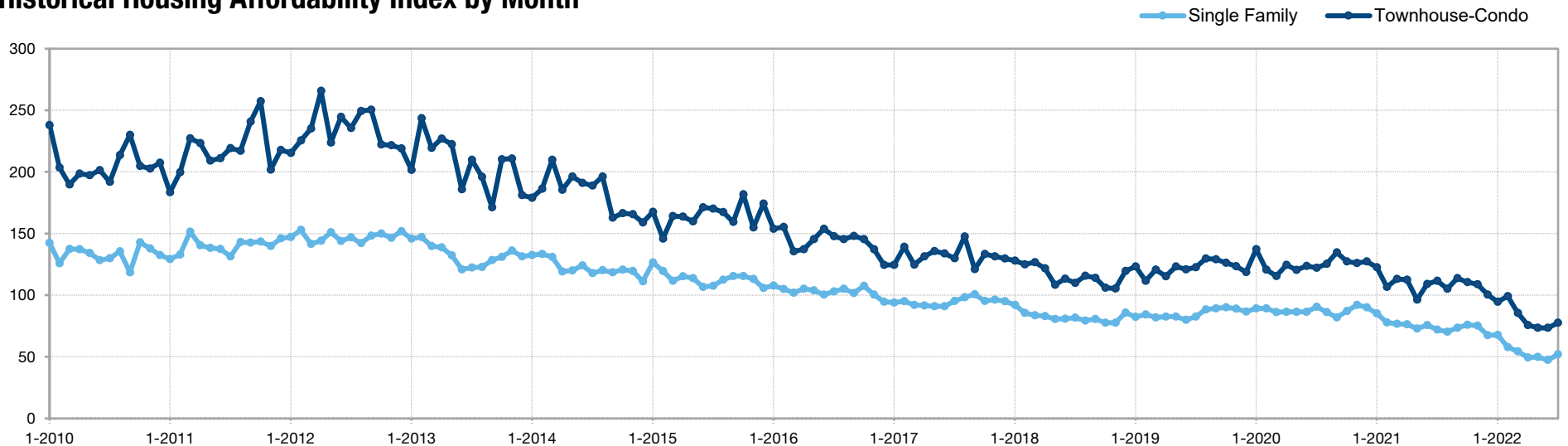
July

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2021	70	-18.6%	105	-16.0%
Sep-2021	73	-11.0%	114	-15.6%
Oct-2021	76	-12.6%	111	-12.6%
Nov-2021	75	-18.5%	109	-13.5%
Dec-2021	67	-25.6%	100	-21.3%
Jan-2022	68	-20.0%	95	-22.8%
Feb-2022	58	-25.6%	99	-7.5%
Mar-2022	54	-29.9%	86	-23.9%
Apr-2022	49	-35.5%	76	-32.1%
May-2022	50	-31.5%	74	-22.9%
Jun-2022	47	-38.2%	73	-33.0%
Jul-2022	52	-27.8%	78	-30.4%
12-Month Avg	62	-35.9%	81	-33.7%

Historical Housing Affordability Index by Month

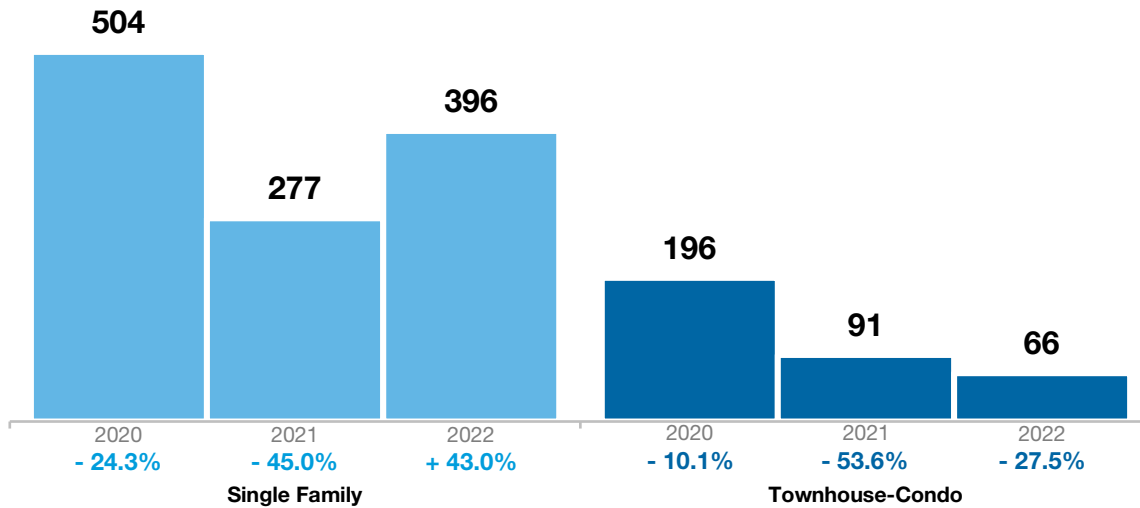


Inventory of Active Listings

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



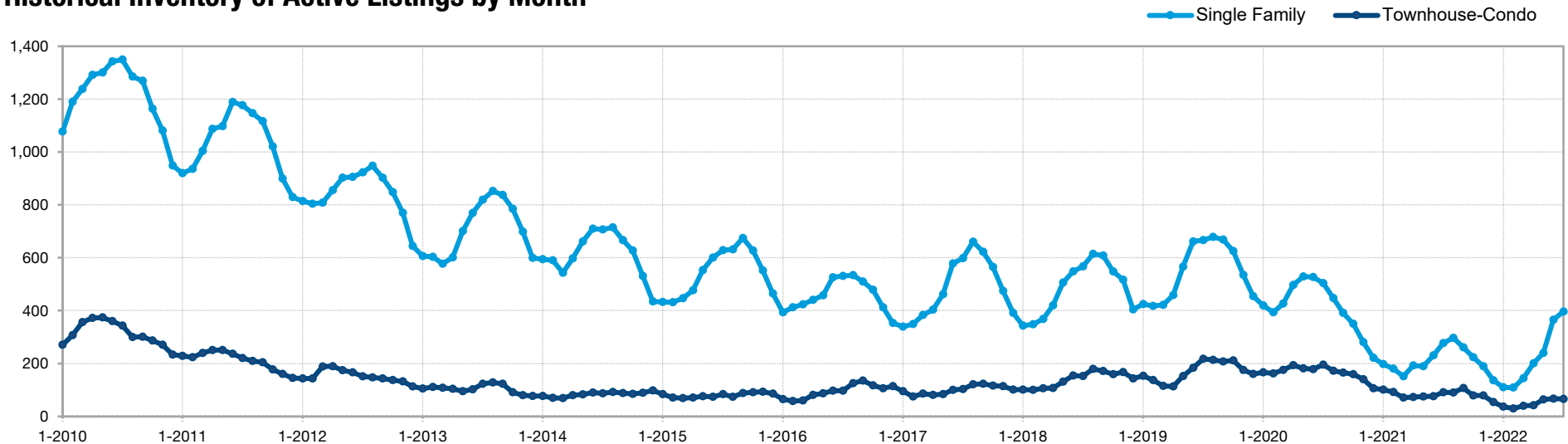
July



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2021	297	-33.7%	90	-48.0%
Sep-2021	261	-33.2%	107	-35.2%
Oct-2021	224	-36.0%	79	-50.3%
Nov-2021	190	-32.4%	79	-43.6%
Dec-2021	136	-38.7%	54	-49.1%
Jan-2022	110	-44.4%	37	-63.4%
Feb-2022	109	-39.8%	30	-67.4%
Mar-2022	144	-4.6%	40	-43.7%
Apr-2022	201	+4.1%	42	-42.5%
May-2022	240	+26.3%	64	-14.7%
Jun-2022	365	+58.0%	67	-11.8%
Jul-2022	396	+43.0%	66	-27.5%
12-Month Avg*	223	-14.1%	63	-42.9%

* Active Listings for all properties from August 2021 through July 2022. This is not the average of the individual figures above.

Historical Inventory of Active Listings by Month

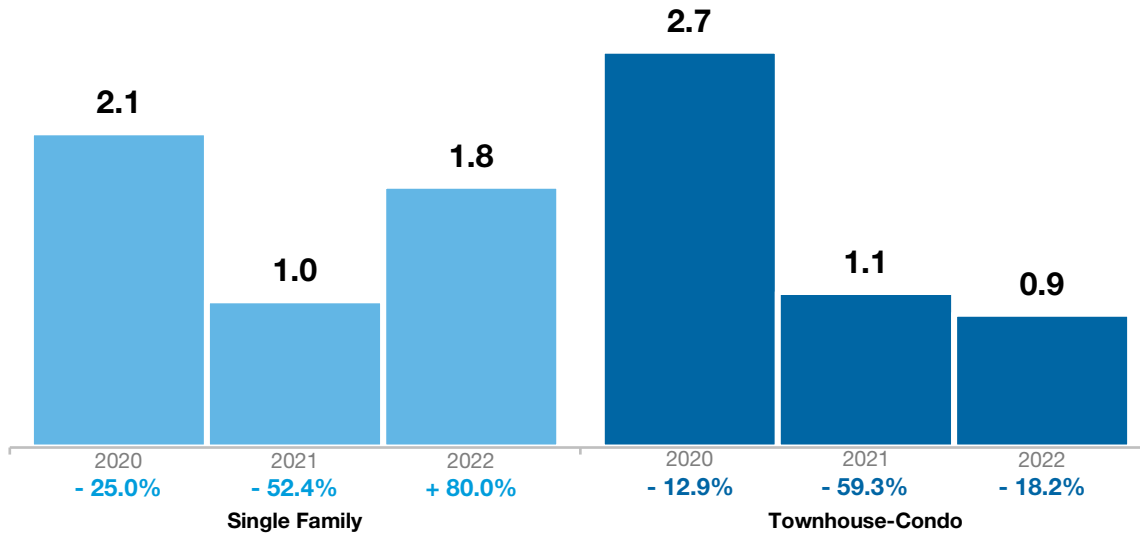


Months Supply of Inventory

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.



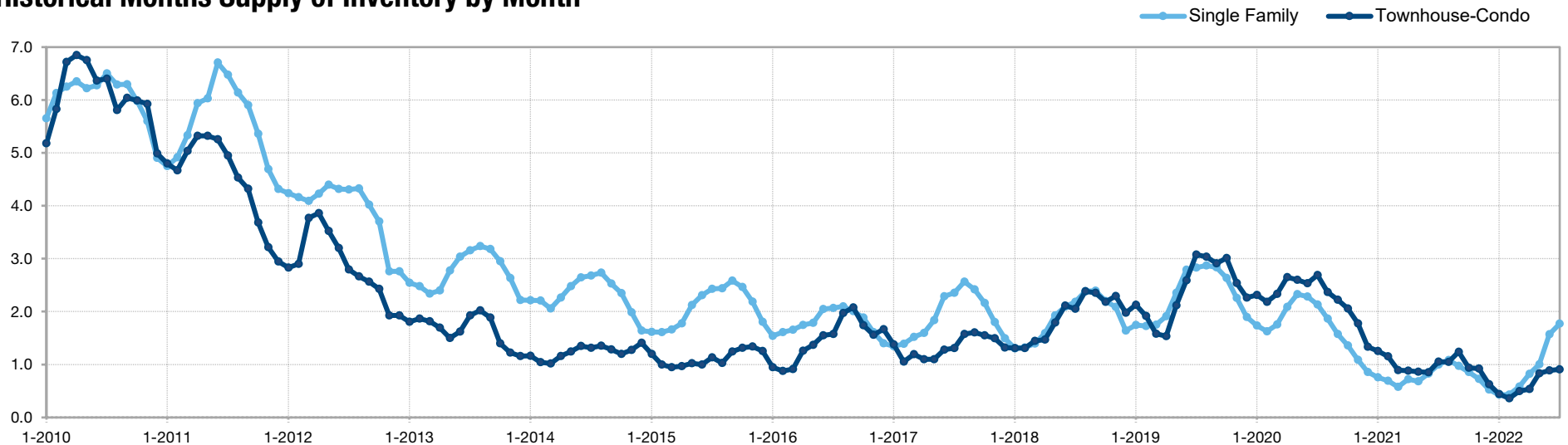
July



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2021	1.1	-42.1%	1.0	-58.3%
Sep-2021	1.0	-37.5%	1.2	-45.5%
Oct-2021	0.9	-35.7%	0.9	-57.1%
Nov-2021	0.7	-36.4%	0.9	-50.0%
Dec-2021	0.5	-44.4%	0.6	-53.8%
Jan-2022	0.4	-50.0%	0.4	-69.2%
Feb-2022	0.4	-42.9%	0.4	-66.7%
Mar-2022	0.6	0.0%	0.5	-44.4%
Apr-2022	0.8	+14.3%	0.5	-44.4%
May-2022	1.0	+42.9%	0.8	-11.1%
Jun-2022	1.6	+100.0%	0.9	0.0%
Jul-2022	1.8	+80.0%	0.9	-18.2%
12-Month Avg*	0.9	-10.2%	0.8	-44.7%

* Months Supply for all properties from August 2021 through July 2022. 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.



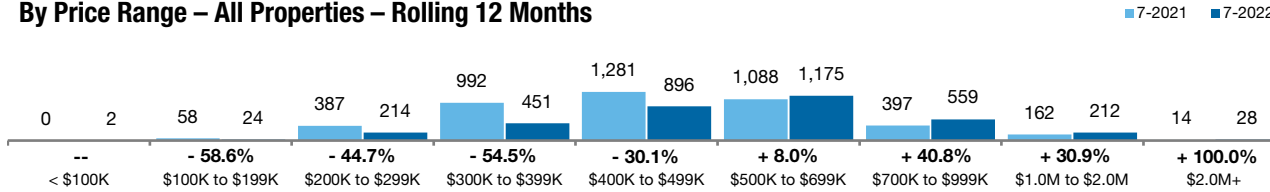
Key Metrics	Historical Sparkbars	7-2021	7-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		474	402	- 15.2%	2,847	2,512	- 11.8%
Pending Sales		359	300	- 16.4%	629	495	- 21.3%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		414	271	- 34.5%	2,463	1,872	- 24.0%
Median Sales Price		\$493,458	\$560,000	+ 13.5%	\$469,903	\$558,000	+ 18.7%
Avg. Sales Price		\$547,942	\$624,711	+ 19.2%	\$523,698	\$624,214	+ 19.2%
Pct. of List Price Received		103.6%	101.3%	+ 1.1%	102.5%	103.6%	+ 1.1%
Days on Market		45	42	- 24.1%	58	44	- 24.1%
Affordability Index		79	56	- 31.9%	83	56	- 31.9%
Active Listings		380	473	+ 24.5%	--	--	--
Months Supply		1.0	1.6	+ 53.1%	--	--	--

Sold Listings

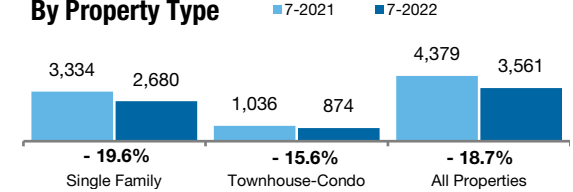
Actual sales that have closed in a given quarter.



By Price Range – All Properties – Rolling 12 Months



By Property Type

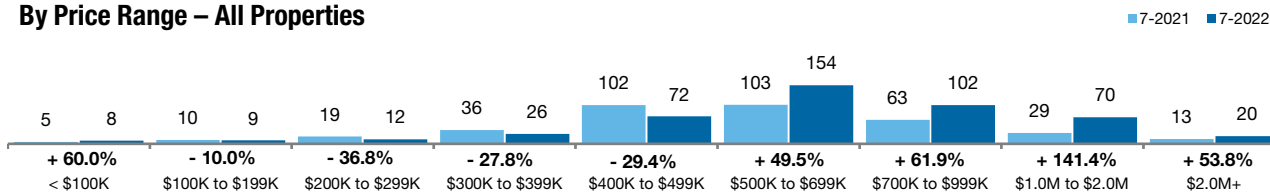


By Price Range	Rolling 12 Months			Compared to Prior Month			Year to Date		
	Single Family		Townhouse-Condo	Single Family		Townhouse-Condo	Single Family		Townhouse-Condo
	7-2021	7-2022	Change	7-2021	7-2022	Change	6-2022	7-2022	Change
\$99,999 and Below	0	2	--	0	0	--	0	0	--
\$100,000 to \$199,999	26	17	- 34.6%	32	6	- 81.3%	0	2	--
\$200,000 to \$299,999	61	33	- 45.9%	323	180	- 44.3%	3	1	- 66.7%
\$300,000 to \$399,999	552	135	- 75.5%	439	316	- 28.0%	6	5	- 16.7%
\$400,000 to \$499,999	1,125	643	- 42.8%	156	253	+ 62.2%	37	47	+ 27.0%
\$500,000 to \$699,999	1,029	1,100	+ 6.9%	57	74	+ 29.8%	127	94	- 26.0%
\$700,000 to \$999,999	379	526	+ 38.8%	17	33	+ 94.1%	75	47	- 37.3%
\$1,000,000 to \$1,999,999	148	200	+ 35.1%	12	9	- 25.0%	28	12	- 57.1%
\$2,000,000 and Above	14	24	+ 71.4%	0	3	--	3	5	+ 66.7%
All Price Ranges	3,334	2,680	- 19.6%	1,036	874	- 15.6%	279	213	- 23.7%

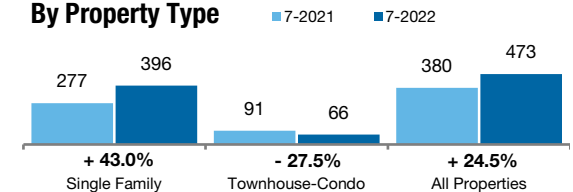
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



By Price Range	Year over Year			Compared to Prior Month			Year to Date		
	Single Family		Townhouse-Condo	Single Family		Townhouse-Condo	Single Family		Townhouse-Condo
	7-2021	7-2022	Change	7-2021	7-2022	Change	6-2022	7-2022	Change
\$99,999 and Below	5	8	+ 60.0%	0	0	--	9	8	- 11.1%
\$100,000 to \$199,999	10	9	- 10.0%	0	0	--	10	9	- 10.0%
\$200,000 to \$299,999	4	5	+ 25.0%	15	7	- 53.3%	3	5	+ 66.7%
\$300,000 to \$399,999	21	17	- 19.0%	14	9	- 35.7%	23	17	- 26.1%
\$400,000 to \$499,999	59	50	- 15.3%	42	22	- 47.6%	38	50	+ 31.6%
\$500,000 to \$699,999	96	136	+ 41.7%	7	18	+ 157.1%	134	136	+ 1.5%
\$700,000 to \$999,999	53	95	+ 79.2%	10	7	- 30.0%	82	95	+ 15.9%
\$1,000,000 to \$1,999,999	24	64	+ 166.7%	3	3	0.0%	55	64	+ 16.4%
\$2,000,000 and Above	5	12	+ 140.0%	0	0	--	11	12	+ 9.1%
All Price Ranges	277	396	+ 43.0%	91	66	- 27.5%	365	396	+ 8.5%

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

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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 July 2022

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Greeley

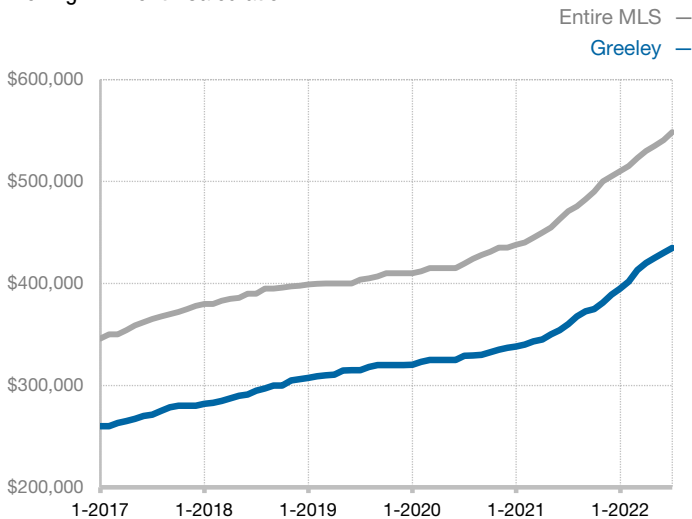
Single Family	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	242	211	- 12.8%	1,134	1,339	+ 18.1%
Closed Sales	195	106	- 45.6%	957	1,075	+ 12.3%
Median Sales Price*	\$389,000	\$445,000	+ 14.4%	\$375,000	\$450,000	+ 20.0%
Average Sales Price*	\$415,633	\$472,078	+ 13.6%	\$401,223	\$459,262	+ 14.5%
Percent of List Price Received*	102.9%	101.5%	- 1.4%	102.5%	102.3%	- 0.2%
Days on Market Until Sale	31	31	0.0%	36	45	+ 25.0%
Inventory of Homes for Sale	169	267	+ 58.0%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--

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

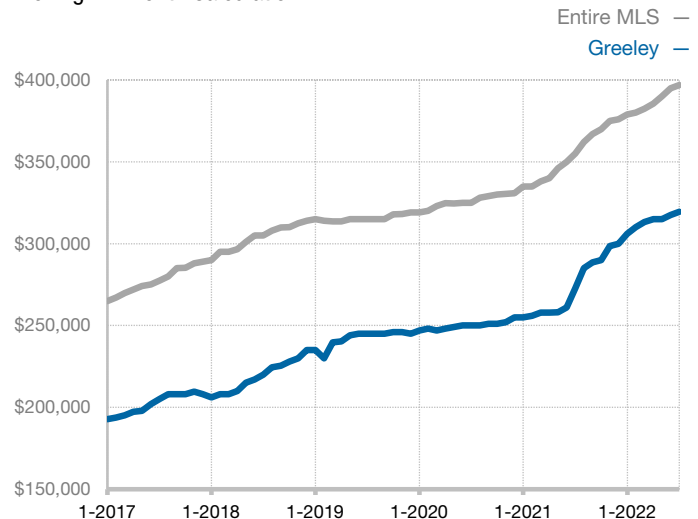
Townhouse/Condo	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	50	25	- 50.0%	270	197	- 27.0%
Closed Sales	29	27	- 6.9%	167	216	+ 29.3%
Median Sales Price*	\$312,000	\$320,000	+ 2.6%	\$288,500	\$322,541	+ 11.8%
Average Sales Price*	\$318,471	\$349,281	+ 9.7%	\$285,420	\$327,664	+ 14.8%
Percent of List Price Received*	102.8%	100.7%	- 2.0%	101.1%	101.5%	+ 0.4%
Days on Market Until Sale	30	37	+ 23.3%	44	74	+ 68.2%
Inventory of Homes for Sale	50	28	- 44.0%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--

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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 July 2022

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Berthoud

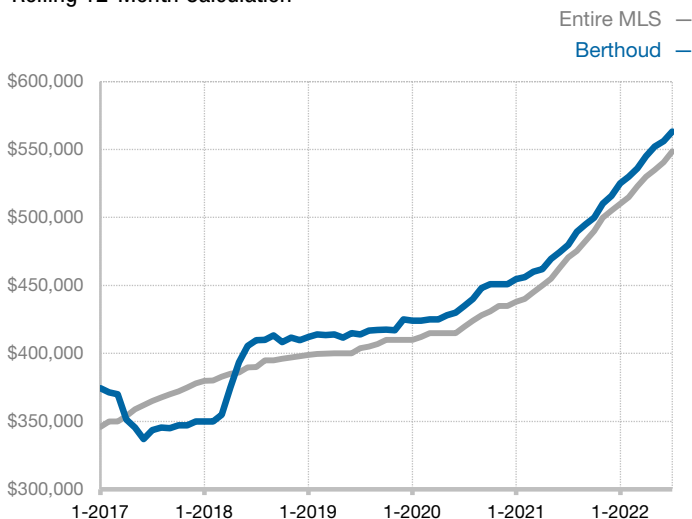
Single Family	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	59	44	- 25.4%	405	367	- 9.4%
Closed Sales	46	52	+ 13.0%	380	331	- 12.9%
Median Sales Price*	\$525,000	\$617,780	+ 17.7%	\$500,000	\$599,000	+ 19.8%
Average Sales Price*	\$596,918	\$732,530	+ 22.7%	\$586,248	\$690,809	+ 17.8%
Percent of List Price Received*	102.9%	100.7%	- 2.1%	101.8%	102.7%	+ 0.9%
Days on Market Until Sale	72	47	- 34.7%	72	68	- 5.6%
Inventory of Homes for Sale	90	76	- 15.6%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--

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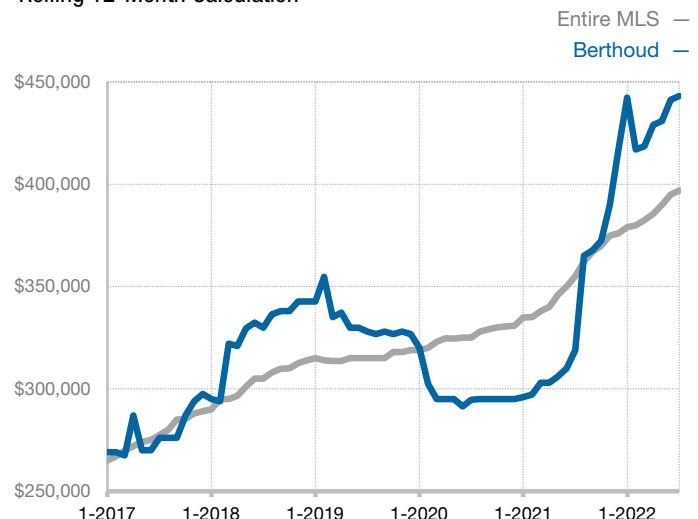
Townhouse/Condo	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	8	8	0.0%	62	40	- 35.5%
Closed Sales	5	6	+ 20.0%	35	46	+ 31.4%
Median Sales Price*	\$360,000	\$449,000	+ 24.7%	\$383,000	\$443,100	+ 15.7%
Average Sales Price*	\$358,400	\$451,217	+ 25.9%	\$453,214	\$488,748	+ 7.8%
Percent of List Price Received*	101.5%	99.1%	- 2.4%	102.2%	103.6%	+ 1.4%
Days on Market Until Sale	30	50	+ 66.7%	106	192	+ 81.1%
Inventory of Homes for Sale	15	3	- 80.0%	--	--	--
Months Supply of Inventory	1.9	0.5	- 73.7%	--	--	--

* 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 July 2022

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Wellington

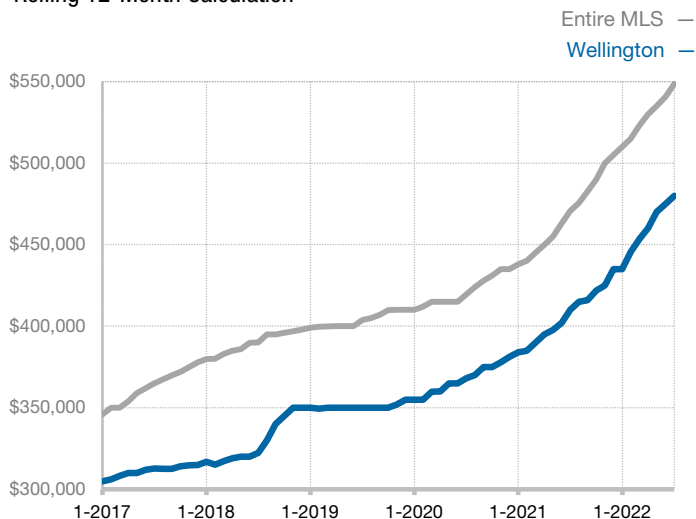
Single Family	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	48	46	- 4.2%	301	284	- 5.6%
Closed Sales	38	21	- 44.7%	292	217	- 25.7%
Median Sales Price*	\$445,000	\$490,000	+ 10.1%	\$421,905	\$495,000	+ 17.3%
Average Sales Price*	\$562,423	\$525,404	- 6.6%	\$464,875	\$533,359	+ 14.7%
Percent of List Price Received*	102.2%	104.3%	+ 2.1%	102.0%	103.5%	+ 1.5%
Days on Market Until Sale	87	54	- 37.9%	68	45	- 33.8%
Inventory of Homes for Sale	42	70	+ 66.7%	--	--	--
Months Supply of Inventory	0.9	2.0	+ 122.2%	--	--	--

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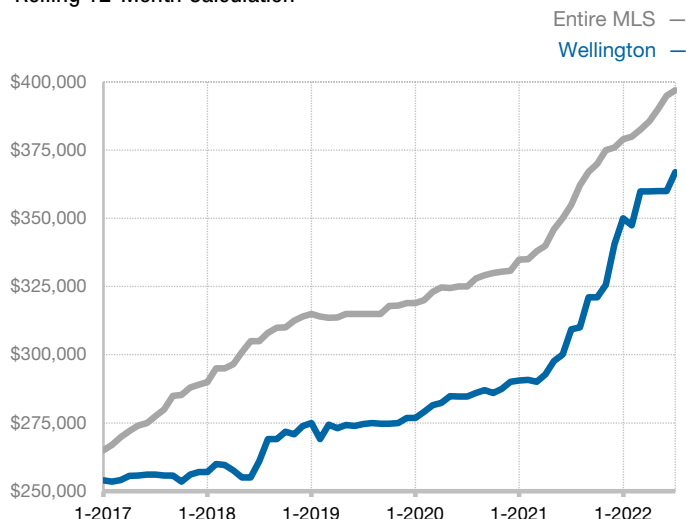
Townhouse/Condo	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	8	1	- 87.5%	47	33	- 29.8%
Closed Sales	5	7	+ 40.0%	40	25	- 37.5%
Median Sales Price*	\$359,900	\$395,000	+ 9.8%	\$316,650	\$380,000	+ 20.0%
Average Sales Price*	\$369,940	\$393,714	+ 6.4%	\$321,519	\$374,902	+ 16.6%
Percent of List Price Received*	101.1%	102.5%	+ 1.4%	101.8%	102.6%	+ 0.8%
Days on Market Until Sale	18	27	+ 50.0%	52	27	- 48.1%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--

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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 July 2022

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Loveland

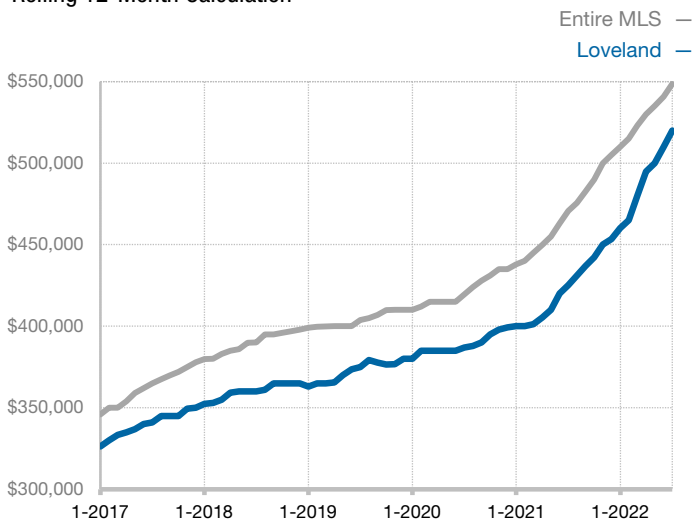
Single Family	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	254	200	- 21.3%	1,488	1,400	- 5.9%
Closed Sales	228	154	- 32.5%	1,229	1,043	- 15.1%
Median Sales Price*	\$485,750	\$575,000	+ 18.4%	\$438,477	\$542,000	+ 23.6%
Average Sales Price*	\$541,083	\$677,726	+ 25.3%	\$502,083	\$608,076	+ 21.1%
Percent of List Price Received*	104.5%	100.7%	- 3.6%	103.3%	103.2%	- 0.1%
Days on Market Until Sale	28	28	0.0%	40	28	- 30.0%
Inventory of Homes for Sale	159	241	+ 51.6%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--

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

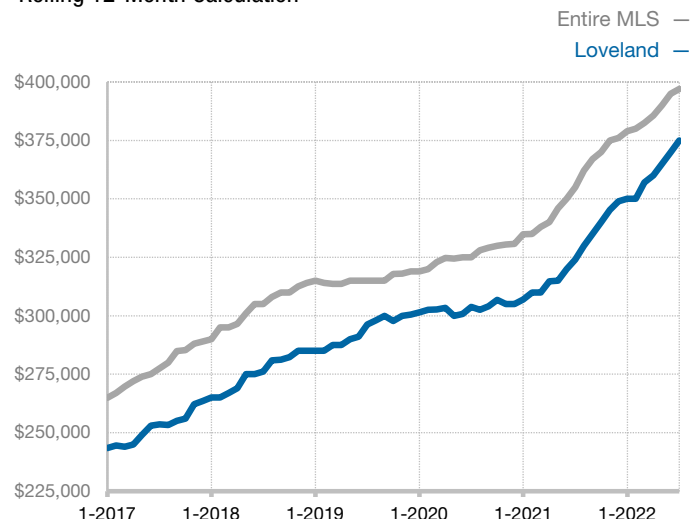
Townhouse/Condo	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	28	33	+ 17.9%	325	229	- 29.5%
Closed Sales	53	48	- 9.4%	271	252	- 7.0%
Median Sales Price*	\$349,780	\$372,500	+ 6.5%	\$345,000	\$389,001	+ 12.8%
Average Sales Price*	\$360,966	\$401,816	+ 11.3%	\$353,798	\$402,496	+ 13.8%
Percent of List Price Received*	102.1%	102.3%	+ 0.2%	102.7%	104.5%	+ 1.8%
Days on Market Until Sale	96	193	+ 101.0%	84	134	+ 59.5%
Inventory of Homes for Sale	22	25	+ 13.6%	--	--	--
Months Supply of Inventory	0.6	0.6	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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2022

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Boulder

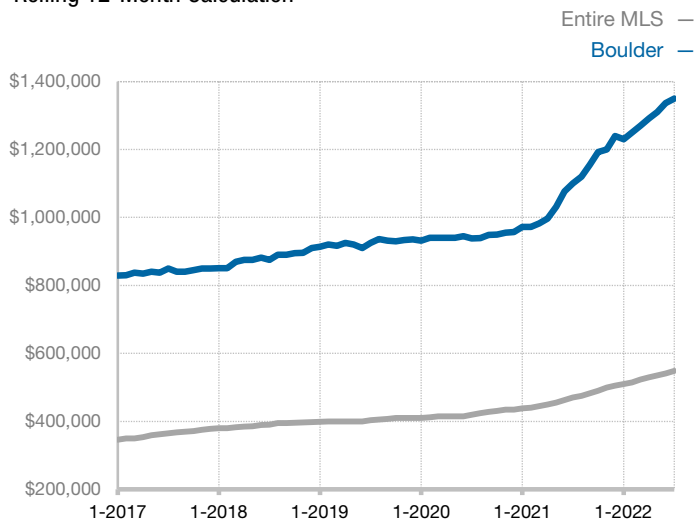
Single Family	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	153	135	- 11.8%	1,097	957	- 12.8%
Closed Sales	160	88	- 45.0%	887	607	- 31.6%
Median Sales Price*	\$1,200,000	\$1,372,000	+ 14.3%	\$1,240,000	\$1,414,400	+ 14.1%
Average Sales Price*	\$1,535,147	\$1,495,144	- 2.6%	\$1,515,425	\$1,669,218	+ 10.1%
Percent of List Price Received*	103.9%	98.9%	- 4.8%	102.8%	105.5%	+ 2.6%
Days on Market Until Sale	31	33	+ 6.5%	49	35	- 28.6%
Inventory of Homes for Sale	191	218	+ 14.1%	--	--	--
Months Supply of Inventory	1.3	2.2	+ 69.2%	--	--	--

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

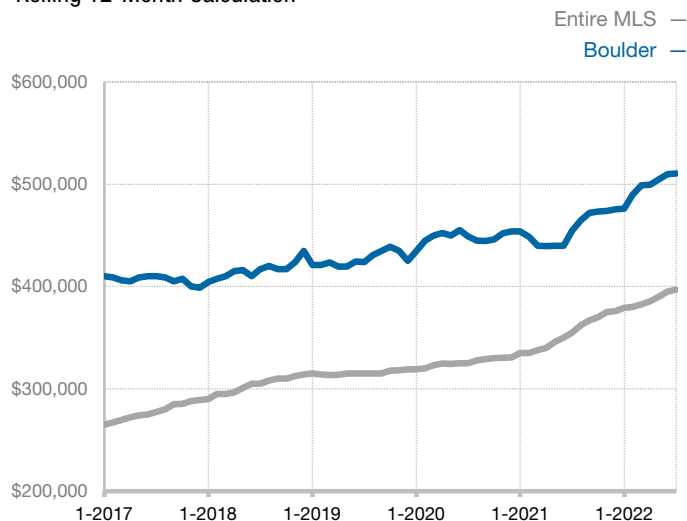
Townhouse/Condo	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	128	89	- 30.5%	758	622	- 17.9%
Closed Sales	100	68	- 32.0%	677	479	- 29.2%
Median Sales Price*	\$495,000	\$507,000	+ 2.4%	\$469,900	\$535,000	+ 13.9%
Average Sales Price*	\$546,290	\$675,457	+ 23.6%	\$559,771	\$695,895	+ 24.3%
Percent of List Price Received*	100.3%	100.3%	0.0%	100.5%	103.3%	+ 2.8%
Days on Market Until Sale	47	52	+ 10.6%	60	50	- 16.7%
Inventory of Homes for Sale	135	114	- 15.6%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

* 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 July 2022

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Johnstown

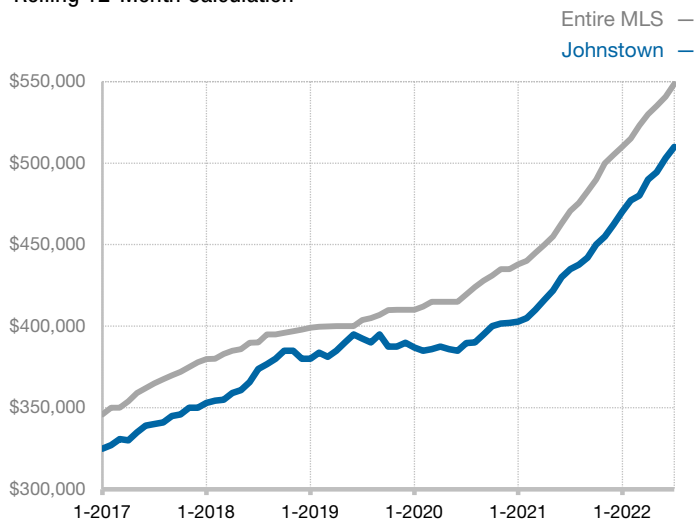
Single Family	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	76	73	- 3.9%	345	489	+ 41.7%
Closed Sales	40	48	+ 20.0%	300	369	+ 23.0%
Median Sales Price*	\$457,000	\$575,000	+ 25.8%	\$448,500	\$525,000	+ 17.1%
Average Sales Price*	\$465,777	\$576,672	+ 23.8%	\$485,038	\$554,946	+ 14.4%
Percent of List Price Received*	103.5%	101.7%	- 1.7%	102.9%	102.4%	- 0.5%
Days on Market Until Sale	25	64	+ 156.0%	31	33	+ 6.5%
Inventory of Homes for Sale	61	103	+ 68.9%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 66.7%	--	--	--

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

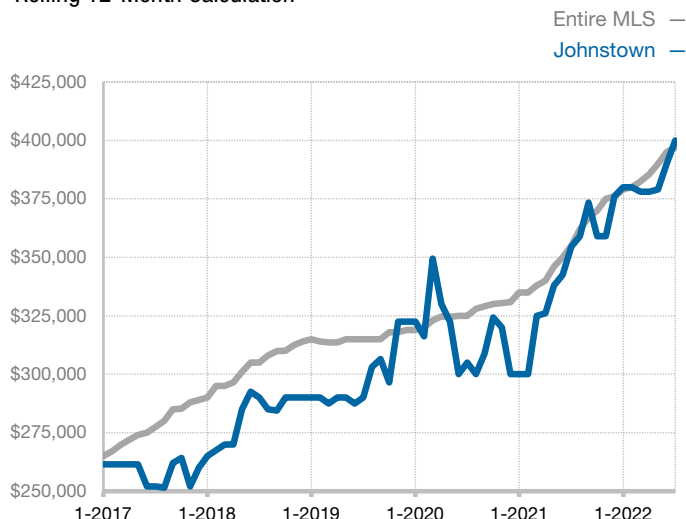
Townhouse/Condo	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	3	4	+ 33.3%	17	12	- 29.4%
Closed Sales	2	1	- 50.0%	17	6	- 64.7%
Median Sales Price*	\$376,250	\$430,000	+ 14.3%	\$372,500	\$400,000	+ 7.4%
Average Sales Price*	\$376,250	\$430,000	+ 14.3%	\$367,347	\$401,650	+ 9.3%
Percent of List Price Received*	101.8%	107.5%	+ 5.6%	102.7%	104.7%	+ 1.9%
Days on Market Until Sale	3	27	+ 800.0%	41	17	- 58.5%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	1.1	+ 175.0%	--	--	--

* 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 July 2022

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Fort Collins

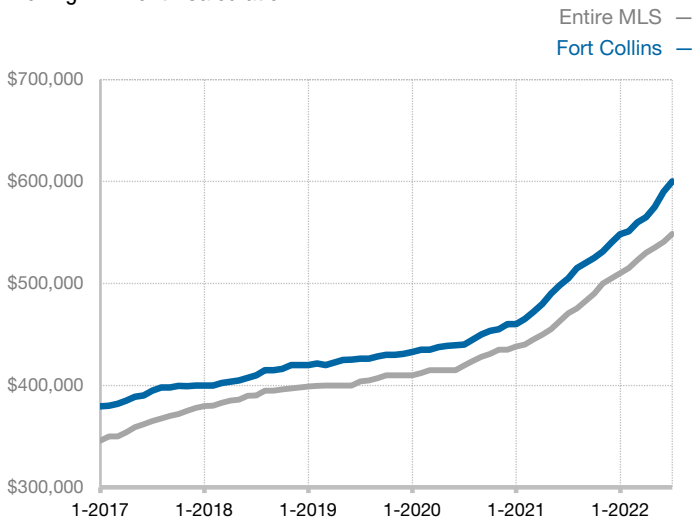
Single Family	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	401	304	- 24.2%	2,116	1,997	- 5.6%
Closed Sales	323	222	- 31.3%	1,762	1,500	- 14.9%
Median Sales Price*	\$550,000	\$632,500	+ 15.0%	\$525,000	\$630,000	+ 20.0%
Average Sales Price*	\$607,962	\$695,398	+ 14.4%	\$589,851	\$704,504	+ 19.4%
Percent of List Price Received*	104.3%	101.1%	- 3.1%	103.3%	104.1%	+ 0.8%
Days on Market Until Sale	29	29	0.0%	36	30	- 16.7%
Inventory of Homes for Sale	251	321	+ 27.9%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--

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

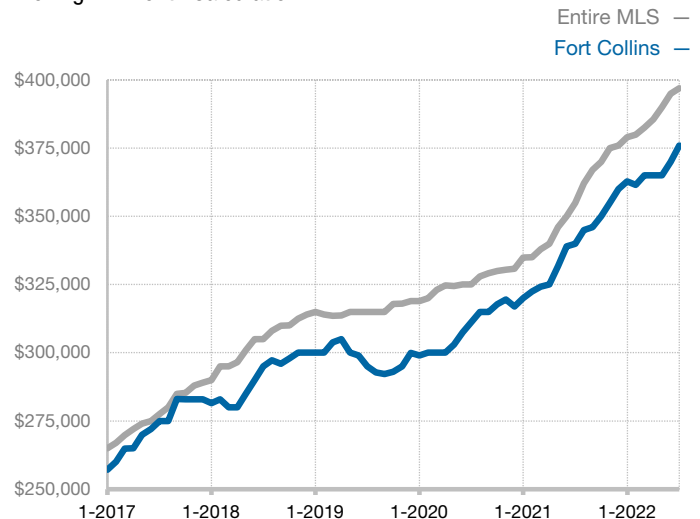
Townhouse/Condo	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	129	91	- 29.5%	866	652	- 24.7%
Closed Sales	118	71	- 39.8%	824	560	- 32.0%
Median Sales Price*	\$357,500	\$399,000	+ 11.6%	\$361,058	\$396,889	+ 9.9%
Average Sales Price*	\$369,196	\$397,652	+ 7.7%	\$392,087	\$414,448	+ 5.7%
Percent of List Price Received*	102.8%	101.4%	- 1.4%	101.6%	103.9%	+ 2.3%
Days on Market Until Sale	38	26	- 31.6%	52	28	- 46.2%
Inventory of Homes for Sale	109	71	- 34.9%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--

* 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 July 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Longmont

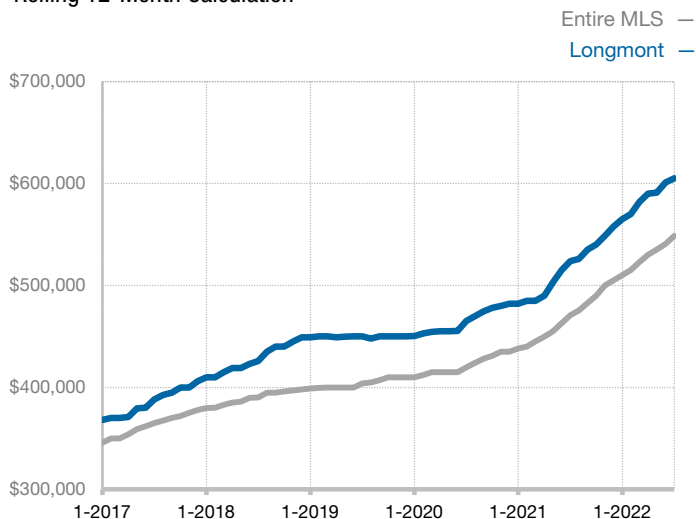
Single Family	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	200	192	- 4.0%	1,156	1,137	- 1.6%
Closed Sales	187	123	- 34.2%	1,025	810	- 21.0%
Median Sales Price*	\$593,000	\$615,000	+ 3.7%	\$550,000	\$636,500	+ 15.7%
Average Sales Price*	\$780,717	\$706,607	- 9.5%	\$704,382	\$740,606	+ 5.1%
Percent of List Price Received*	105.1%	100.9%	- 4.0%	104.8%	105.1%	+ 0.3%
Days on Market Until Sale	31	28	- 9.7%	31	25	- 19.4%
Inventory of Homes for Sale	159	256	+ 61.0%	--	--	--
Months Supply of Inventory	0.9	2.0	+ 122.2%	--	--	--

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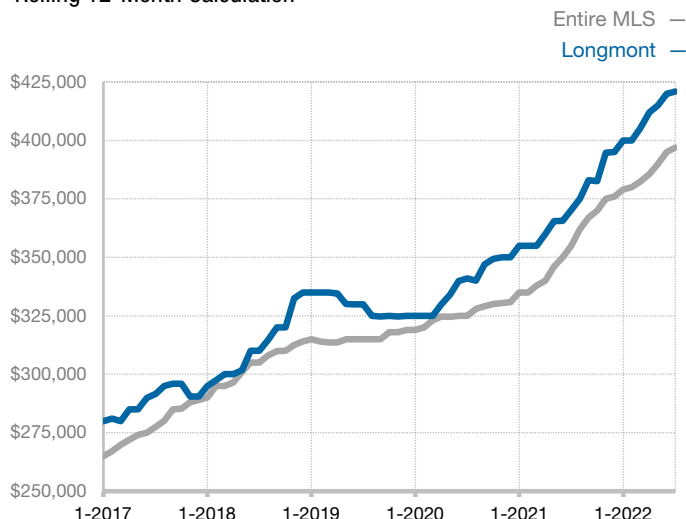
Townhouse/Condo	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	52	59	+ 13.5%	273	316	+ 15.8%
Closed Sales	38	29	- 23.7%	237	187	- 21.1%
Median Sales Price*	\$415,000	\$450,000	+ 8.4%	\$394,712	\$450,000	+ 14.0%
Average Sales Price*	\$430,243	\$467,655	+ 8.7%	\$411,064	\$472,123	+ 14.9%
Percent of List Price Received*	102.1%	100.7%	- 1.4%	103.2%	104.5%	+ 1.3%
Days on Market Until Sale	40	23	- 42.5%	31	20	- 35.5%
Inventory of Homes for Sale	24	56	+ 133.3%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 200.0%	--	--	--

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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 July 2022

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Windsor

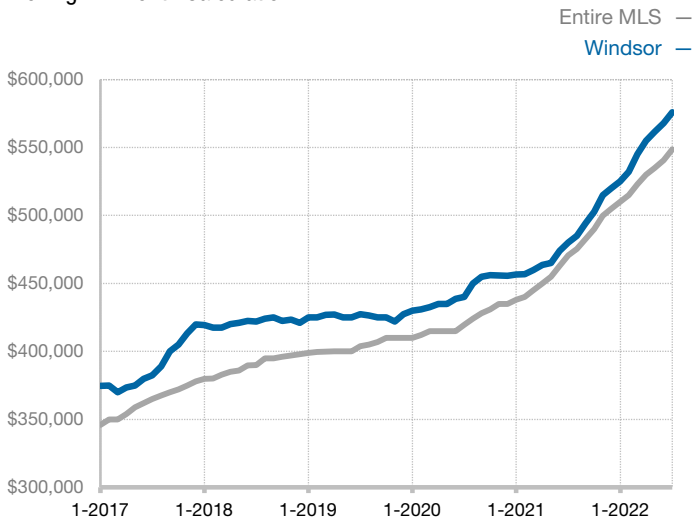
Single Family	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	128	127	- 0.8%	1,199	890	- 25.8%
Closed Sales	187	68	- 63.6%	1,066	685	- 35.7%
Median Sales Price*	\$512,795	\$575,000	+ 12.1%	\$494,999	\$600,000	+ 21.2%
Average Sales Price*	\$551,798	\$651,989	+ 18.2%	\$560,040	\$664,872	+ 18.7%
Percent of List Price Received*	102.3%	100.5%	- 1.8%	101.8%	101.9%	+ 0.1%
Days on Market Until Sale	61	32	- 47.5%	60	50	- 16.7%
Inventory of Homes for Sale	192	185	- 3.6%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--

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

Townhouse/Condo	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	4	15	+ 275.0%	142	93	- 34.5%
Closed Sales	22	9	- 59.1%	124	84	- 32.3%
Median Sales Price*	\$390,500	\$470,000	+ 20.4%	\$380,013	\$433,450	+ 14.1%
Average Sales Price*	\$393,535	\$497,599	+ 26.4%	\$378,917	\$448,319	+ 18.3%
Percent of List Price Received*	102.7%	105.7%	+ 2.9%	101.2%	103.6%	+ 2.4%
Days on Market Until Sale	86	262	+ 204.7%	102	150	+ 47.1%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
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