FCBR 2022

FORT COLLINS BOARD OF REALTORS®

MONTHLY HOUSING REPORT

Monthly Indicators

FORT COLLINS BOARD OF REALTORS®

June 2022

New Listings were down 1.0 percent for single family homes and 21.2 percent for townhouse-condo properties. Pending Sales landed at 240 for single family homes and 69 for townhouse-condo properties.

The Median Sales Price was up 24.8 percent to $635,000 for single family homes and 15.8 percent to $410,000 for townhouse-condo properties. Days on Market decreased 14.3 percent for single family homes and 10.7 percent for townhouse-condo properties.

With monthly mortgage payments up more than 50% compared to this time last year, the rising costs of homeownership have sidelined many prospective buyers. Nationally, the median sales price of existing homes recently exceeded $400,000 for the first time ever, a 15% increase from the same period a year ago, according to the National Association of REALTORS®. As existing home sales continue to soften nationwide, housing supply is slowly improving, with inventory up for the second straight month. In time, price growth is expected to moderate as supply grows; for now, however, inventory remains low, and buyers are feeling the squeeze of higher prices all around.

Activity Snapshot

- 23.7%	- 14.3%	+ 24.8%
One-Year Change in Single Family **Sold Listings**	One-Year Change in Single Family **Days On Market**	One-Year Change in Single Familly **Median Sales Price**

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

Single Family Activity Overview

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

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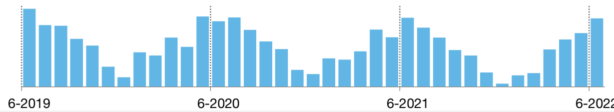
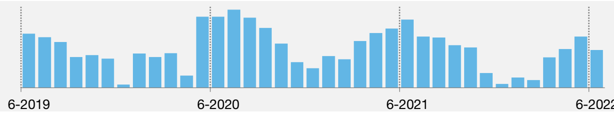
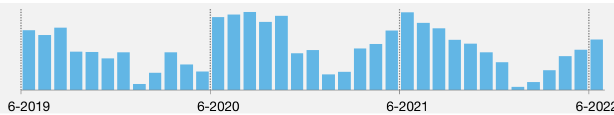
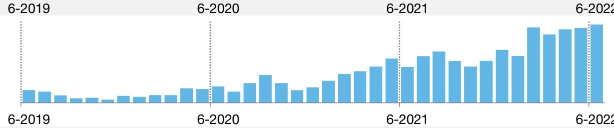
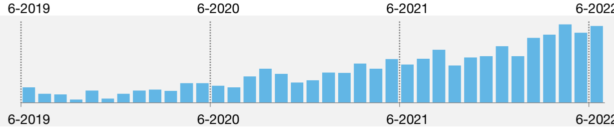
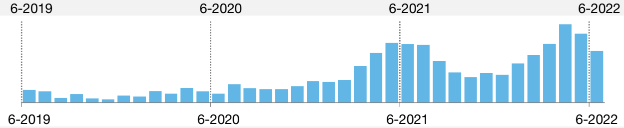
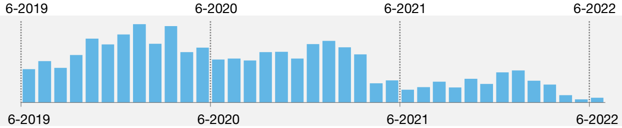
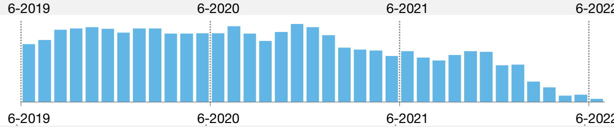
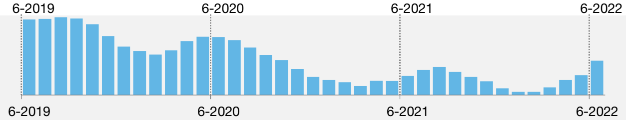
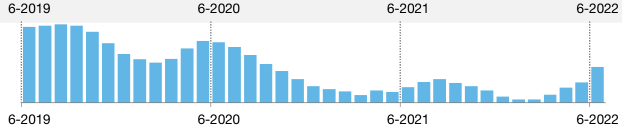
Key Metrics	Historical Sparkbars	6-2021	6-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		416	**412**	- 1.0%	1,791	**1,622**	- 9.4%
Pending Sales		337	**240**	- 28.8%	1,640	**1,281**	- 21.9%
Under Contract	Not enough historical data for chart	--	**--**	--	--	**--**	--
Sold Listings		358	**273**	- 23.7%	1,503	**1,182**	- 21.4%
Median Sales Price		$509,000	**$635,000**	+ 24.8%	$500,000	**$615,500**	+ 23.1%
Avg. Sales Price		$572,465	**$717,947**	+ 25.4%	$567,672	**$691,084**	+ 21.7%
Pct. of List Price Received		103.9%	**103.2%**	- 0.7%	102.7%	**104.0%**	+ 1.3%
Days on Market		42	**36**	- 14.3%	58	**42**	- 27.6%
Affordability Index		76	**47**	- 38.2%	77	**49**	- 36.4%
Active Listings		231	**347**	+ 50.2%	--	**--**	--
Months Supply		0.8	**1.5**	+ 87.5%	--	**--**	--

Townhouse-Condo Activity Overview

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

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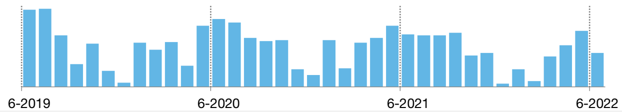
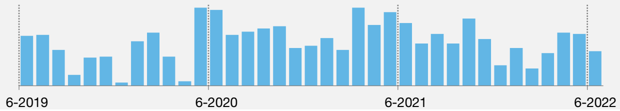
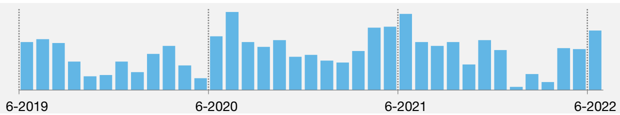
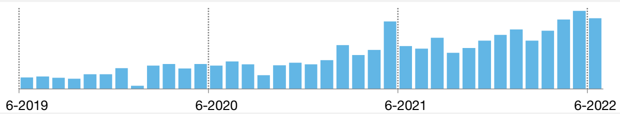
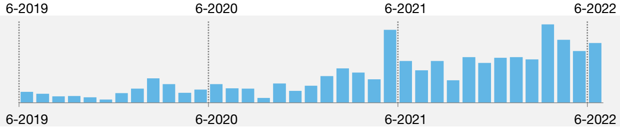
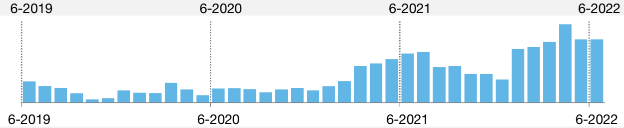
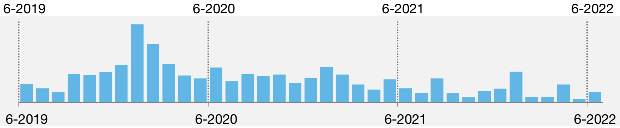
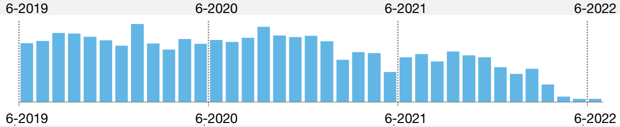
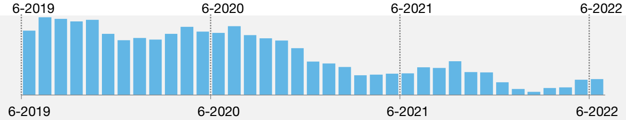
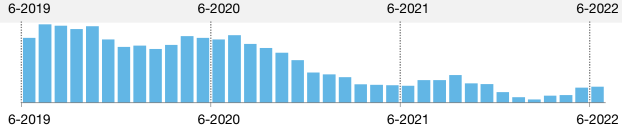
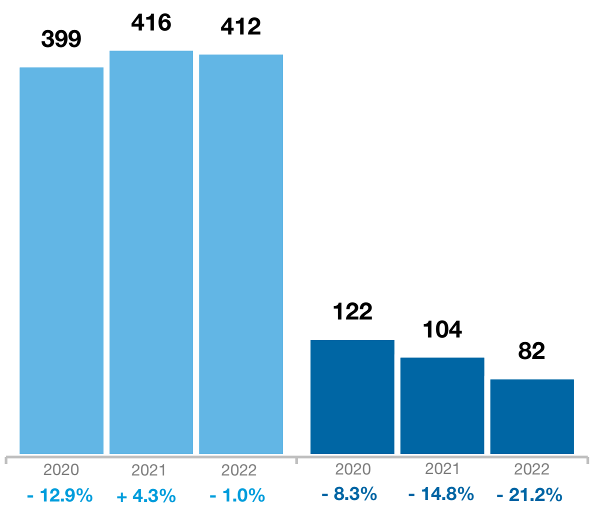
Key Metrics	Historical Sparkbars	6-2021	6-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		104	**82**	- 21.2%	573	**471**	- 17.8%
Pending Sales		95	**69**	- 27.4%	553	**432**	- 21.9%
Under Contract	Not enough historical data for chart	--	**--**	--	--	**--**	--
Sold Listings		117	**100**	- 14.5%	539	**407**	- 24.5%
Median Sales Price		$354,000	**$410,000**	+ 15.8%	$355,000	**$399,898**	+ 12.6%
Avg. Sales Price		$386,900	**$426,142**	+ 10.1%	$382,232	**$420,732**	+ 10.1%
Pct. of List Price Received		102.7%	**104.1%**	+ 1.4%	101.5%	**104.2%**	+ 2.7%
Days on Market		56	**50**	- 10.7%	68	**52**	- 23.5%
Affordability Index		109	**73**	- 33.0%	109	**75**	- 31.2%
Active Listings		76	**61**	- 19.7%	--	**--**	--
Months Supply		0.9	**0.8**	- 11.1%	--	**--**	--

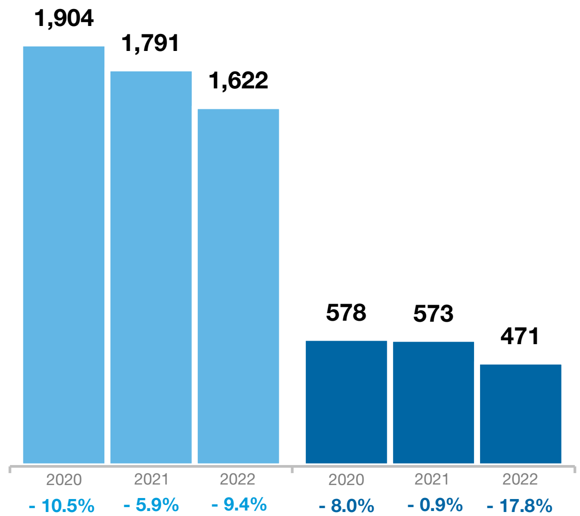
New Listings

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

June

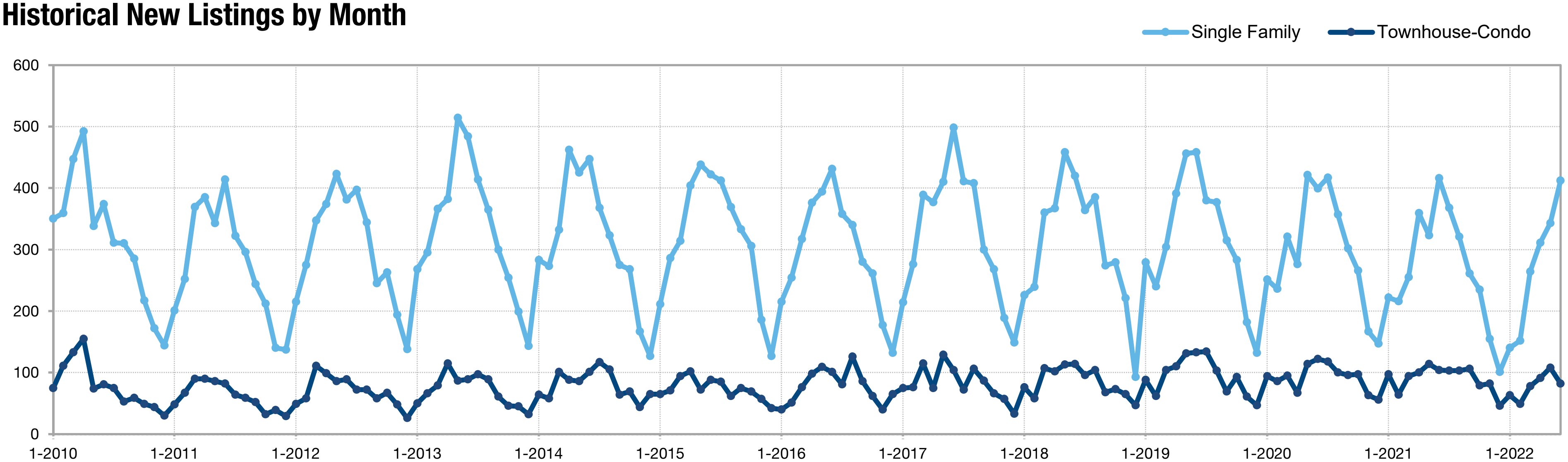


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2021	368	-11.8%	103	-12.7%
Aug-2021	321	-10.1%	103	+3.0%
Sep-2021	261	-13.6%	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%	91	-9.0%
May-2022	343	+6.2%	108	-5.3%
Jun-2022	**412**	**-1.0%**	**82**	**-21.2%**
12-Month Avg	255	-11.1%	83	-10.2%

Historical New Listings by Month



Pending Sales

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

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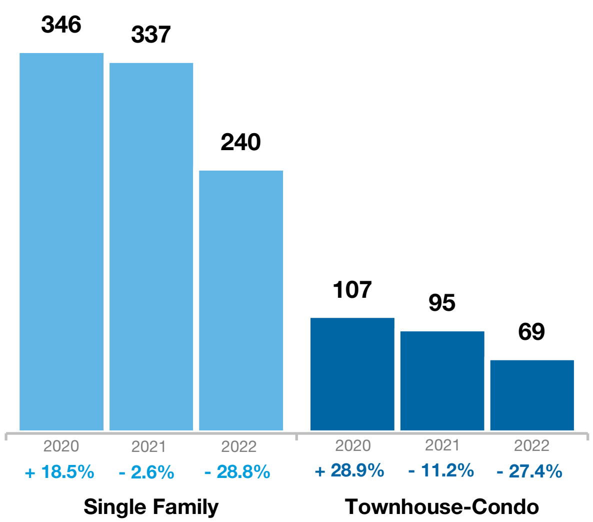
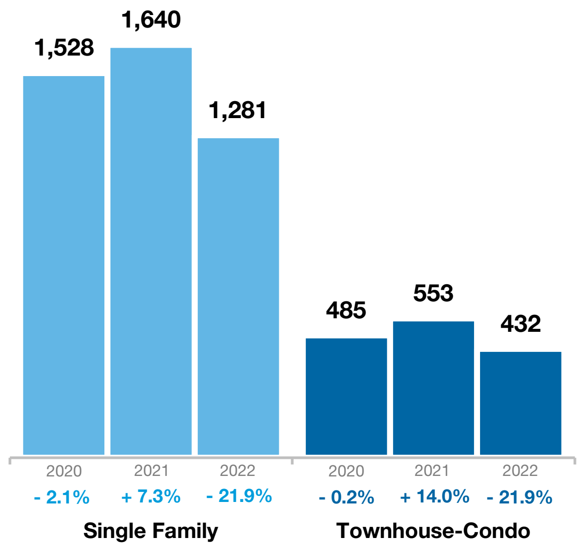
June

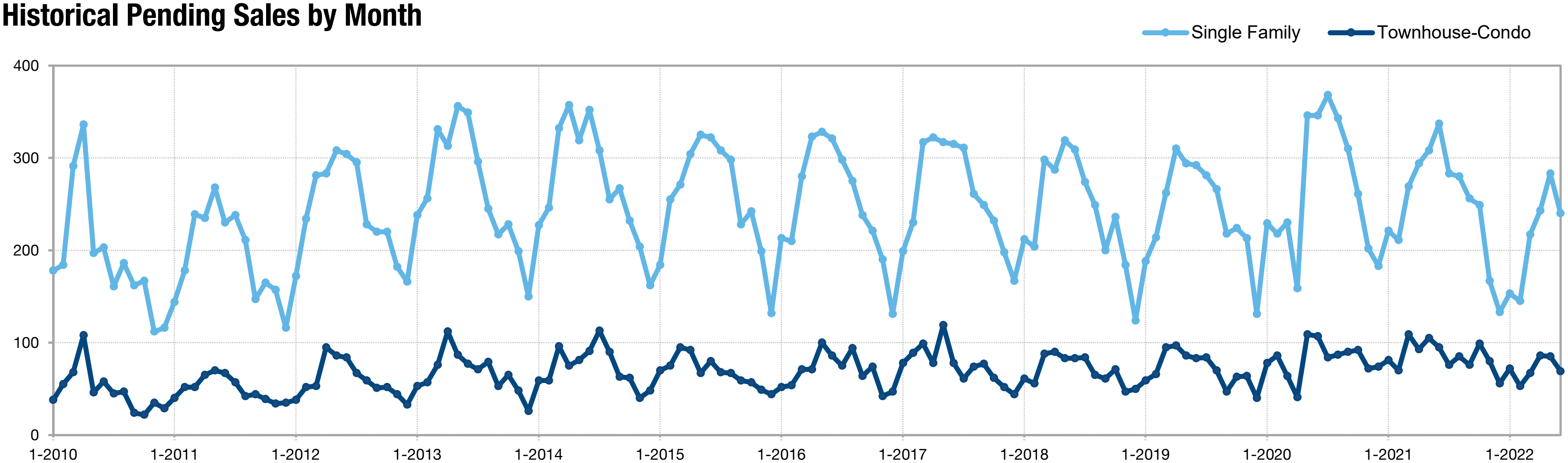


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2021	283	-23.1%	76	-9.5%
Aug-2021	280	-18.4%	85	-2.3%
Sep-2021	256	-17.4%	76	-15.6%
Oct-2021	249	-4.6%	99	+7.6%
Nov-2021	167	-17.3%	80	+11.1%
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	243	-17.3%	86	-7.5%
May-2022	283	-8.1%	85	-19.0%
Jun-2022	**240**	**-28.8%**	**69**	**-27.4%**
12-Month Avg	221	-19.9%	75	-14.1%

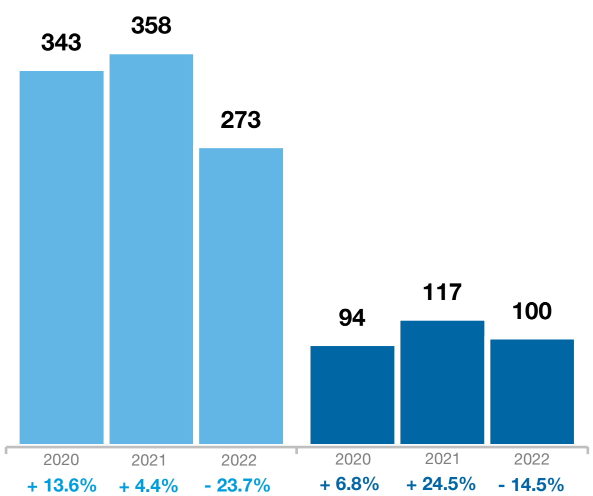
Historical Pending Sales by Month



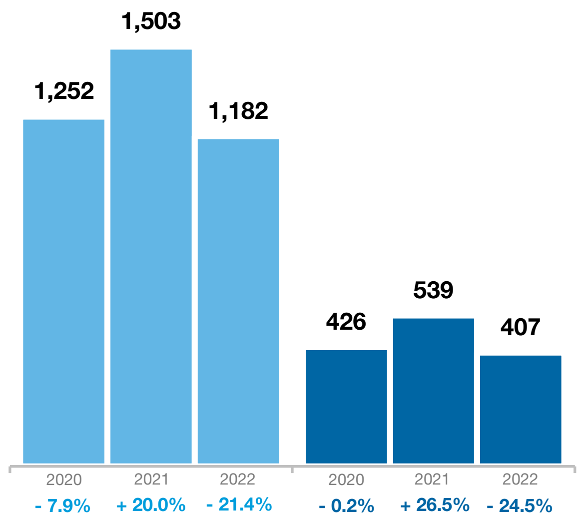
Sold Listings

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

June

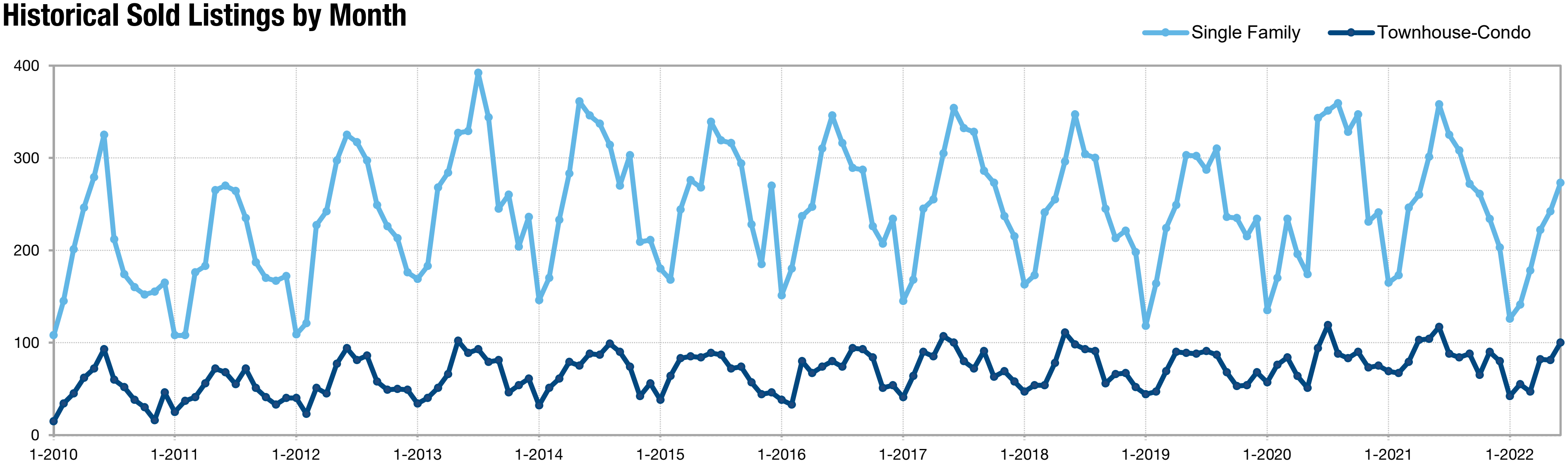


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2021	325	-7.4%	88	-26.1%
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%	82	-20.4%
May-2022	242	-19.6%	81	-22.1%
Jun-2022	**273**	**-23.7%**	**100**	**-14.5%**
12-Month Avg	232	-17.1%	75	-15.5%

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.

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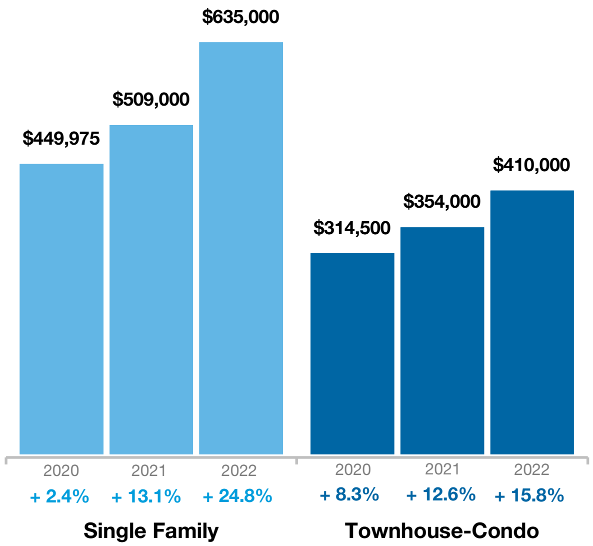
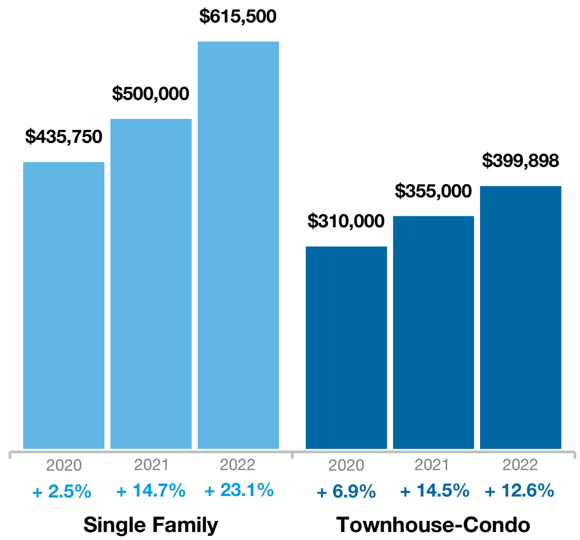
June



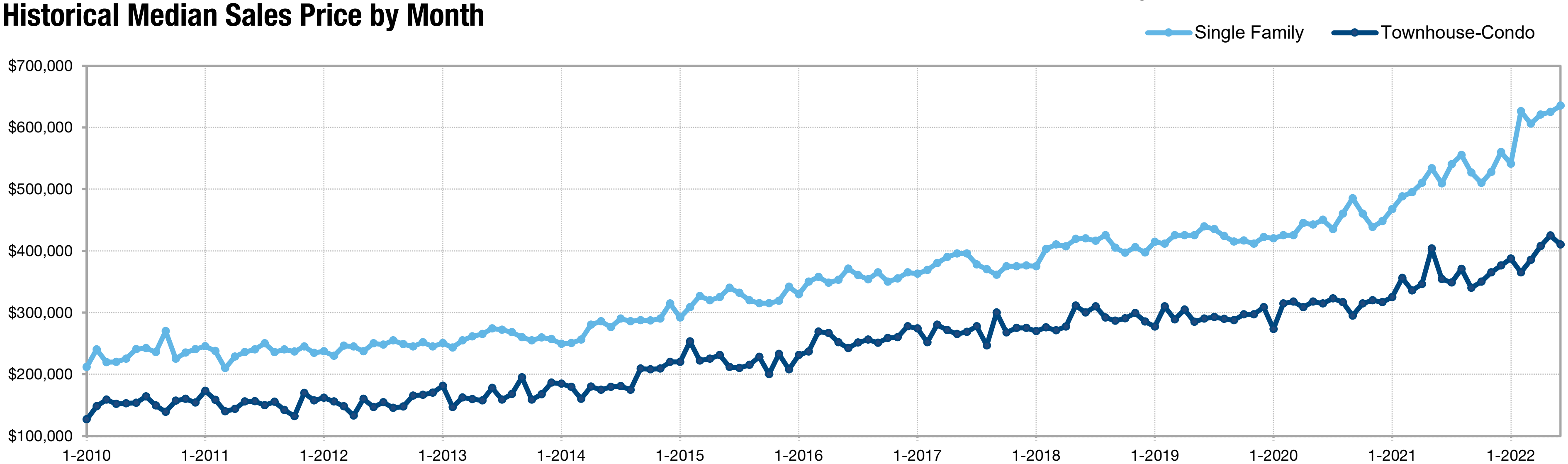
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2021	$540,000	+24.1%	$348,500	+8.0%
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%	$407,500	+17.8%
May-2022	$625,000	+17.2%	$424,865	+5.2%
Jun-2022	**$635,000**	**+24.8%**	**$410,000**	**+15.8%**
12-Month Avg*	$572,000	+19.2%	$376,000	+12.2%

* Median Sales Price for all properties from July 2021 through June 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.

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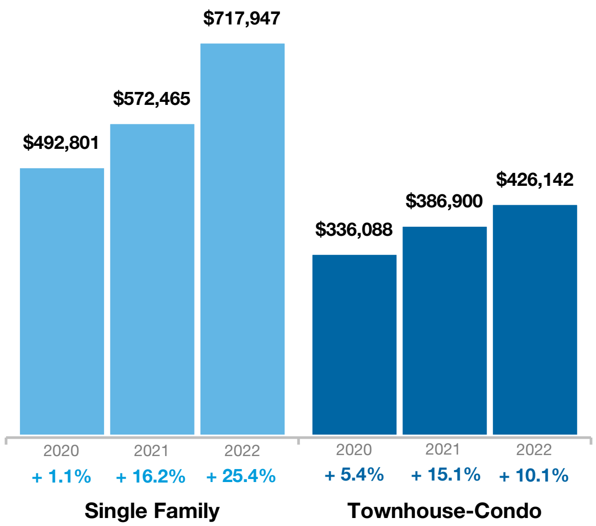
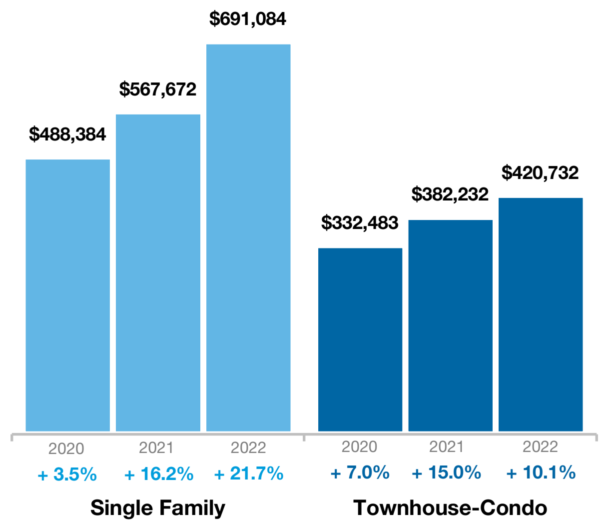
June



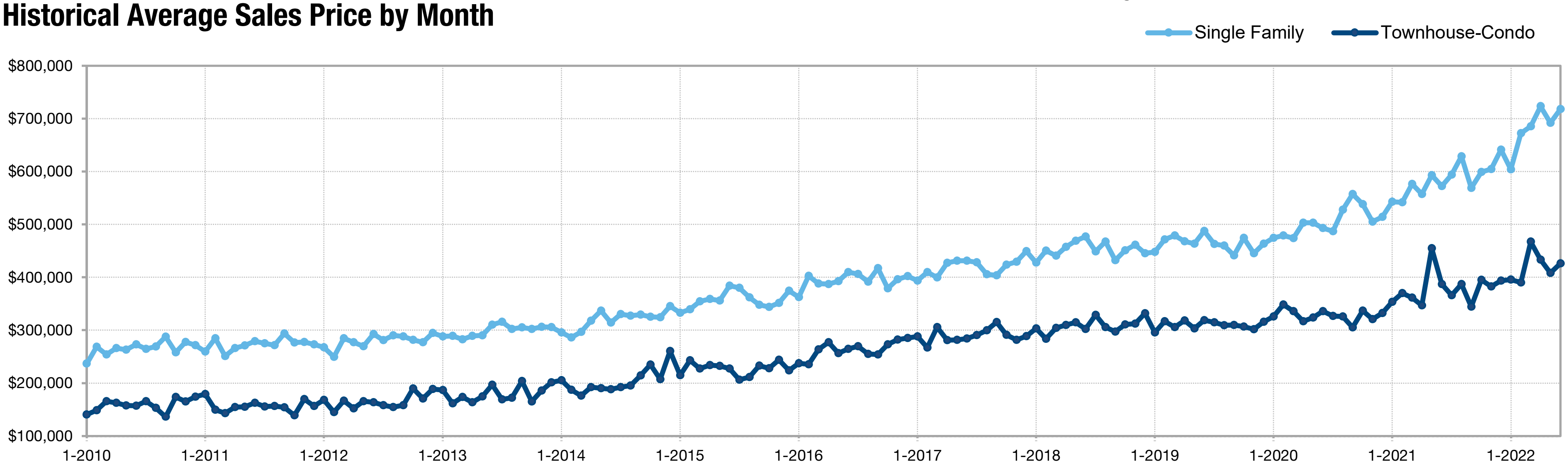
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2021	$593,998	+22.0%	$365,895	+11.9%
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%	$433,342	+25.0%
May-2022	$691,880	+16.7%	$408,304	-10.3%
Jun-2022	**$717,947**	**+25.4%**	**$426,142**	**+10.1%**
12-Month Avg*	$641,342	+18.2%	$396,773	+12.1%

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

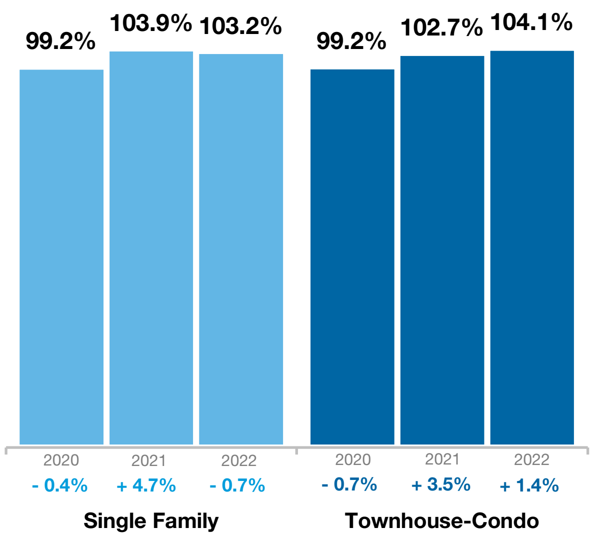
Historical Average Sales Price by Month



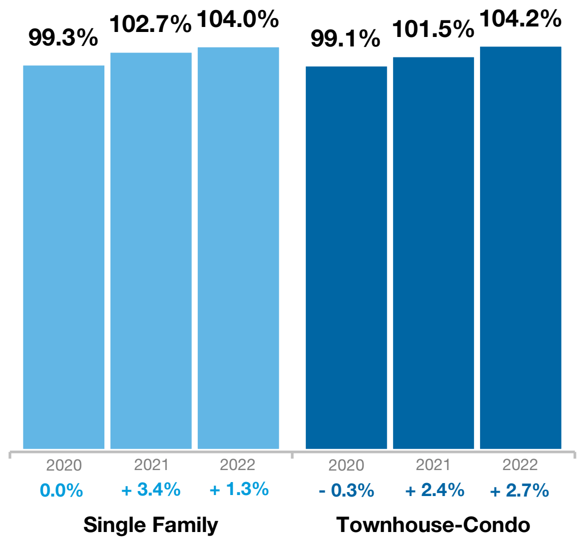
Percent of List Price Received

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.

June



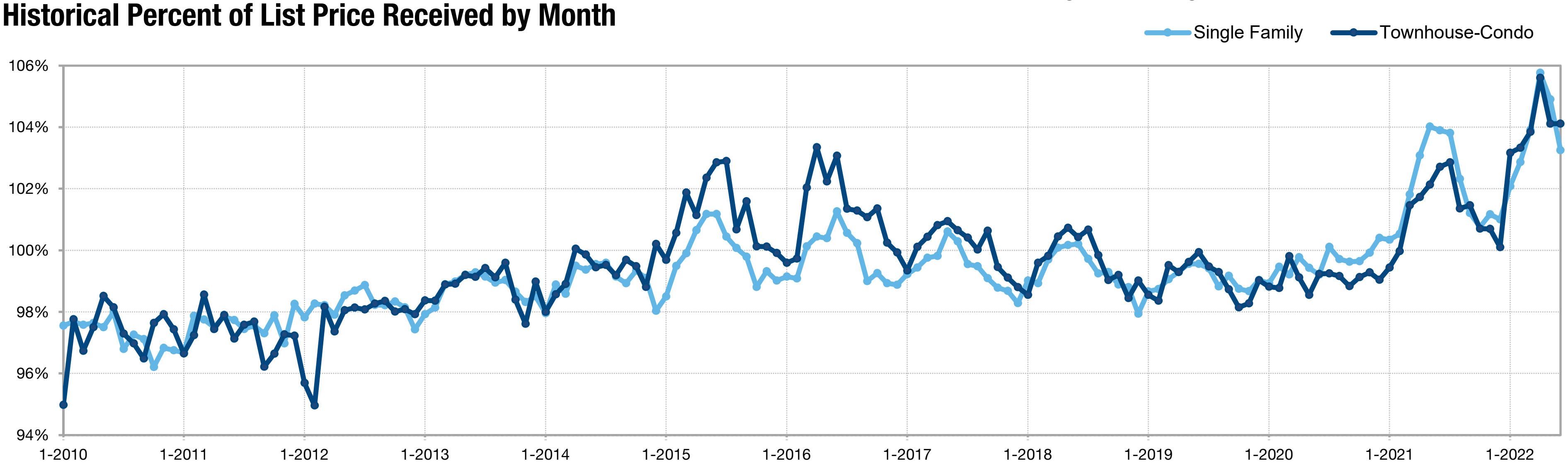
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2021	103.8%	+3.7%	102.9%	+3.7%
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%**
12-Month Avg*	102.8%	+1.6%	102.6%	+2.2%

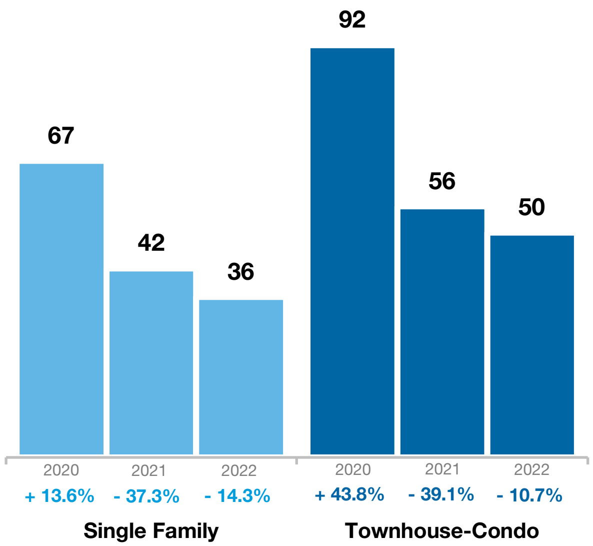
* Pct. of List Price Received for all properties from July 2021 through June 2022. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

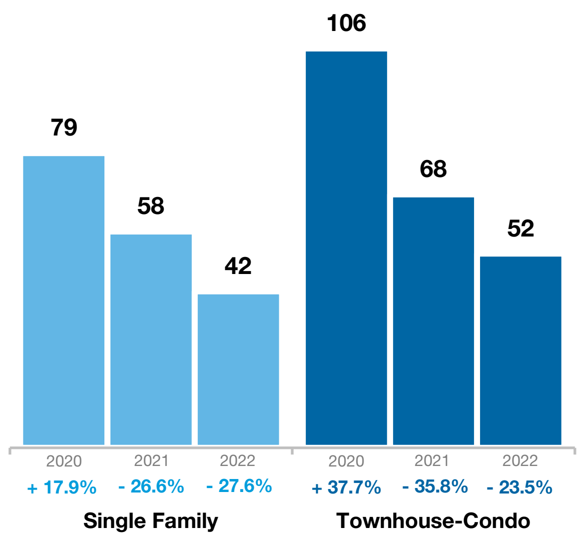


Days on Market Until Sale

June



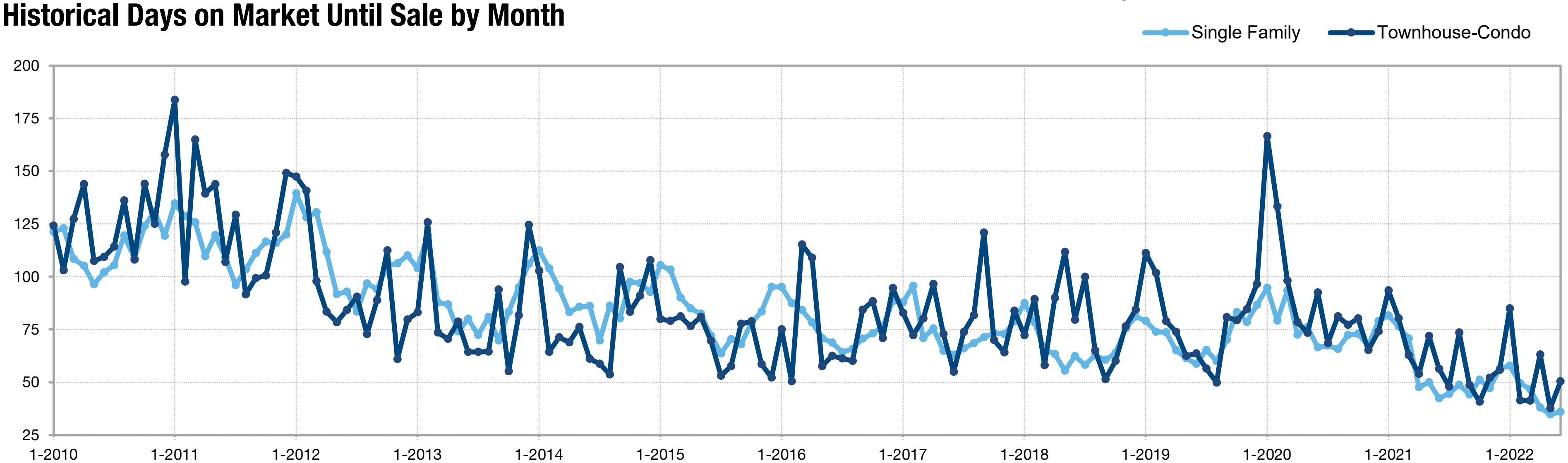
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2021	44	-34.3%	48	-29.4%
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%	63	+16.7%
May-2022	35	-30.0%	38	-47.2%
Jun-2022	**36**	**-14.3%**	**50**	**-10.7%**
12-Month Avg	45	-29.8%	53	-25.6%

* Days on Market for all properties from July 2021 through June 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.

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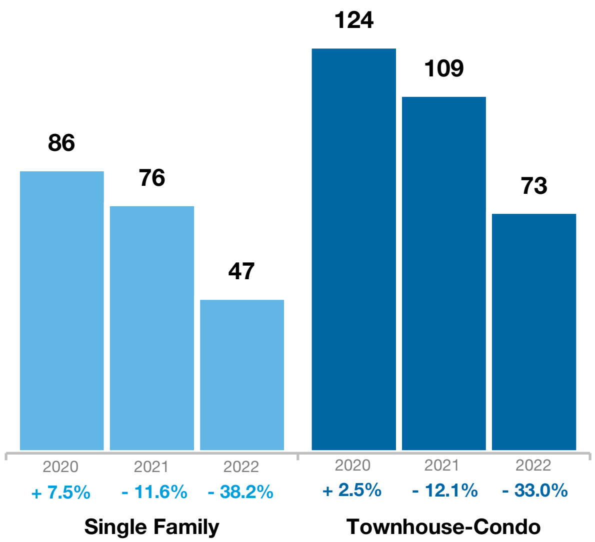
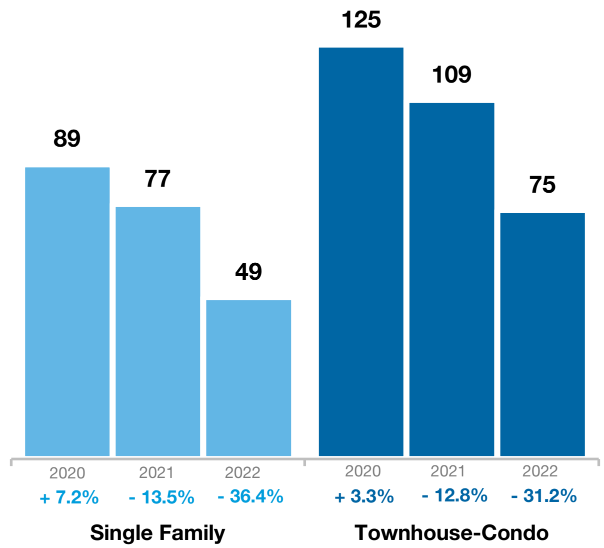
June

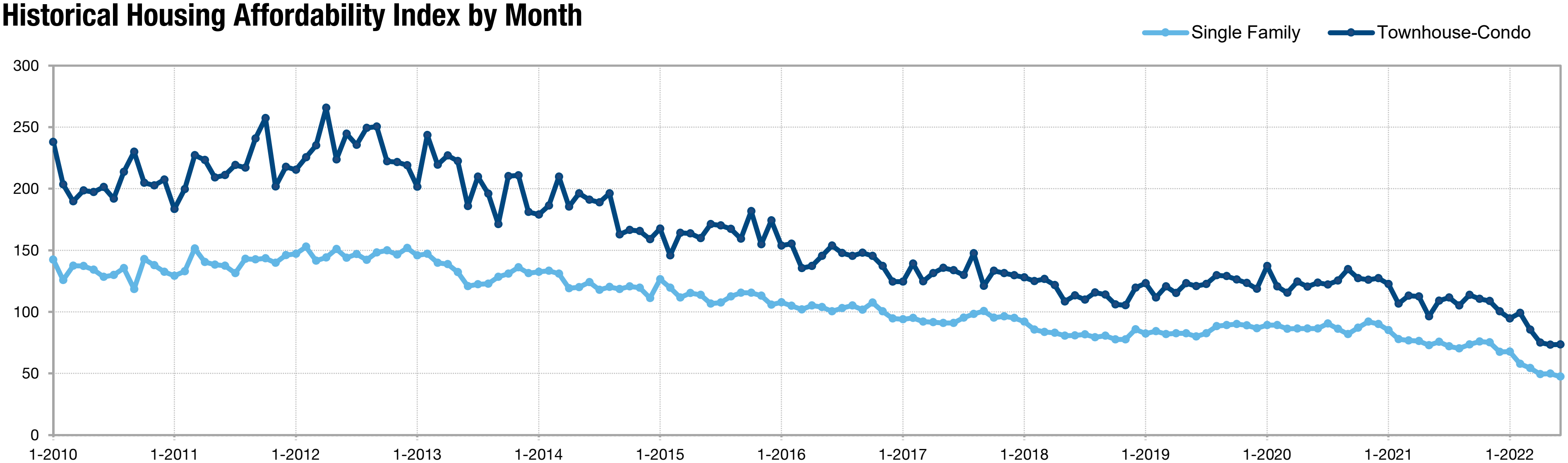


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2021	72	-20.9%	112	-8.2%
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%	75	-33.0%
May-2022	50	-31.5%	73	-24.0%
Jun-2022	**47**	**-38.2%**	**73**	**-33.0%**
12-Month Avg	63	-43.2%	83	-38.4%

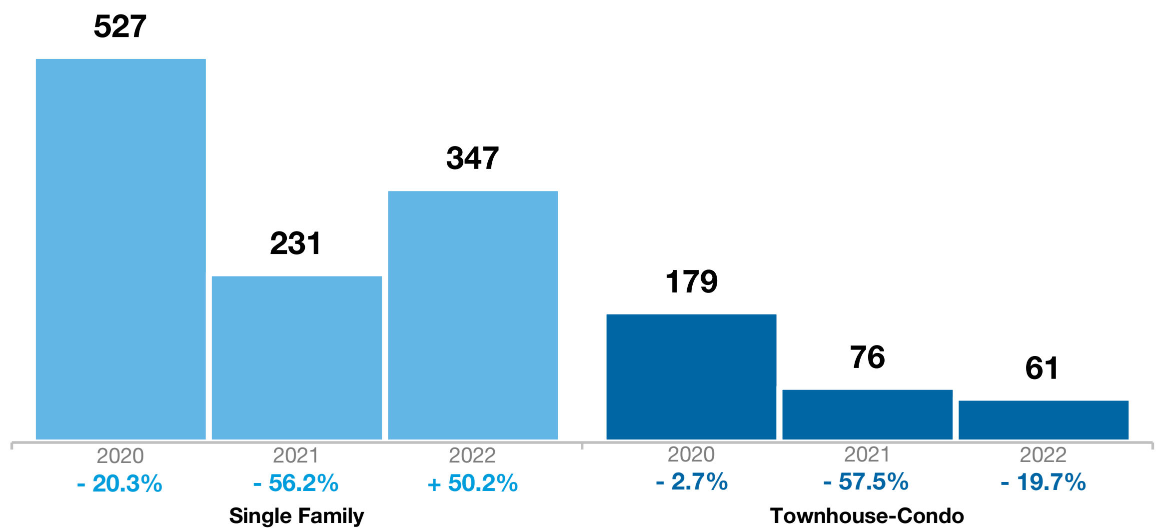
Historical Housing Affordability Index by Month



Inventory of Active Listings

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

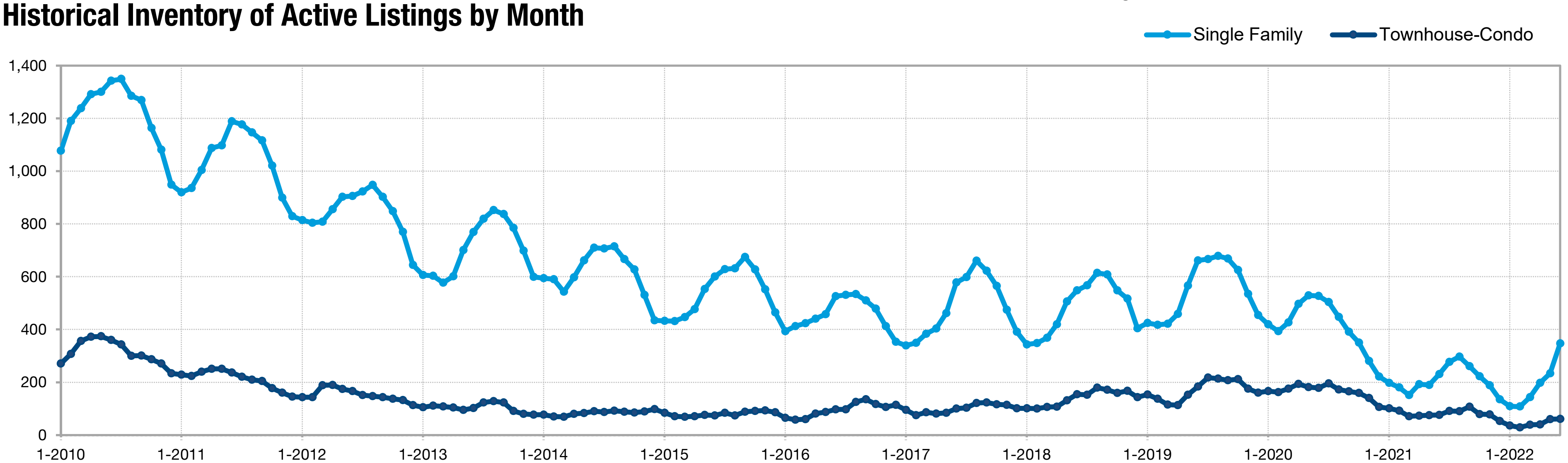
June



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2021	277	-45.0%	91	-53.6%
Aug-2021	297	-33.7%	90	-48.0%
Sep-2021	261	-33.2%	107	-35.2%
Oct-2021	223	-36.3%	79	-50.3%
Nov-2021	189	-32.7%	78	-44.3%
Dec-2021	135	-39.2%	53	-50.0%
Jan-2022	109	-44.9%	36	-64.4%
Feb-2022	108	-40.3%	29	-68.5%
Mar-2022	143	-5.3%	39	-45.1%
Apr-2022	198	+2.6%	40	-45.2%
May-2022	234	+23.2%	60	-20.0%
Jun-2022	**347**	**+50.2%**	**61**	**-19.7%**
12-Month Avg*	210	-24.5%	64	-46.5%

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

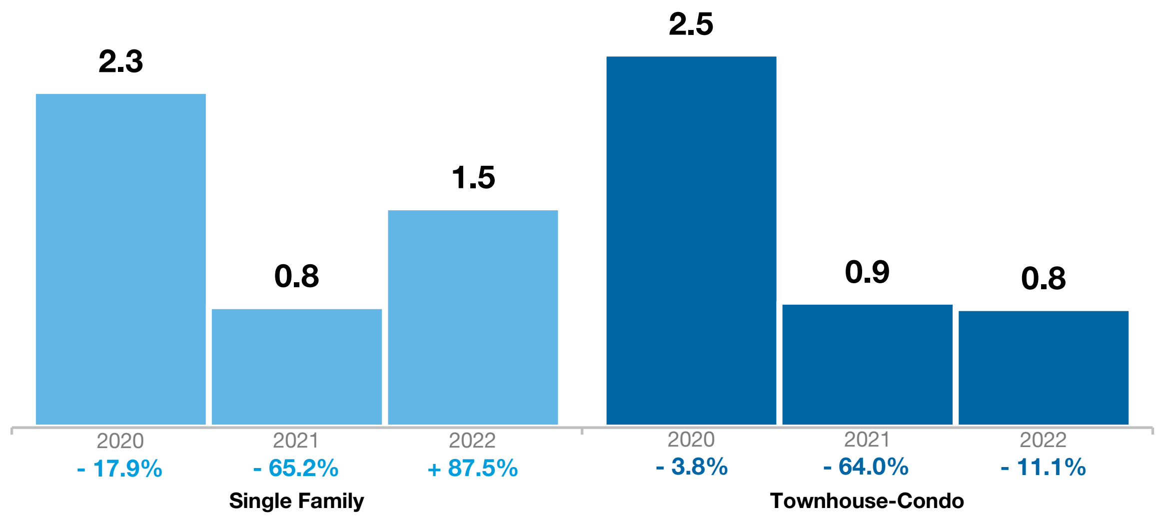
Historical Inventory of Active Listings by Month



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.

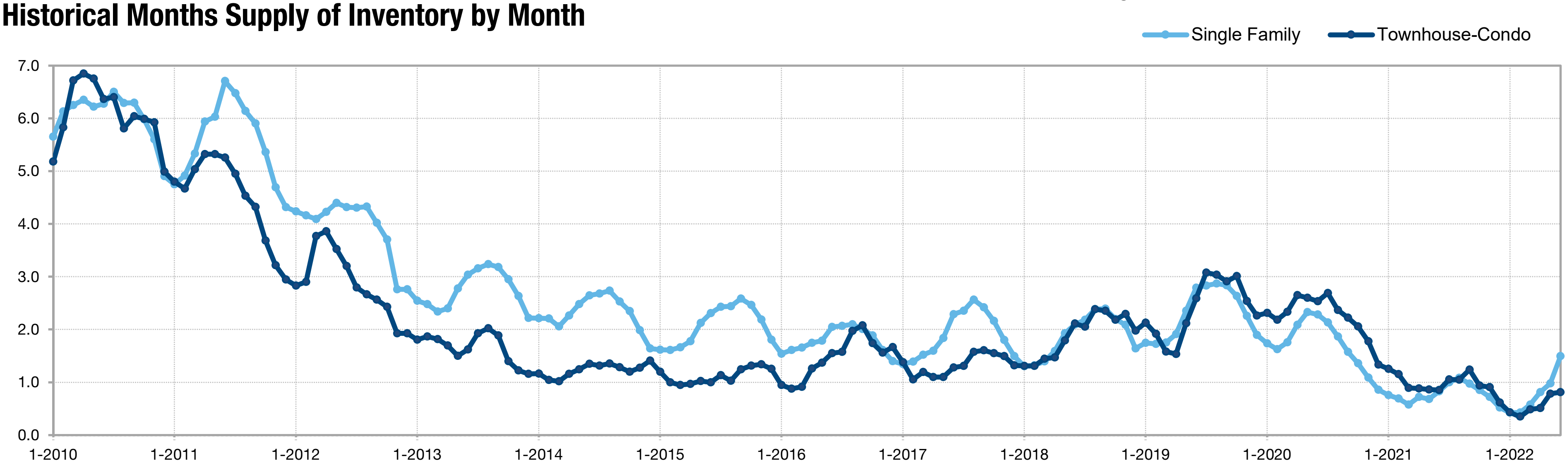
June



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2021	1.0	-52.4%	1.1	-59.3%
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%	0.3	-75.0%
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	**1.5**	**+87.5%**	**0.8**	**-11.1%**
12-Month Avg*	0.8	-24.9%	0.8	-50.0%

* Months Supply for all properties from July 2021 through June 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.

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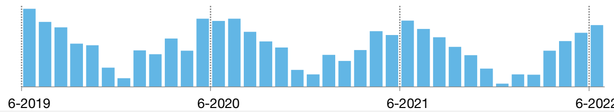
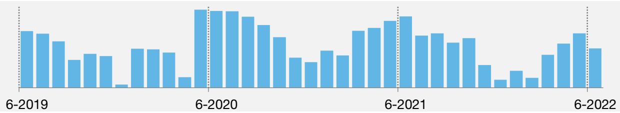
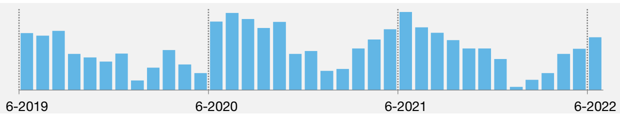
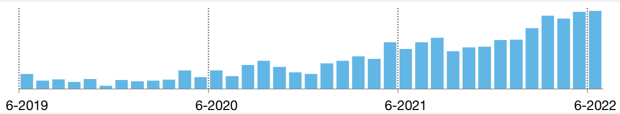
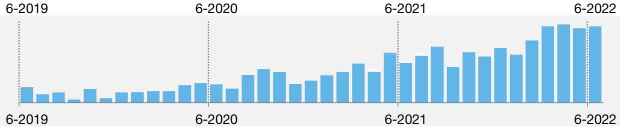
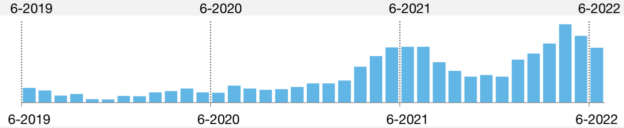
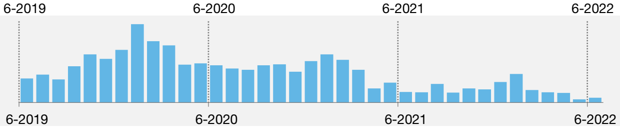
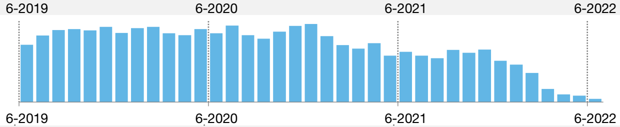
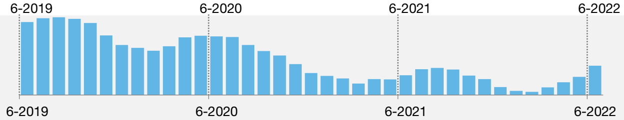
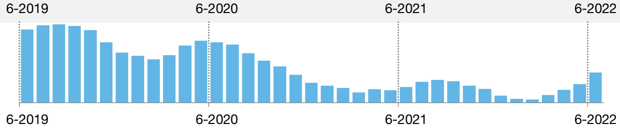
Key Metrics	Historical Sparkbars	6-2021	6-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		523	**498**	- 4.8%	2,373	**2,101**	- 11.5%
Pending Sales		432	**310**	- 28.2%	553	**432**	- 21.9%
Under Contract	Not enough historical data for chart	--	**--**	--	--	**--**	--
Sold Listings		477	**373**	- 21.8%	2,049	**1,592**	- 22.3%
Median Sales Price		$475,500	**$575,000**	+ 20.9%	$463,660	**$555,500**	+ 19.8%
Avg. Sales Price		$525,733	**$639,715**	+ 20.4%	$518,799	**$624,626**	+ 20.4%
Pct. of List Price Received		103.6%	**103.5%**	+ 1.7%	102.3%	**104.0%**	+ 1.7%
Days on Market		46	**40**	- 25.0%	60	**45**	- 25.0%
Affordability Index		81	**52**	- 34.8%	83	**54**	- 34.8%
Active Listings		318	**417**	+ 31.1%	--	**--**	--
Months Supply		0.9	**1.4**	+ 57.5%	--	**--**	--

Sold Listings

Actual sales that have closed in a given quarter.

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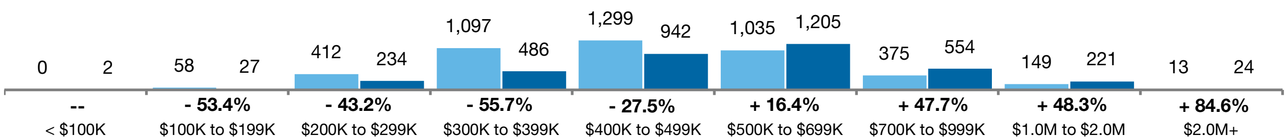
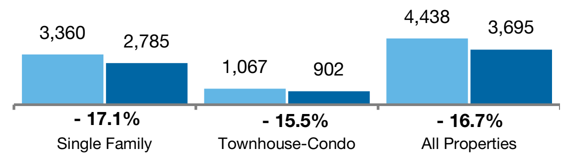
By Price Range – All Properties – Rolling 12 Months



By Property Type

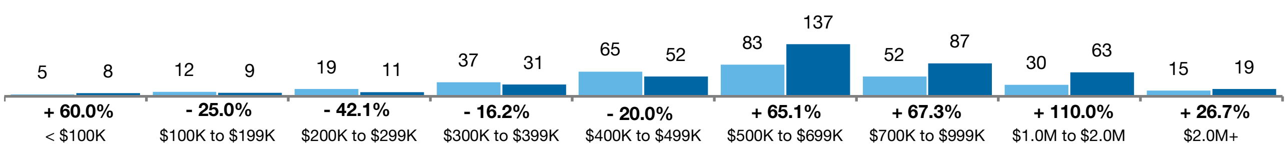


	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
By Price Range	6-2021	6-2022	Change	6-2021	6-2022	Change	5-2022	6-2022	Change	5-2022	6-2022	Change	6-2021	6-2022	Change	6-2021	6-2022	Change
$99,999 and Below	0	2	--	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
$100,000 to $199,999	25	18	- 28.0%	33	8	- 75.8%	2	0	- 100.0%	0	0	--	11	7	- 36.4%	13	0	- 100.0%
$200,000 to $299,999	65	35	- 46.2%	342	198	- 42.1%	1	3	+ 200.0%	11	15	+ 36.4%	18	11	- 38.9%	139	75	- 46.0%
$300,000 to $399,999	632	157	- 75.2%	464	329	- 29.1%	5	5	0.0%	23	32	+ 39.1%	170	32	- 81.2%	217	129	- 40.6%
$400,000 to $499,999	1,149	695	- 39.5%	150	247	+ 64.7%	33	37	+ 12.1%	37	30	- 18.9%	537	200	- 62.8%	111	127	+ 14.4%
$500,000 to $699,999	982	1,130	+ 15.1%	51	74	+ 45.1%	117	124	+ 6.0%	9	16	+ 77.8%	506	523	+ 3.4%	39	49	+ 25.6%
$700,000 to $999,999	359	520	+ 44.8%	14	34	+ 142.9%	59	73	+ 23.7%	1	7	+ 600.0%	183	289	+ 57.9%	8	21	+ 162.5%
$1,000,000 to $1,999,999	135	208	+ 54.1%	13	9	- 30.8%	24	28	+ 16.7%	0	0	--	72	108	+ 50.0%	12	5	- 58.3%
$2,000,000 and Above	13	20	+ 53.8%	0	3	--	1	3	+ 200.0%	0	0	--	6	12	+ 100.0%	0	1	--
All Price Ranges	**3,360**	**2,785**	**- 17.1%**	**1,067**	**902**	**- 15.5%**	**242**	**273**	**+ 12.8%**	**81**	**100**	**+ 23.5%**	**1,503**	**1,182**	**- 21.4%**	**539**	**407**	**- 24.5%**

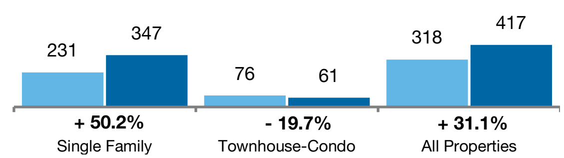
Inventory of Active Listings

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						Compared to Prior Month					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
By Price Range	6-2021	6-2022	Change	6-2021	6-2022	Change	5-2022	6-2022	Change	5-2022	6-2022	Change
$99,999 and Below	5	8	+ 60.0%	0	0	--	8	8	0.0%	0	0	--
$100,000 to $199,999	11	9	- 18.2%	1	0	- 100.0%	9	9	0.0%	0	0	--
$200,000 to $299,999	7	4	- 42.9%	11	7	- 36.4%	4	4	0.0%	3	7	+ 133.3%
$300,000 to $399,999	19	20	+ 5.3%	17	11	- 35.3%	14	20	+ 42.9%	8	11	+ 37.5%
$400,000 to $499,999	39	36	- 7.7%	25	16	- 36.0%	29	36	+ 24.1%	18	16	- 11.1%
$500,000 to $699,999	74	122	+ 64.9%	9	15	+ 66.7%	71	122	+ 71.8%	22	15	- 31.8%
$700,000 to $999,999	42	78	+ 85.7%	10	9	- 10.0%	50	78	+ 56.0%	7	9	+ 28.6%
$1,000,000 to $1,999,999	26	58	+ 123.1%	3	3	0.0%	36	58	+ 61.1%	2	3	+ 50.0%
$2,000,000 and Above	8	12	+ 50.0%	0	0	--	13	12	- 7.7%	0	0	--
All Price Ranges	**231**	**347**	**+ 50.2%**	**76**	**61**	**- 19.7%**	**234**	**347**	**+ 48.3%**	**60**	**61**	**+ 1.7%**

Year to Date	
Single Family	Townhouse-Condo

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®

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New Listings	A measure of how much new supply is coming onto the market from sellers (e.g., Q3 New Listings are those listings with a system list date from July 1 through September 30).
Pending Sales	A count of all the listings that went into Pending status during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
Under Contract Activity	A count of all listings Under Contract during the reported period. Listings that go Under Contract are counted each day. There is no maximum number of times a listing can be counted as Under Contract. For example, if a listing goes into Under Contract, out of Under Contract, then back into Under Contract all in one reported period, this listing would be counted twice.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Months Supply of Inventory	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.

Local Market Update for June 2022

A Research Tool Provided by the Colorado Association of REALTORS®

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Greeley

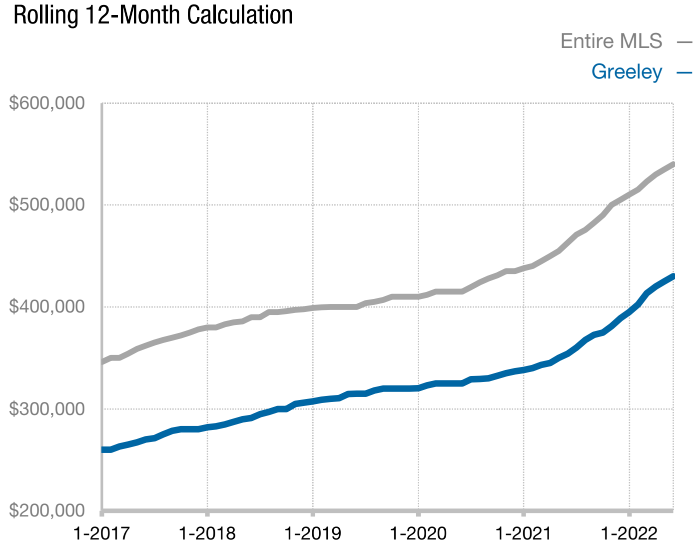
Single Family	June			Year to Date		
Key Metrics	**2021**	**2022**	**Percent Change from Previous Year**	**Thru 06-2021**	**Thru 06-2022**	**Percent Change from Previous Year**
New Listings	212	**207**	- 2.4%	892	**1,126**	+ 26.2%
Closed Sales	163	**187**	+ 14.7%	762	**965**	+ 26.6%
Median Sales Price*	$382,000	**$450,250**	+ 17.9%	$371,899	**$450,100**	+ 21.0%
Average Sales Price*	$441,088	**$466,693**	+ 5.8%	$397,535	**$457,439**	+ 15.1%
Percent of List Price Received*	104.1%	**102.0%**	- 2.0%	102.4%	**102.4%**	0.0%
Days on Market Until Sale	32	**42**	+ 31.3%	38	**47**	+ 23.7%
Inventory of Homes for Sale	124	**209**	+ 68.5%	--	**--**	--
Months Supply of Inventory	0.8	**1.3**	+ 62.5%	--	**--**	--

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

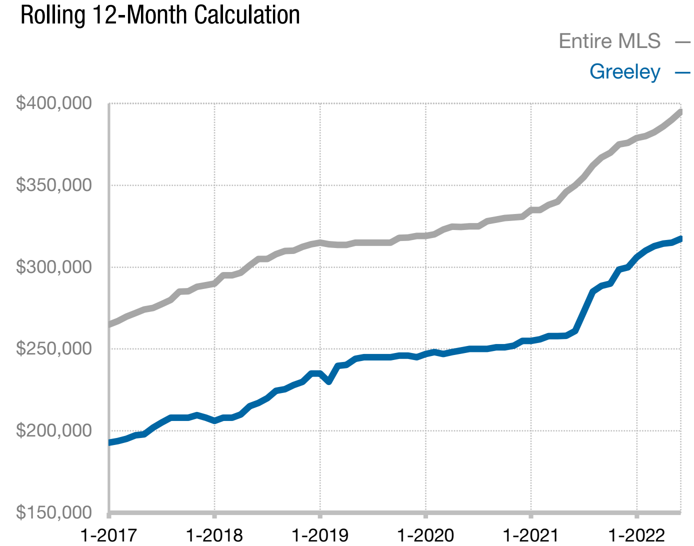
Townhouse/Condo	June			Year to Date		
Key Metrics	**2021**	**2022**	**Percent Change from Previous Year**	**Thru 06-2021**	**Thru 06-2022**	**Percent Change from Previous Year**
New Listings	36	**42**	+ 16.7%	220	**171**	- 22.3%
Closed Sales	34	**32**	- 5.9%	138	**188**	+ 36.2%
Median Sales Price*	$291,500	**$330,000**	+ 13.2%	$285,000	**$323,567**	+ 13.5%
Average Sales Price*	$289,738	**$344,570**	+ 18.9%	$278,475	**$324,361**	+ 16.5%
Percent of List Price Received*	102.1%	**103.1%**	+ 1.0%	100.7%	**101.6%**	+ 0.9%
Days on Market Until Sale	27	**40**	+ 48.1%	47	**80**	+ 70.2%
Inventory of Homes for Sale	31	**29**	- 6.5%	--	**--**	--
Months Supply of Inventory	1.2	**0.9**	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for June 2022

A Research Tool Provided by the Colorado Association of REALTORS®

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Johnstown

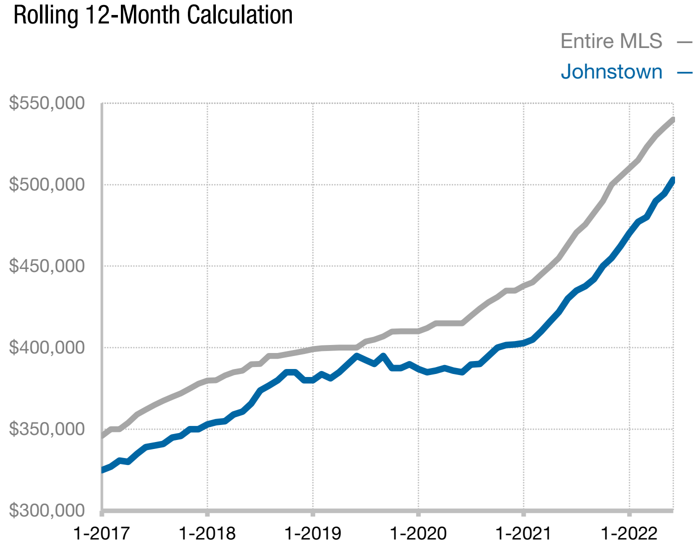
Single Family	June			Year to Date		
Key Metrics	**2021**	**2022**	Percent Change from Previous Year	**Thru 06-2021**	**Thru 06-2022**	Percent Change from Previous Year
New Listings	59	**85**	+ 44.1%	269	**414**	+ 53.9%
Closed Sales	48	**69**	+ 43.8%	260	**319**	+ 22.7%
Median Sales Price*	$479,900	**$551,000**	+ 14.8%	$445,000	**$520,000**	+ 16.9%
Average Sales Price*	$511,800	**$565,133**	+ 10.4%	$488,001	**$552,084**	+ 13.1%
Percent of List Price Received*	104.7%	**101.7%**	- 2.9%	102.8%	**102.5%**	- 0.3%
Days on Market Until Sale	24	**25**	+ 4.2%	32	**28**	- 12.5%
Inventory of Homes for Sale	57	**101**	+ 77.2%	--	**--**	--
Months Supply of Inventory	1.1	**2.0**	+ 81.8%	--	**--**	--

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

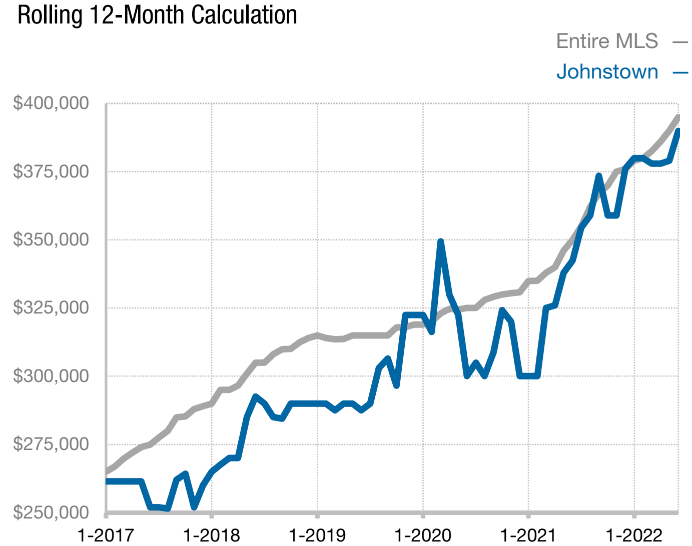
Townhouse/Condo	June			Year to Date		
Key Metrics	**2021**	**2022**	Percent Change from Previous Year	**Thru 06-2021**	**Thru 06-2022**	Percent Change from Previous Year
New Listings	2	**4**	+ 100.0%	14	**8**	- 42.9%
Closed Sales	2	**0**	- 100.0%	15	**5**	- 66.7%
Median Sales Price*	$342,500	**$0**	- 100.0%	$359,000	**$400,000**	+ 11.4%
Average Sales Price*	$342,500	**$0**	- 100.0%	$366,160	**$395,980**	+ 8.1%
Percent of List Price Received*	103.1%	**0.0%**	- 100.0%	102.8%	**104.1%**	+ 1.3%
Days on Market Until Sale	50	**0**	- 100.0%	46	**15**	- 67.4%
Inventory of Homes for Sale	0	**2**	--	--	**--**	--
Months Supply of Inventory	0.0	**1.0**	--	--	**--**	--

* 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 June 2022

A Research Tool Provided by the Colorado Association of REALTORS®

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FORT COLLINS BOARD OF REALTORS®

Longmont

Single Family	June			Year to Date		
Key Metrics	**2021**	**2022**	Percent Change from Previous Year	**Thru 06-2021**	**Thru 06-2022**	Percent Change from Previous Year
New Listings	223	**202**	- 9.4%	956	**945**	- 1.2%
Closed Sales	190	**142**	- 25.3%	838	**687**	- 18.0%
Median Sales Price*	$570,000	**$661,000**	+ 16.0%	$549,500	**$637,500**	+ 16.0%
Average Sales Price*	$713,541	**$758,098**	+ 6.2%	$687,348	**$746,693**	+ 8.6%
Percent of List Price Received*	106.2%	**103.3%**	- 2.7%	104.8%	**105.8%**	+ 1.0%
Days on Market Until Sale	27	**23**	- 14.8%	32	**24**	- 25.0%
Inventory of Homes for Sale	125	**211**	+ 68.8%	--	**--**	--
Months Supply of Inventory	0.7	**1.6**	+ 128.6%	--	**--**	--

* 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	June			Year to Date		
Key Metrics	**2021**	**2022**	Percent Change from Previous Year	**Thru 06-2021**	**Thru 06-2022**	Percent Change from Previous Year
New Listings	43	**81**	+ 88.4%	221	**257**	+ 16.3%
Closed Sales	41	**30**	- 26.8%	199	**157**	- 21.1%
Median Sales Price*	$365,000	**$430,000**	+ 17.8%	$390,000	**$459,000**	+ 17.7%
Average Sales Price*	$396,743	**$456,197**	+ 15.0%	$407,402	**$473,678**	+ 16.3%
Percent of List Price Received*	104.7%	**101.4%**	- 3.2%	103.3%	**105.2%**	+ 1.8%
Days on Market Until Sale	25	**21**	- 16.0%	30	**20**	- 33.3%
Inventory of Homes for Sale	18	**50**	+ 177.8%	--	**--**	--
Months Supply of Inventory	0.5	**1.6**	+ 220.0%	--	**--**	--

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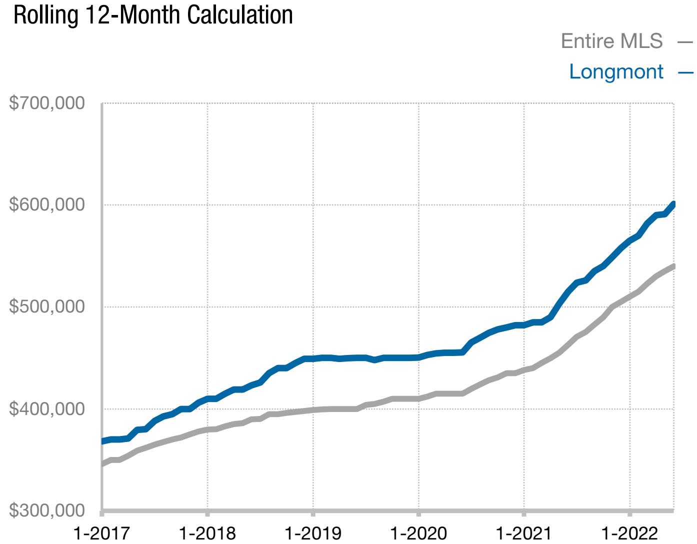
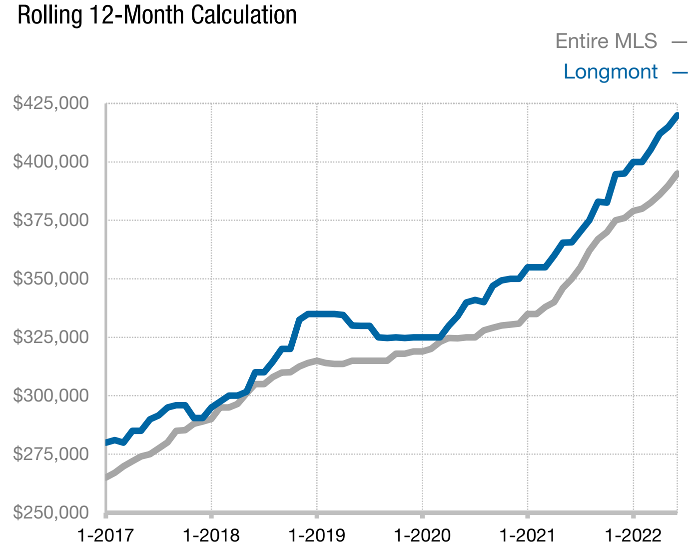
Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for June 2022

A Research Tool Provided by the Colorado Association of REALTORS®

FORT COLLINS BOARD OF REALTORS®

Boulder

Single Family	June			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 06-2021	Thru 06-2022	Percent Change from Previous Year
New Listings	245	**190**	- 22.4%	944	**816**	- 13.6%
Closed Sales	178	**119**	- 33.1%	727	**518**	- 28.7%
Median Sales Price*	$1,200,000	**$1,420,000**	+ 18.3%	$1,249,000	**$1,442,500**	+ 15.5%
Average Sales Price*	$1,412,534	**$1,668,713**	+ 18.1%	$1,511,085	**$1,701,974**	+ 12.6%
Percent of List Price Received*	104.5%	**102.5%**	- 1.9%	102.6%	**106.6%**	+ 3.9%
Days on Market Until Sale	39	**28**	- 28.2%	52	**35**	- 32.7%
Inventory of Homes for Sale	201	**204**	+ 1.5%	--	**--**	--
Months Supply of Inventory	1.3	**2.0**	+ 53.8%	--	**--**	--

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Townhouse/Condo	June			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 06-2021	Thru 06-2022	Percent Change from Previous Year
New Listings	130	**121**	- 6.9%	630	**533**	- 15.4%
Closed Sales	106	**90**	- 15.1%	577	**408**	- 29.3%
Median Sales Price*	$500,000	**$576,000**	+ 15.2%	$465,000	**$544,936**	+ 17.2%
Average Sales Price*	$574,712	**$881,118**	+ 53.3%	$562,107	**$697,985**	+ 24.2%
Percent of List Price Received*	101.5%	**102.1%**	+ 0.6%	100.5%	**103.8%**	+ 3.3%
Days on Market Until Sale	47	**85**	+ 80.9%	62	**50**	- 19.4%
Inventory of Homes for Sale	129	**105**	- 18.6%	--	**--**	--
Months Supply of Inventory	1.2	**1.4**	+ 16.7%	--	**--**	--

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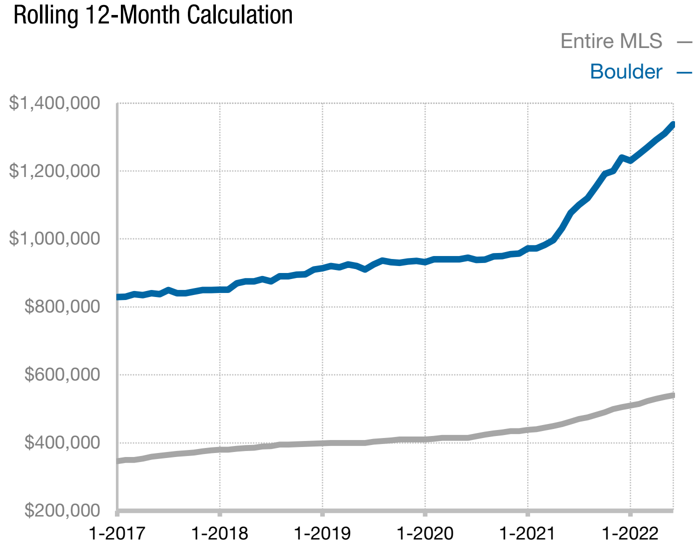
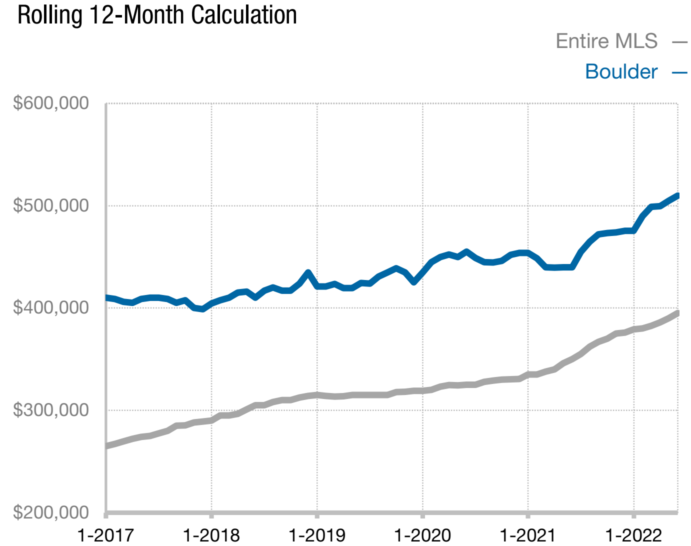
Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for June 2022

A Research Tool Provided by the Colorado Association of REALTORS®

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Fort Collins

Single Family	June			Year to Date		
Key Metrics	**2021**	**2022**	**Percent Change from Previous Year**	**Thru 06-2021**	**Thru 06-2022**	**Percent Change from Previous Year**
New Listings	390	**402**	+ 3.1%	1,715	**1,688**	- 1.6%
Closed Sales	331	**307**	- 7.3%	1,439	**1,273**	- 11.5%
Median Sales Price*	$516,185	**$665,000**	+ 28.8%	$522,600	**$630,000**	+ 20.6%
Average Sales Price*	$585,036	**$737,289**	+ 26.0%	$585,786	**$706,175**	+ 20.6%
Percent of List Price Received*	105.1%	**103.6%**	- 1.4%	103.1%	**104.6%**	+ 1.5%
Days on Market Until Sale	26	**27**	+ 3.8%	38	**30**	- 21.1%
Inventory of Homes for Sale	174	**291**	+ 67.2%	--	**--**	--
Months Supply of Inventory	0.6	**1.2**	+ 100.0%	--	**--**	--

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Townhouse/Condo	June			Year to Date		
Key Metrics	**2021**	**2022**	**Percent Change from Previous Year**	**Thru 06-2021**	**Thru 06-2022**	**Percent Change from Previous Year**
New Listings	136	**99**	- 27.2%	737	**558**	- 24.3%
Closed Sales	158	**112**	- 29.1%	706	**487**	- 31.0%
Median Sales Price*	$360,000	**$410,000**	+ 13.9%	$362,115	**$397,777**	+ 9.8%
Average Sales Price*	$396,290	**$415,481**	+ 4.8%	$395,913	**$417,570**	+ 5.5%
Percent of List Price Received*	102.7%	**104.5%**	+ 1.8%	101.4%	**104.2%**	+ 2.8%
Days on Market Until Sale	52	**25**	- 51.9%	54	**29**	- 46.3%
Inventory of Homes for Sale	94	**54**	- 42.6%	--	**--**	--
Months Supply of Inventory	0.8	**0.6**	- 25.0%	--	**--**	--

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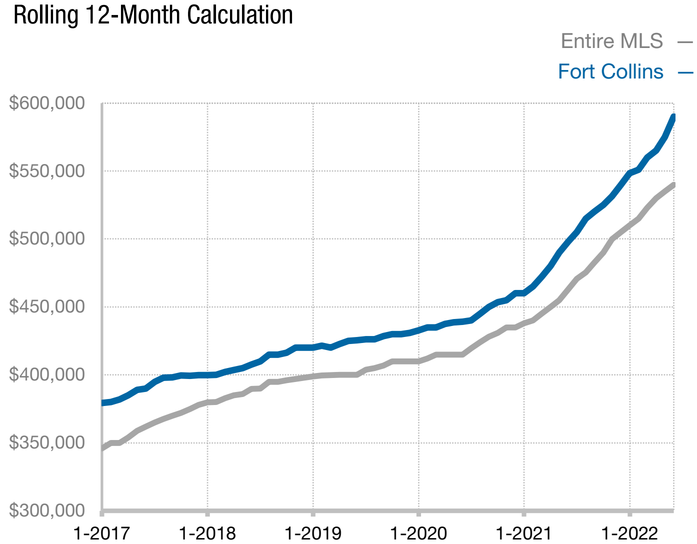
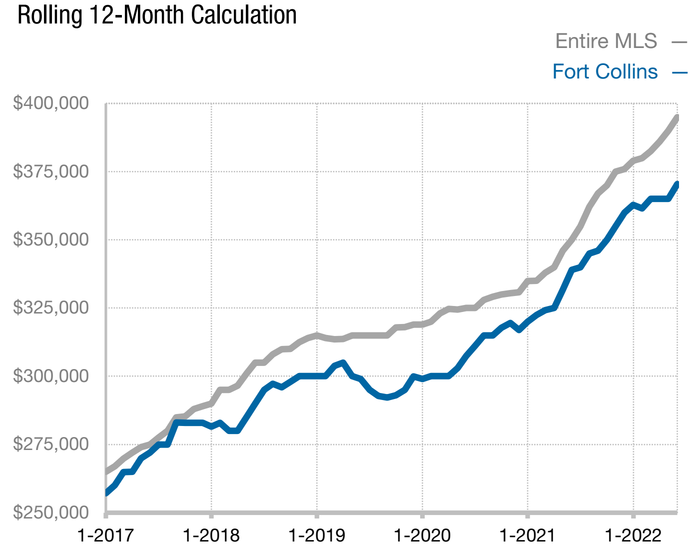
Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for June 2022

A Research Tool Provided by the Colorado Association of REALTORS®

FORT COLLINS BOARD OF REALTORS®

Loveland

Single Family	June			Year to Date		
Key Metrics	**2021**	**2022**	Percent Change from Previous Year	**Thru 06-2021**	**Thru 06-2022**	Percent Change from Previous Year
New Listings	256	**258**	+ 0.8%	1,234	**1,191**	- 3.5%
Closed Sales	241	**208**	- 13.7%	1,001	**887**	- 11.4%
Median Sales Price*	$450,000	**$530,000**	+ 17.8%	$430,000	**$540,000**	+ 25.6%
Average Sales Price*	$524,219	**$589,709**	+ 12.5%	$493,199	**$595,647**	+ 20.8%
Percent of List Price Received*	104.2%	**102.9%**	- 1.2%	103.1%	**103.6%**	+ 0.5%
Days on Market Until Sale	41	**25**	- 39.0%	43	**28**	- 34.9%
Inventory of Homes for Sale	133	**224**	+ 68.4%	--	**--**	--
Months Supply of Inventory	0.7	**1.3**	+ 85.7%	--	**--**	--

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Townhouse/Condo	June			Year to Date		
Key Metrics	**2021**	**2022**	Percent Change from Previous Year	**Thru 06-2021**	**Thru 06-2022**	Percent Change from Previous Year
New Listings	73	**44**	- 39.7%	297	**196**	- 34.0%
Closed Sales	55	**50**	- 9.1%	218	**204**	- 6.4%
Median Sales Price*	$356,025	**$385,000**	+ 8.1%	$343,000	**$395,000**	+ 15.2%
Average Sales Price*	$353,006	**$399,896**	+ 13.3%	$352,055	**$402,656**	+ 14.4%
Percent of List Price Received*	103.0%	**104.5%**	+ 1.5%	102.8%	**105.0%**	+ 2.1%
Days on Market Until Sale	150	**135**	- 10.0%	81	**120**	+ 48.1%
Inventory of Homes for Sale	32	**25**	- 21.9%	--	**--**	--
Months Supply of Inventory	0.8	**0.6**	- 25.0%	--	**--**	--

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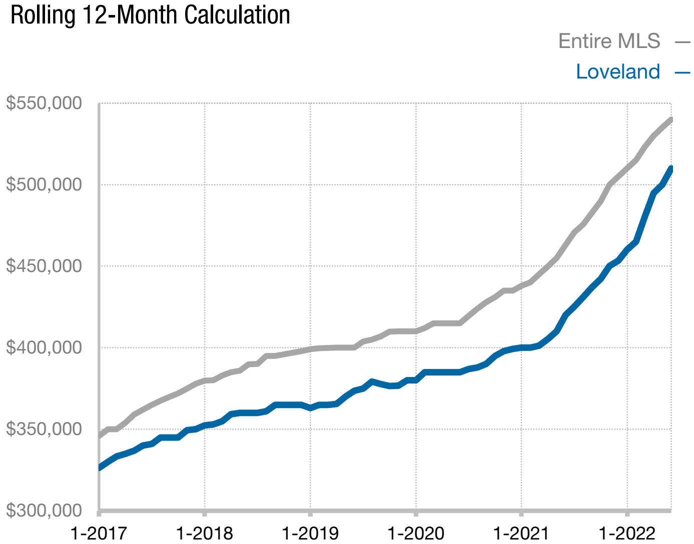
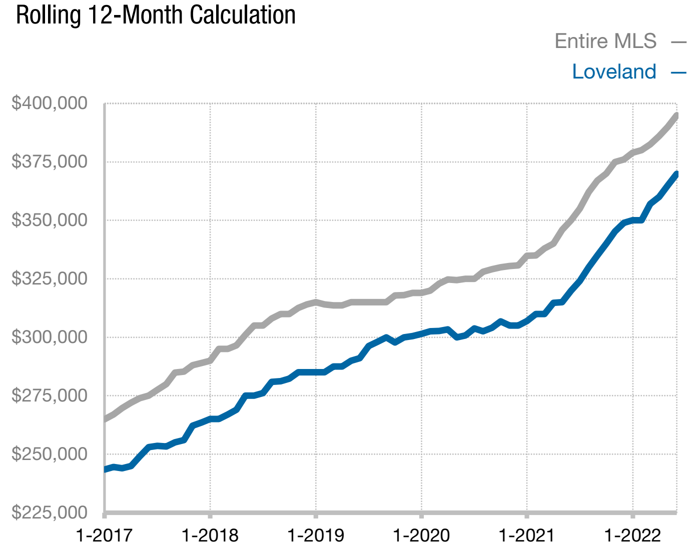
Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for June 2022

A Research Tool Provided by the Colorado Association of REALTORS®

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Wellington

Single Family	June			Year to Date		
Key Metrics	**2021**	**2022**	Percent Change from Previous Year	**Thru 06-2021**	**Thru 06-2022**	Percent Change from Previous Year
New Listings	48	**51**	+ 6.3%	253	**237**	- 6.3%
Closed Sales	38	**32**	- 15.8%	254	**196**	- 22.8%
Median Sales Price*	$445,480	**$550,000**	+ 23.5%	$418,000	**$498,500**	+ 19.3%
Average Sales Price*	$494,381	**$553,426**	+ 11.9%	$450,281	**$534,211**	+ 18.6%
Percent of List Price Received*	101.5%	**103.1%**	+ 1.6%	102.0%	**103.4%**	+ 1.4%
Days on Market Until Sale	79	**39**	- 50.6%	65	**44**	- 32.3%
Inventory of Homes for Sale	38	**52**	+ 36.8%	--	**--**	--
Months Supply of Inventory	0.8	**1.4**	+ 75.0%	--	**--**	--

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Townhouse/Condo	June			Year to Date		
Key Metrics	**2021**	**2022**	Percent Change from Previous Year	**Thru 06-2021**	**Thru 06-2022**	Percent Change from Previous Year
New Listings	9	**8**	- 11.1%	39	**32**	- 17.9%
Closed Sales	6	**9**	+ 50.0%	35	**18**	- 48.6%
Median Sales Price*	$330,500	**$385,000**	+ 16.5%	$310,000	**$380,000**	+ 22.6%
Average Sales Price*	$333,500	**$370,349**	+ 11.0%	$314,602	**$367,586**	+ 16.8%
Percent of List Price Received*	103.9%	**102.1%**	- 1.7%	101.8%	**102.6%**	+ 0.8%
Days on Market Until Sale	14	**28**	+ 100.0%	57	**27**	- 52.6%
Inventory of Homes for Sale	9	**4**	- 55.6%	--	**--**	--
Months Supply of Inventory	1.3	**0.7**	- 46.2%	--	**--**	--

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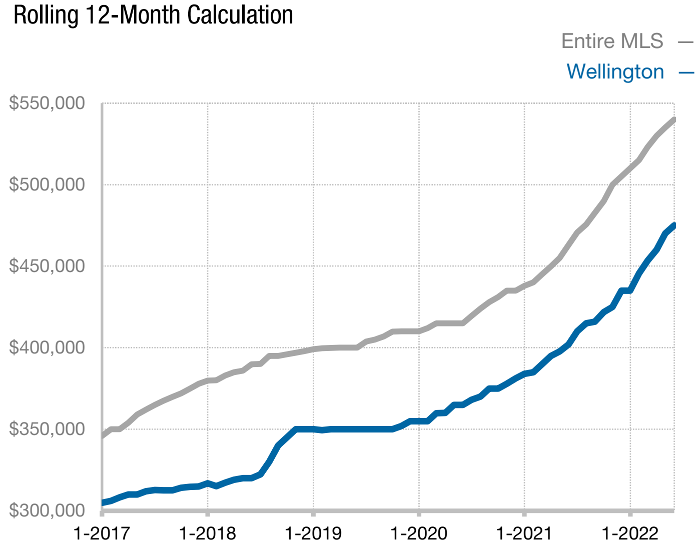
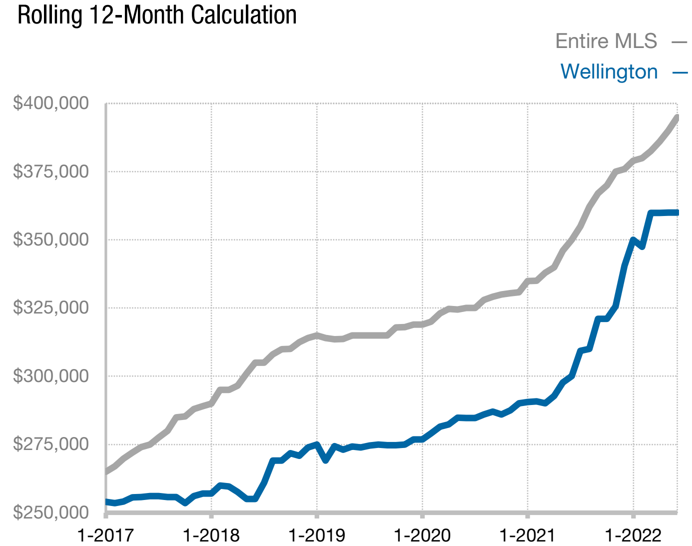
Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for June 2022

A Research Tool Provided by the Colorado Association of REALTORS®

FORT COLLINS BOARD OF REALTORS®

Windsor

Single Family	June			Year to Date		
Key Metrics	**2021**	**2022**	Percent Change from Previous Year	**Thru 06-2021**	**Thru 06-2022**	Percent Change from Previous Year
New Listings	166	**151**	- 9.0%	1,071	**763**	- 28.8%
Closed Sales	187	**107**	- 42.8%	879	**616**	- 29.9%
Median Sales Price*	$545,000	**$630,000**	+ 15.6%	$490,933	**$600,000**	+ 22.2%
Average Sales Price*	$616,626	**$731,209**	+ 18.6%	$561,796	**$664,938**	+ 18.4%
Percent of List Price Received*	102.4%	**102.3%**	- 0.1%	101.7%	**102.1%**	+ 0.4%
Days on Market Until Sale	47	**61**	+ 29.8%	59	**52**	- 11.9%
Inventory of Homes for Sale	178	**158**	- 11.2%	--	**--**	--
Months Supply of Inventory	1.2	**1.4**	+ 16.7%	--	**--**	--

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Townhouse/Condo	June			Year to Date		
Key Metrics	**2021**	**2022**	Percent Change from Previous Year	**Thru 06-2021**	**Thru 06-2022**	Percent Change from Previous Year
New Listings	14	**16**	+ 14.3%	138	**78**	- 43.5%
Closed Sales	20	**20**	0.0%	102	**75**	- 26.5%
Median Sales Price*	$363,000	**$434,500**	+ 19.7%	$375,750	**$430,000**	+ 14.4%
Average Sales Price*	$367,415	**$441,010**	+ 20.0%	$375,764	**$442,406**	+ 17.7%
Percent of List Price Received*	100.8%	**104.8%**	+ 4.0%	100.9%	**103.3%**	+ 2.4%
Days on Market Until Sale	71	**249**	+ 250.7%	105	**136**	+ 29.5%
Inventory of Homes for Sale	19	**15**	- 21.1%	--	**--**	--
Months Supply of Inventory	1.0	**1.1**	+ 10.0%	--	**--**	--

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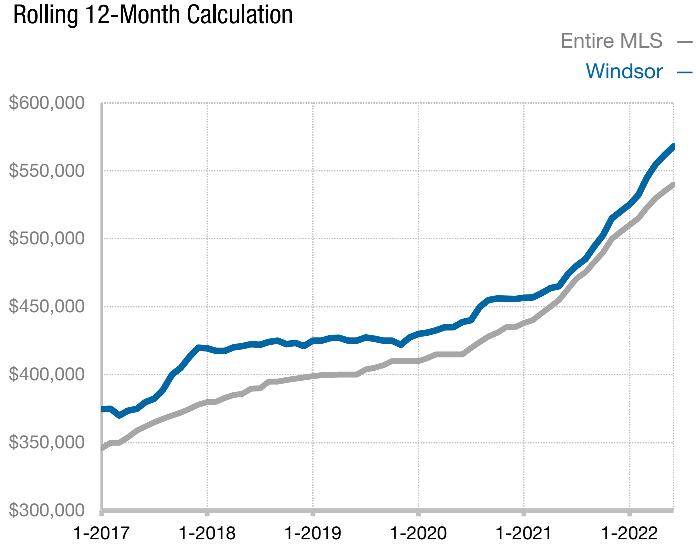
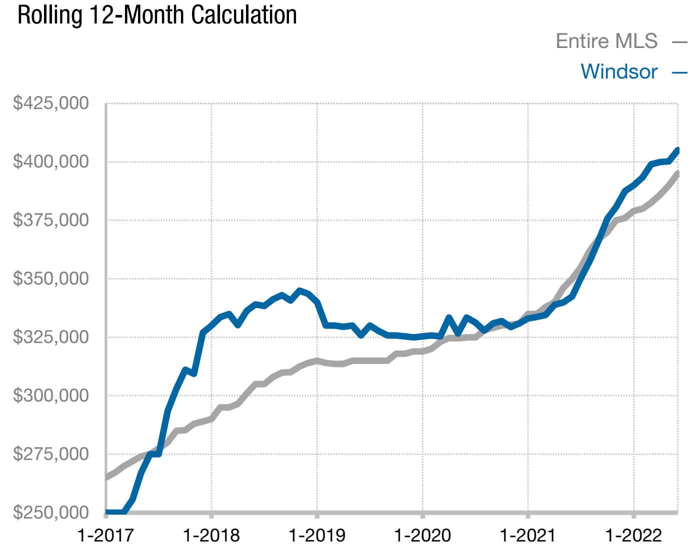
Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for June 2022

A Research Tool Provided by the Colorado Association of REALTORS®

FORT COLLINS BOARD OF REALTORS®

Berthoud

Single Family	June			Year to Date		
Key Metrics	**2021**	**2022**	Percent Change from Previous Year	**Thru 06-2021**	**Thru 06-2022**	Percent Change from Previous Year
New Listings	67	**82**	+ 22.4%	346	**324**	- 6.4%
Closed Sales	53	**59**	+ 11.3%	334	**277**	- 17.1%
Median Sales Price*	$527,740	**$600,000**	+ 13.7%	$499,950	**$593,000**	+ 18.6%
Average Sales Price*	$587,740	**$696,492**	+ 18.5%	$584,778	**$685,614**	+ 17.2%
Percent of List Price Received*	102.8%	**102.8%**	0.0%	101.6%	**103.1%**	+ 1.5%
Days on Market Until Sale	74	**56**	- 24.3%	72	**72**	0.0%
Inventory of Homes for Sale	72	**82**	+ 13.9%	--	**--**	--
Months Supply of Inventory	1.0	**1.6**	+ 60.0%	--	**--**	--

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Townhouse/Condo	June			Year to Date		
Key Metrics	**2021**	**2022**	Percent Change from Previous Year	**Thru 06-2021**	**Thru 06-2022**	Percent Change from Previous Year
New Listings	14	**7**	- 50.0%	54	**32**	- 40.7%
Closed Sales	9	**8**	- 11.1%	30	**40**	+ 33.3%
Median Sales Price*	$383,000	**$668,413**	+ 74.5%	$451,380	**$442,300**	- 2.0%
Average Sales Price*	$470,467	**$618,837**	+ 31.5%	$469,016	**$494,377**	+ 5.4%
Percent of List Price Received*	101.6%	**109.9%**	+ 8.2%	102.4%	**104.3%**	+ 1.9%
Days on Market Until Sale	93	**214**	+ 130.1%	119	**214**	+ 79.8%
Inventory of Homes for Sale	10	**3**	- 70.0%	--	**--**	--
Months Supply of Inventory	1.1	**0.5**	- 54.5%	--	**--**	--

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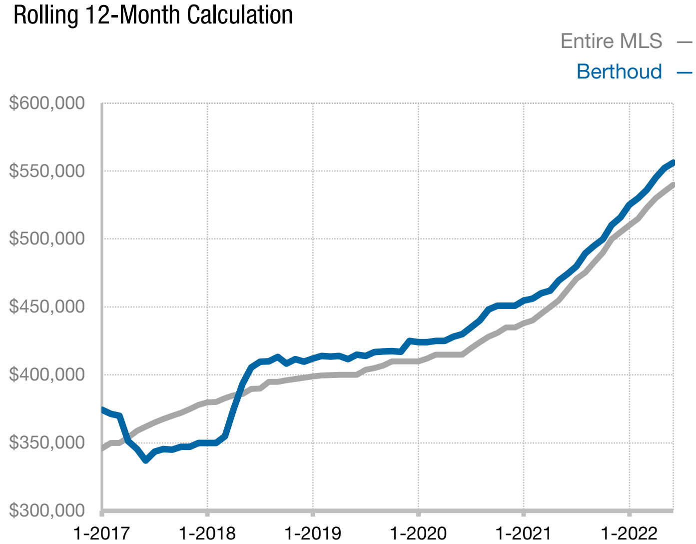
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation