

A REALTOR & CONSUMER ADVOCACY DEPARTMENT SERVICE



# FCBR 2021

FORT COLLINS BOARD OF REALTORS®

**Jennifer Harms**  
970-204-1100  
jenniferharms@allstate.com  
allstate.com/jenniferharms

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# Monthly Indicators



## March 2021

New Listings were down 24.0 percent for single family homes and 1.1 percent for townhouse-condo properties. Pending Sales landed at 268 for single family homes and 111 for townhouse-condo properties.

The Median Sales Price was up 16.4 percent to \$494,500 for single family homes and 5.7 percent to \$335,500 for townhouse-condo properties. Days on Market decreased 22.6 percent for single family homes and 37.8 percent for townhouse-condo properties.

While many homebuilders are working to increase their activity, the cost of lumber and other materials and a backlogged supply chain continue to limit new home construction and have increased costs substantially. New methods of construction, including 3d printed homes, could speed construction and reduce costs in the future, but realistically are several years away from making a measurable impact in the market.

## Activity Snapshot

<b>+ 0.9%</b>	<b>- 22.6%</b>	<b>+ 16.4%</b>
One-Year Change in Single Family <b>Sold Listings</b>	One-Year Change in Single Family <b>Days On Market</b>	One-Year Change in Single Family <b>Median Sales Price</b>

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

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# Single Family Activity Overview

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



Key Metrics	Historical Sparkbars	3-2020	3-2021	Percent Change	YTD-2020	YTD-2021	Percent Change
<b>New Listings</b>		321	<b>244</b>	- 24.0%	808	<b>660</b>	- 18.3%
<b>Pending Sales</b>		230	<b>268</b>	+ 16.5%	676	<b>678</b>	+ 0.3%
<b>Under Contract</b>	Not enough historical data for chart	--	--	--	--	--	--
<b>Sold Listings</b>		234	<b>236</b>	+ 0.9%	539	<b>573</b>	+ 6.3%
<b>Median Sales Price</b>		\$425,000	<b>\$494,500</b>	+ 16.4%	\$425,000	<b>\$485,000</b>	+ 14.1%
<b>Avg. Sales Price</b>		\$473,888	<b>\$578,977</b>	+ 22.2%	\$475,673	<b>\$557,413</b>	+ 17.2%
<b>Pct. of List Price Received</b>		99.2%	<b>101.9%</b>	+ 2.7%	99.2%	<b>101.0%</b>	+ 1.8%
<b>Days on Market</b>		93	<b>72</b>	- 22.6%	89	<b>76</b>	- 14.6%
<b>Affordability Index</b>		86	<b>77</b>	- 10.5%	86	<b>78</b>	- 9.3%
<b>Active Listings</b>		427	<b>138</b>	- 67.7%	--	--	--
<b>Months Supply</b>		1.8	<b>0.5</b>	- 72.2%	--	--	--

# 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.



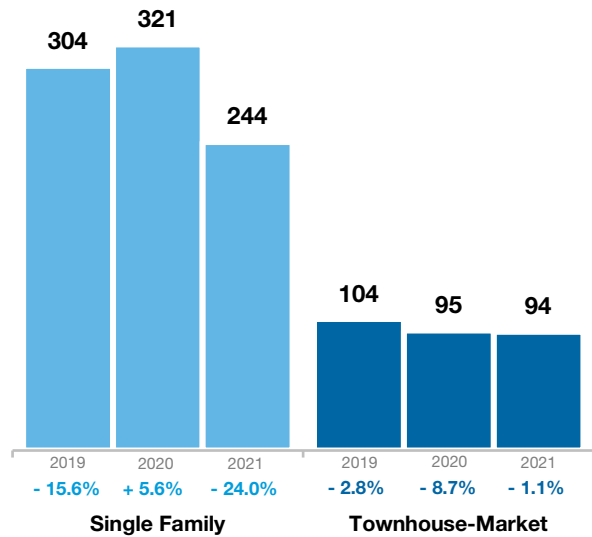
Key Metrics	Historical Sparkbars	3-2020	3-2021	Percent Change	YTD-2020	YTD-2021	Percent Change
<b>New Listings</b>		95	<b>94</b>	- 1.1%	275	<b>254</b>	- 7.6%
<b>Pending Sales</b>		64	<b>111</b>	+ 73.4%	228	<b>262</b>	+ 14.9%
<b>Under Contract</b>	Not enough historical data for chart	--	--	--	--	--	--
<b>Sold Listings</b>		84	<b>75</b>	- 10.7%	217	<b>209</b>	- 3.7%
<b>Median Sales Price</b>		\$317,500	<b>\$335,500</b>	+ 5.7%	\$305,500	<b>\$338,000</b>	+ 10.6%
<b>Avg. Sales Price</b>		\$336,050	<b>\$362,774</b>	+ 8.0%	\$337,586	<b>\$361,825</b>	+ 7.2%
<b>Pct. of List Price Received</b>		99.8%	<b>101.2%</b>	+ 1.4%	99.2%	<b>100.2%</b>	+ 1.0%
<b>Days on Market</b>		98	<b>61</b>	- 37.8%	128	<b>77</b>	- 39.8%
<b>Affordability Index</b>		115	<b>113</b>	- 1.7%	120	<b>112</b>	- 6.7%
<b>Active Listings</b>		173	<b>59</b>	- 65.9%	--	--	--
<b>Months Supply</b>		2.3	<b>0.7</b>	- 69.6%	--	--	--

# New Listings

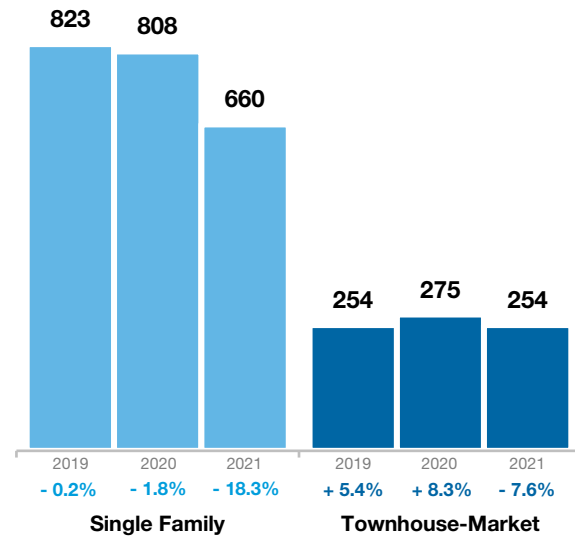
A count of the properties that have been newly listed on the market in a given month.



## March

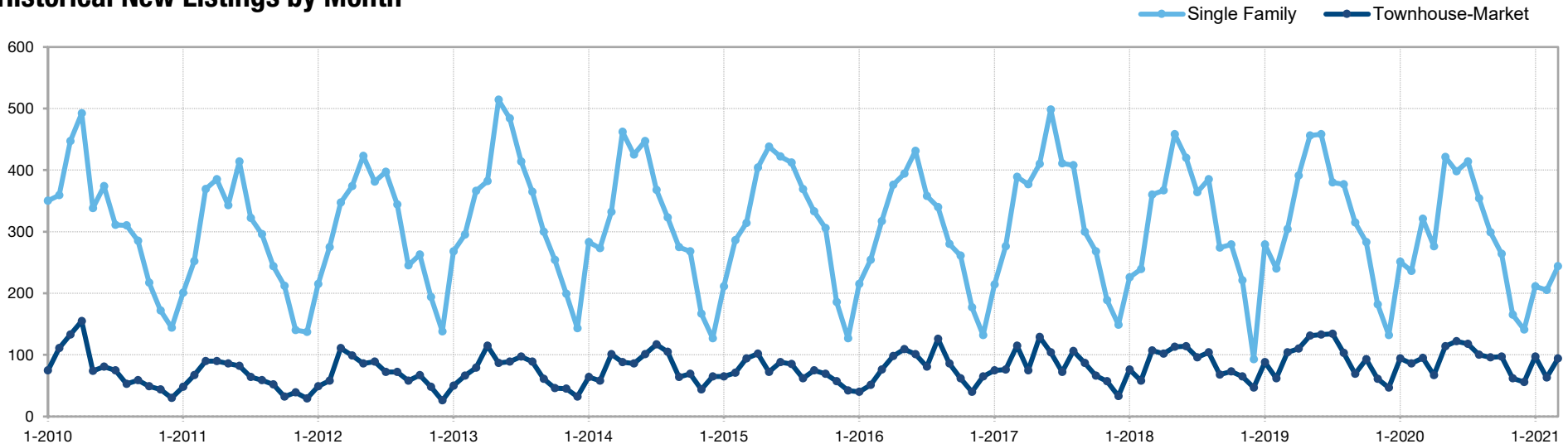


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Market	Year-Over-Year Change
Apr-2020	276	-29.4%	67	-39.1%
May-2020	421	-7.7%	114	-13.0%
Jun-2020	398	-13.1%	122	-8.3%
Jul-2020	414	+8.9%	118	-11.9%
Aug-2020	354	-6.1%	100	-2.9%
Sep-2020	299	-5.1%	96	+39.1%
Oct-2020	264	-6.7%	97	+4.3%
Nov-2020	165	-9.3%	62	+1.6%
Dec-2020	141	+6.8%	56	+19.1%
Jan-2021	211	-15.9%	97	+3.2%
Feb-2021	205	-13.1%	63	-26.7%
<b>Mar-2021</b>	<b>244</b>	<b>-24.0%</b>	<b>94</b>	<b>-1.1%</b>
12-Month Avg	283	-10.3%	91	-6.1%

## Historical New Listings by Month

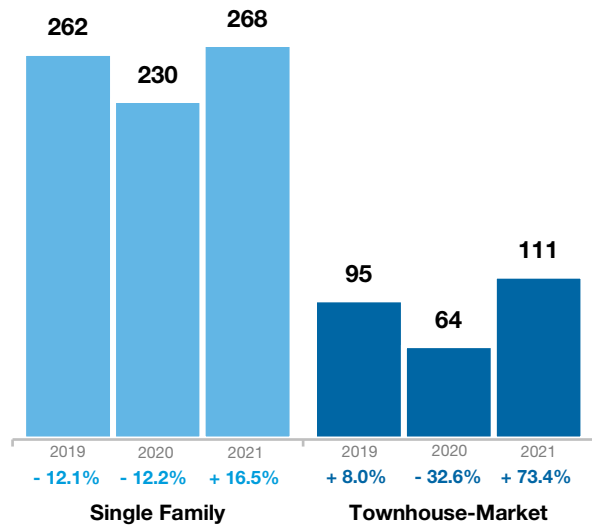


# Pending Sales

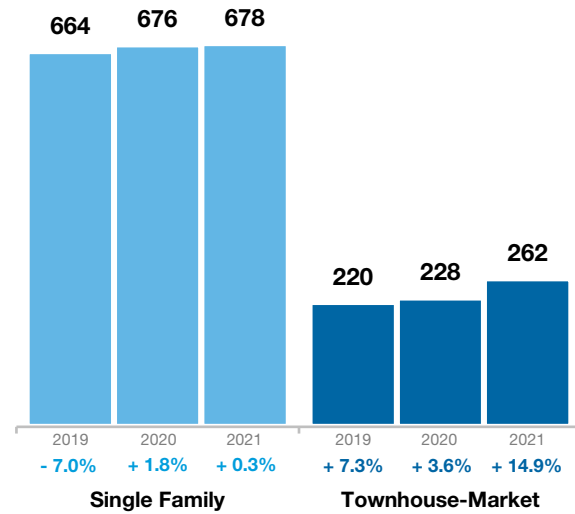
A count of the properties on which offers have been accepted in a given month.



## March

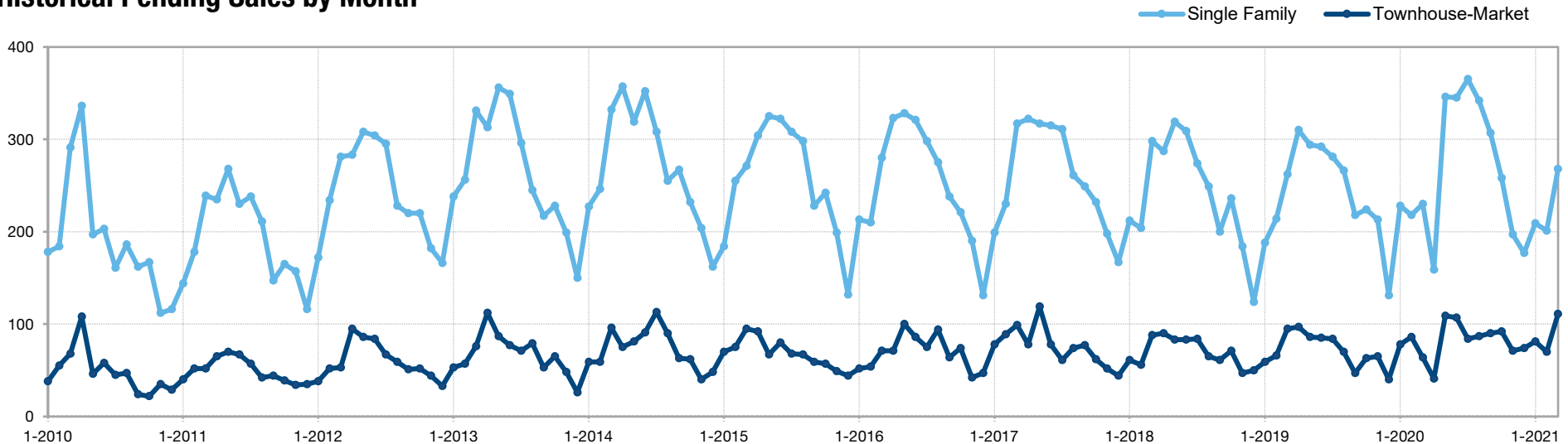


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Market	Year-Over-Year Change
Apr-2020	159	-48.7%	41	-57.7%
May-2020	346	+17.7%	109	+26.7%
Jun-2020	345	+18.2%	107	+25.9%
Jul-2020	365	+29.9%	84	0.0%
Aug-2020	342	+28.6%	87	+24.3%
Sep-2020	307	+40.8%	90	+91.5%
Oct-2020	258	+15.2%	92	+46.0%
Nov-2020	197	-7.5%	71	+9.2%
Dec-2020	177	+35.1%	74	+85.0%
Jan-2021	209	-8.3%	81	+3.8%
Feb-2021	201	-7.8%	70	-18.6%
<b>Mar-2021</b>	<b>268</b>	<b>+16.5%</b>	<b>111</b>	<b>+73.4%</b>
12-Month Avg	265	+9.3%	85	+17.6%

## Historical Pending Sales by Month

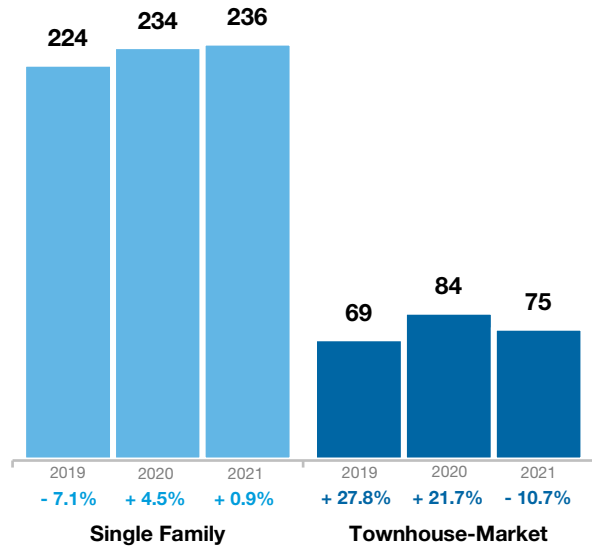


# Sold Listings

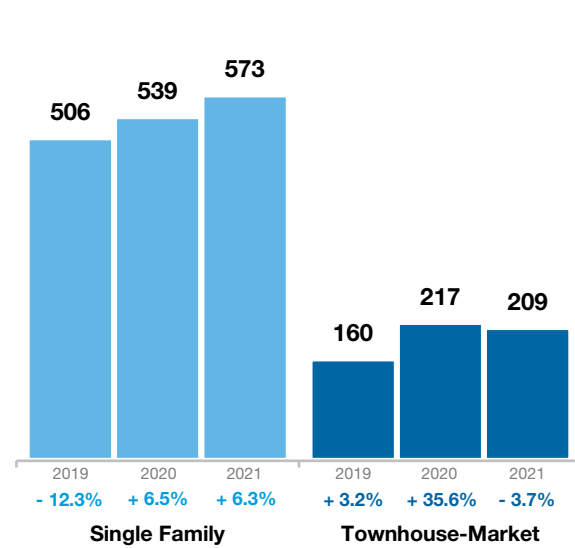
A count of the actual sales that closed in a given month.



## March

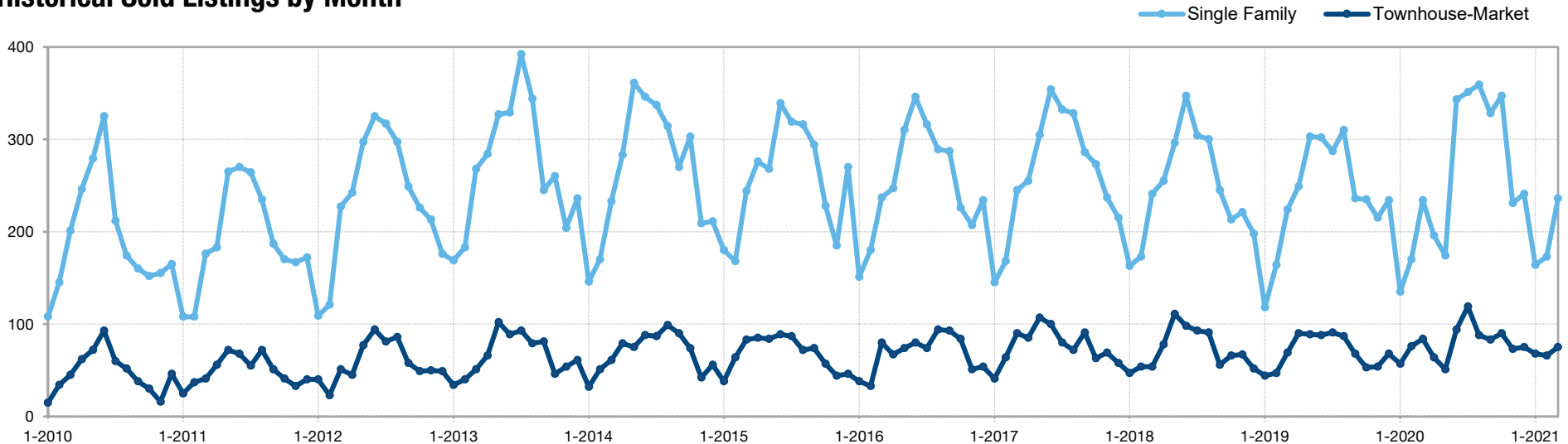


## Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Townhouse-Market	Year-Over-Year Change
Apr-2020	196	-21.3%	64	-28.9%
May-2020	174	-42.6%	51	-42.7%
Jun-2020	343	+13.6%	94	+6.8%
Jul-2020	351	+22.3%	119	+30.8%
Aug-2020	359	+15.8%	88	+1.1%
Sep-2020	328	+39.0%	83	+22.1%
Oct-2020	347	+47.7%	90	+69.8%
Nov-2020	231	+7.4%	73	+35.2%
Dec-2020	241	+3.0%	75	+10.3%
Jan-2021	164	+21.5%	68	+19.3%
Feb-2021	173	+1.8%	66	-13.2%
<b>Mar-2021</b>	<b>236</b>	<b>+0.9%</b>	<b>75</b>	<b>-10.7%</b>
12-Month Avg	262	+8.0%	79	+4.5%

## Historical Sold Listings by Month

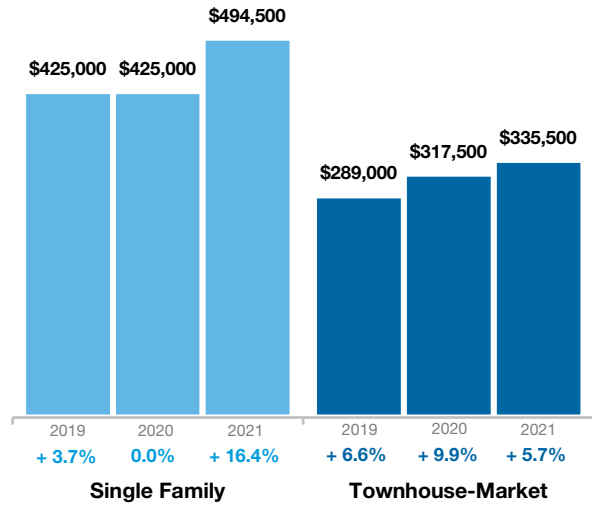


# Median Sales Price

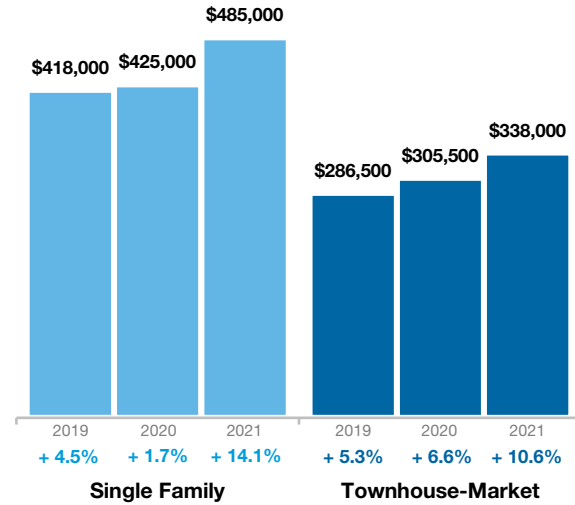
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## March



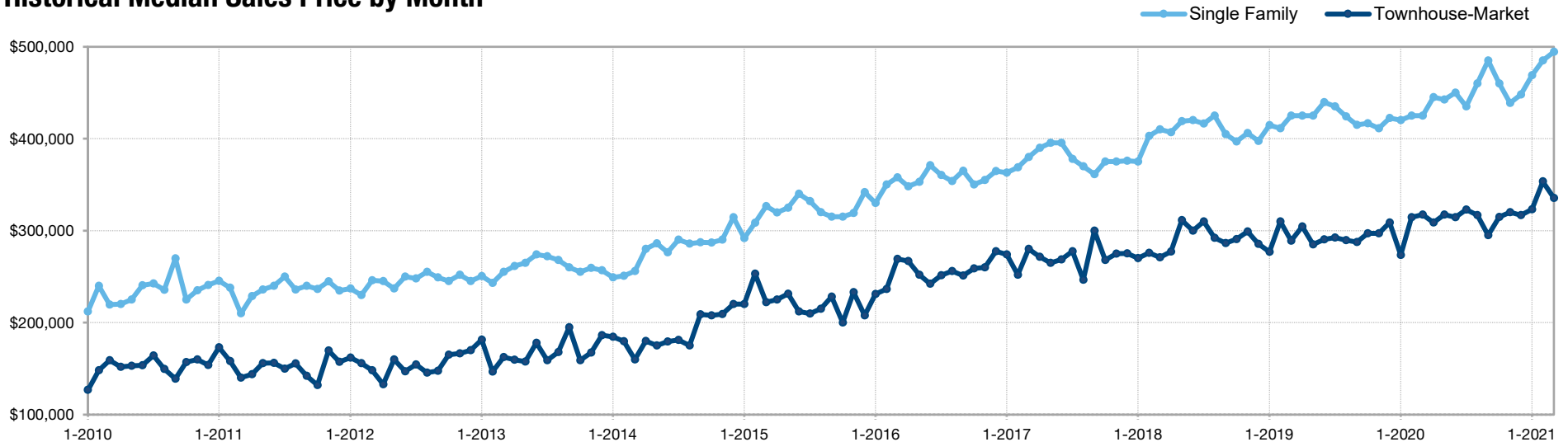
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Market	Year-Over-Year Change
Apr-2020	\$445,000	+4.7%	\$308,700	+1.3%
May-2020	\$442,500	+4.1%	\$317,500	+11.4%
Jun-2020	\$449,975	+2.4%	\$314,500	+8.3%
Jul-2020	\$435,000	0.0%	\$322,750	+10.3%
Aug-2020	\$460,000	+8.5%	\$316,713	+9.4%
Sep-2020	\$485,000	+16.9%	\$295,000	+2.6%
Oct-2020	\$460,000	+10.4%	\$314,700	+6.0%
Nov-2020	\$438,700	+6.7%	\$320,000	+7.7%
Dec-2020	\$448,000	+6.1%	\$316,885	+2.6%
Jan-2021	\$468,702	+11.6%	\$323,000	+18.1%
Feb-2021	\$485,000	+14.1%	\$353,466	+12.4%
<b>Mar-2021</b>	<b>\$494,500</b>	<b>+16.4%</b>	<b>\$335,500</b>	<b>+5.7%</b>
12-Month Avg*	\$460,000	+8.2%	\$320,000	+7.6%

\* Median Sales Price for all properties from April 2020 through March 2021. This is not the average of the individual figures above.

## Historical Median Sales Price by Month



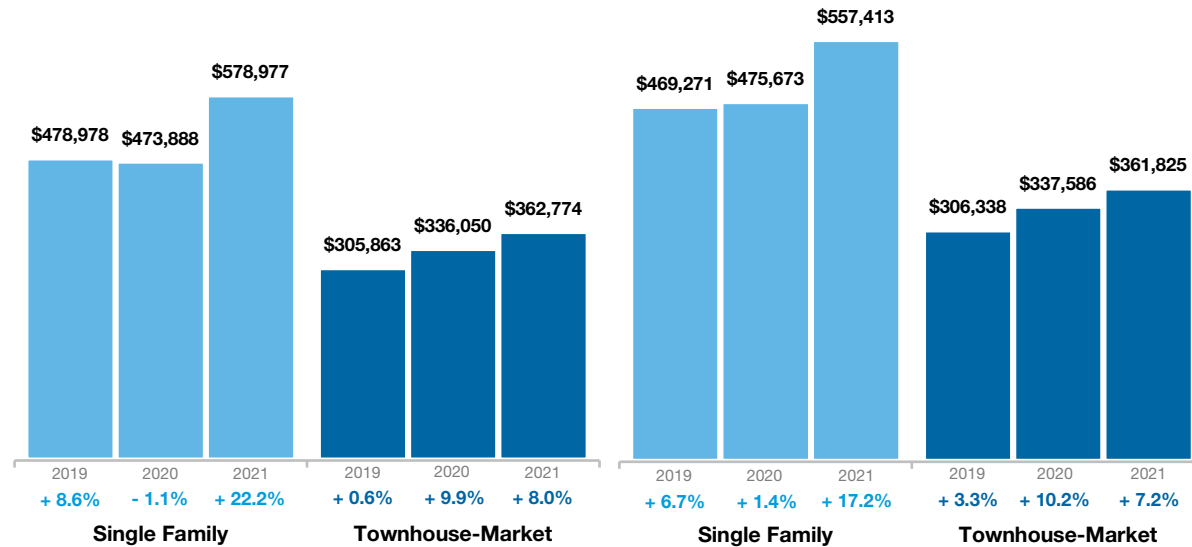


# Average Sales Price

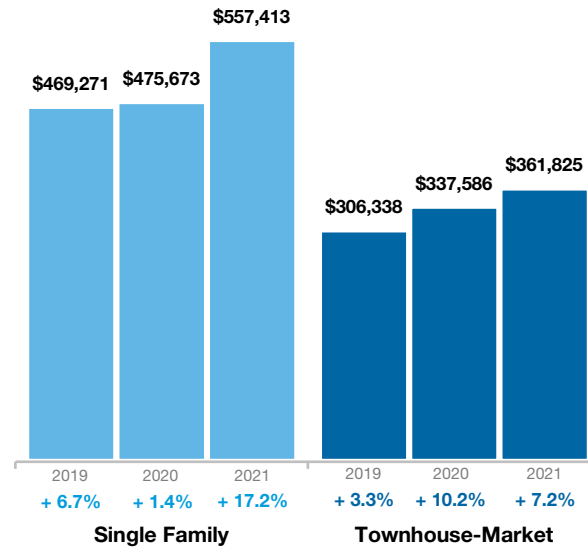
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## March



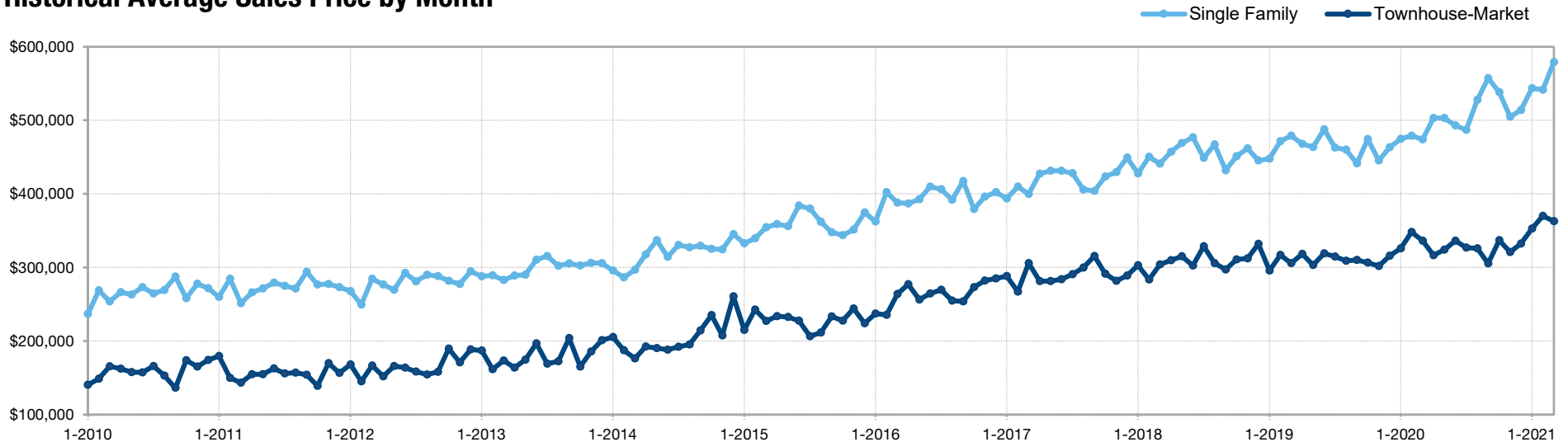
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Market	Year-Over-Year Change
Apr-2020	\$502,813	+7.5%	\$316,628	-0.5%
May-2020	\$502,825	+8.5%	\$324,022	+6.8%
Jun-2020	\$492,801	+1.1%	\$336,088	+5.4%
Jul-2020	\$486,830	+5.2%	\$326,866	+3.8%
Aug-2020	\$527,592	+14.7%	\$325,879	+5.5%
Sep-2020	\$557,051	+26.2%	\$305,411	-1.5%
Oct-2020	\$538,169	+13.4%	\$336,903	+9.9%
Nov-2020	\$504,893	+13.4%	\$320,831	+6.3%
Dec-2020	\$513,859	+11.0%	\$332,438	+5.3%
Jan-2021	\$543,517	+14.5%	\$352,834	+8.3%
Feb-2021	\$541,169	+13.0%	\$370,011	+6.3%
<b>Mar-2021</b>	<b>\$578,977</b>	<b>+22.2%</b>	<b>\$362,774</b>	<b>+8.0%</b>
12-Month Avg*	\$523,294	+12.3%	\$333,617	+5.0%

\* Avg. Sales Price for all properties from April 2020 through March 2021. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



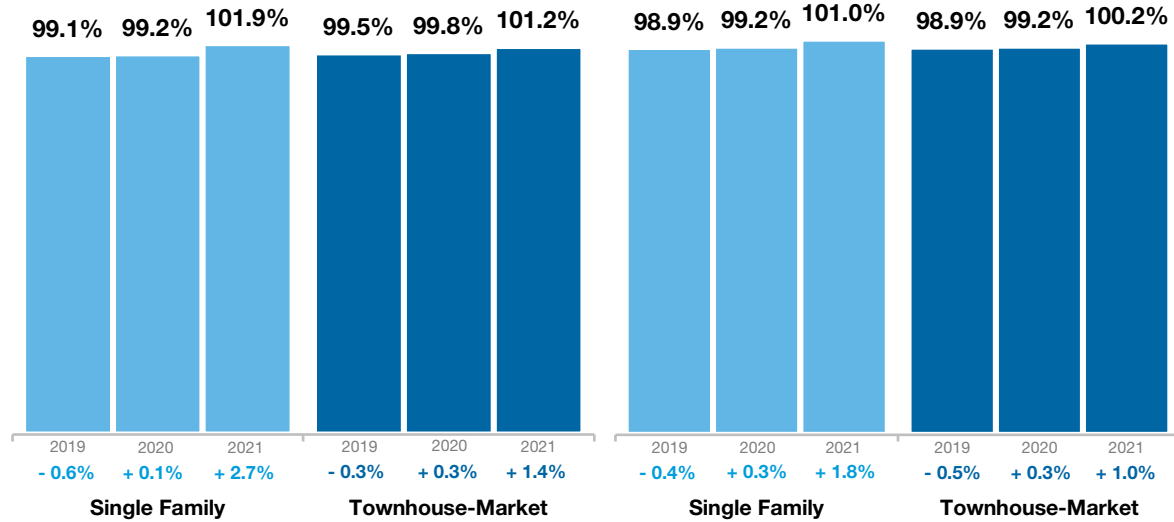
# Percent of List Price Received

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.



## March

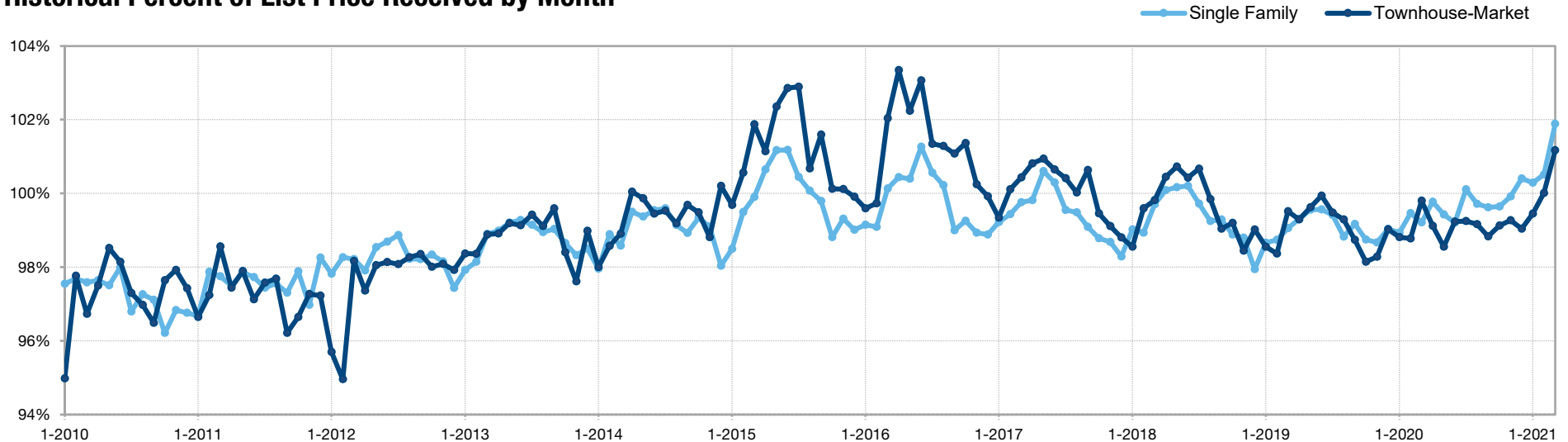
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Market	Year-Over-Year Change
Apr-2020	99.8%	+0.5%	99.1%	-0.2%
May-2020	99.4%	-0.2%	98.6%	-1.0%
Jun-2020	99.2%	-0.4%	99.2%	-0.7%
Jul-2020	100.1%	+0.7%	99.2%	-0.3%
Aug-2020	99.7%	+0.9%	99.2%	-0.1%
Sep-2020	99.6%	+0.4%	98.8%	+0.1%
Oct-2020	99.6%	+0.9%	99.1%	+1.0%
Nov-2020	99.9%	+1.2%	99.3%	+1.0%
Dec-2020	100.4%	+1.4%	99.0%	0.0%
Jan-2021	100.3%	+1.4%	99.4%	+0.6%
Feb-2021	100.5%	+1.0%	100.0%	+1.2%
<b>Mar-2021</b>	<b>101.9%</b>	<b>+2.7%</b>	<b>101.2%</b>	<b>+1.4%</b>
12-Month Avg*	99.2%	+0.8%	99.2%	+0.2%

\* Pct. of List Price Received for all properties from April 2020 through March 2021. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month



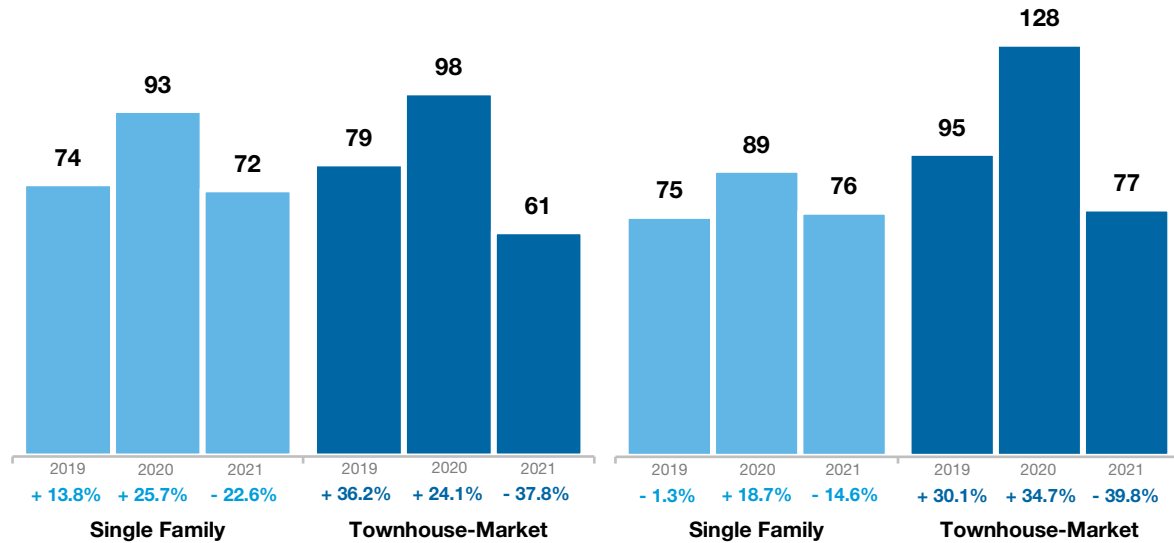
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.



## March

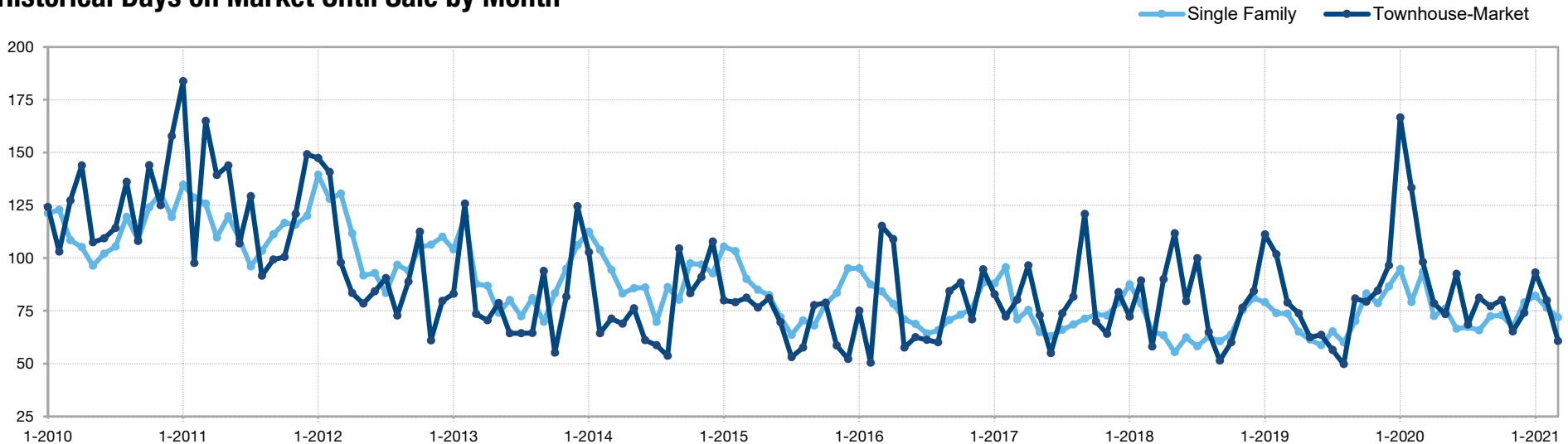
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Market	Year-Over-Year Change
Apr-2020	73	+12.3%	79	+6.8%
May-2020	76	+24.6%	73	+17.7%
Jun-2020	67	+13.6%	92	+43.8%
Jul-2020	67	+3.1%	68	+21.4%
Aug-2020	66	+10.0%	81	+62.0%
Sep-2020	72	+2.9%	77	-4.9%
Oct-2020	73	-12.0%	80	+1.3%
Nov-2020	67	-15.2%	65	-23.5%
Dec-2020	79	-9.2%	74	-22.9%
Jan-2021	82	-13.7%	93	-44.3%
Feb-2021	76	-3.8%	80	-39.8%
<b>Mar-2021</b>	<b>72</b>	<b>-22.6%</b>	<b>61</b>	<b>-37.8%</b>
12-Month Avg	72	-1.5%	77	-8.3%

\* Days on Market for all properties from April 2020 through March 2021. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month



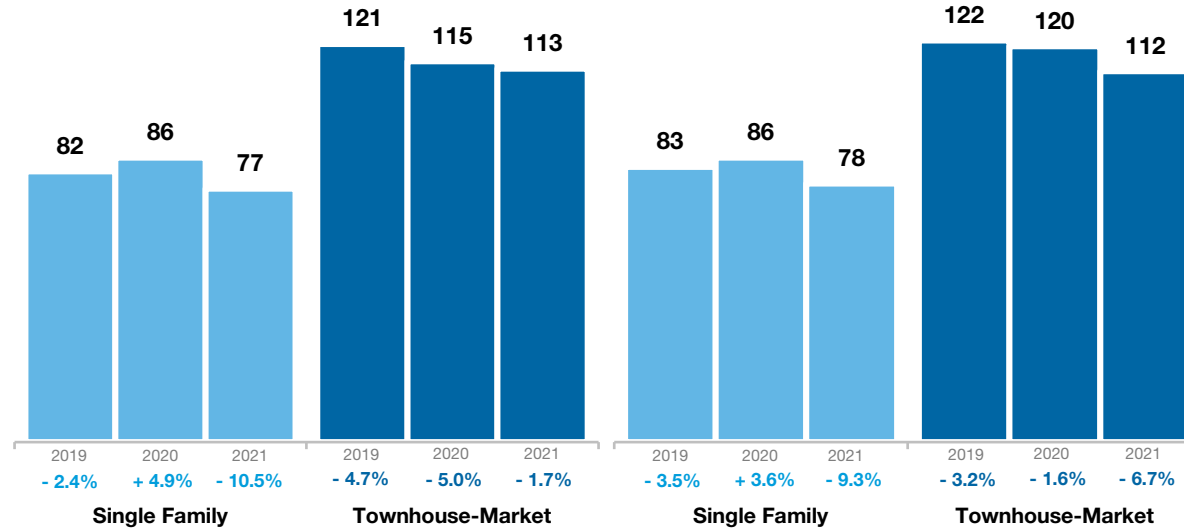
# Housing Affordability Index

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.



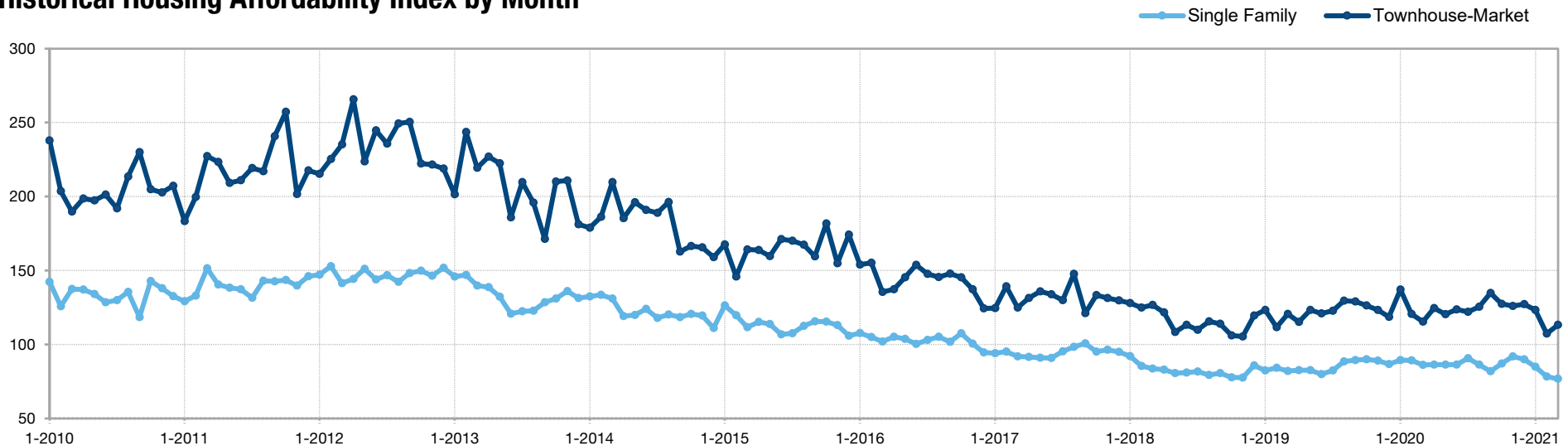
## March

## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Market	Year-Over-Year Change
Apr-2020	86	+3.6%	124	+7.8%
May-2020	86	+3.6%	120	-2.4%
Jun-2020	86	+7.5%	124	+2.5%
Jul-2020	91	+11.0%	122	-0.8%
Aug-2020	86	-2.3%	125	-3.8%
Sep-2020	82	-7.9%	135	+4.7%
Oct-2020	87	-3.3%	127	+0.8%
Nov-2020	92	+3.4%	126	+2.4%
Dec-2020	90	+3.4%	127	+6.7%
Jan-2021	85	-4.5%	123	-10.2%
Feb-2021	78	-12.4%	107	-11.6%
<b>Mar-2021</b>	<b>77</b>	<b>-10.5%</b>	<b>113</b>	<b>-1.7%</b>
12-Month Avg	86	-10.8%	86	-8.5%

## Historical Housing Affordability Index by Month

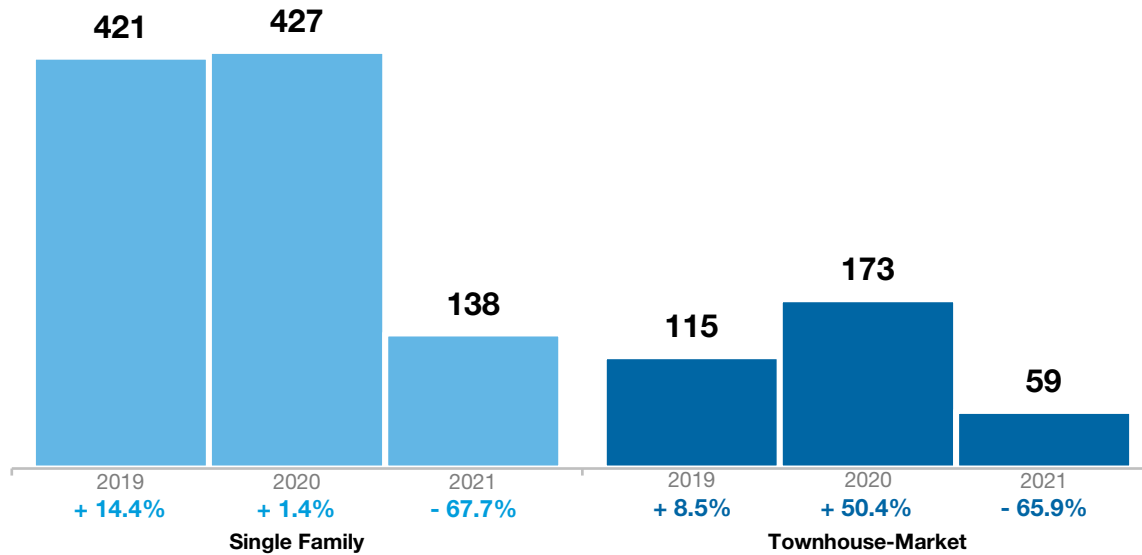


# Inventory of Active Listings

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



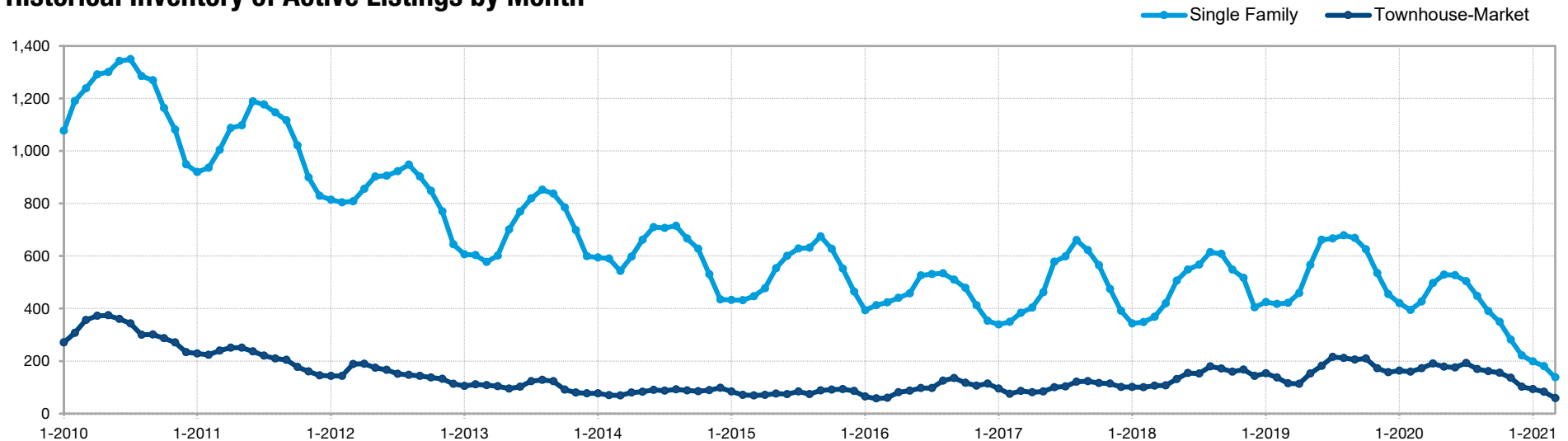
## March



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Market	Year-Over-Year Change
Apr-2020	497	+8.3%	191	+69.0%
May-2020	529	-6.5%	179	+17.8%
Jun-2020	527	-20.3%	176	-3.3%
Jul-2020	504	-24.3%	193	-10.6%
Aug-2020	448	-33.9%	169	-20.3%
Sep-2020	390	-41.6%	161	-21.8%
Oct-2020	349	-44.2%	155	-26.2%
Nov-2020	282	-47.3%	136	-21.4%
Dec-2020	222	-51.2%	102	-35.0%
Jan-2021	199	-52.6%	93	-42.9%
Feb-2021	181	-54.1%	83	-47.8%
<b>Mar-2021</b>	<b>138</b>	<b>-67.7%</b>	<b>59</b>	<b>-65.9%</b>
12-Month Avg*	356	-34.9%	141	-19.8%

\* Active Listings for all properties from April 2020 through March 2021. This is not the average of the individual figures above.

## Historical Inventory of Active Listings by Month

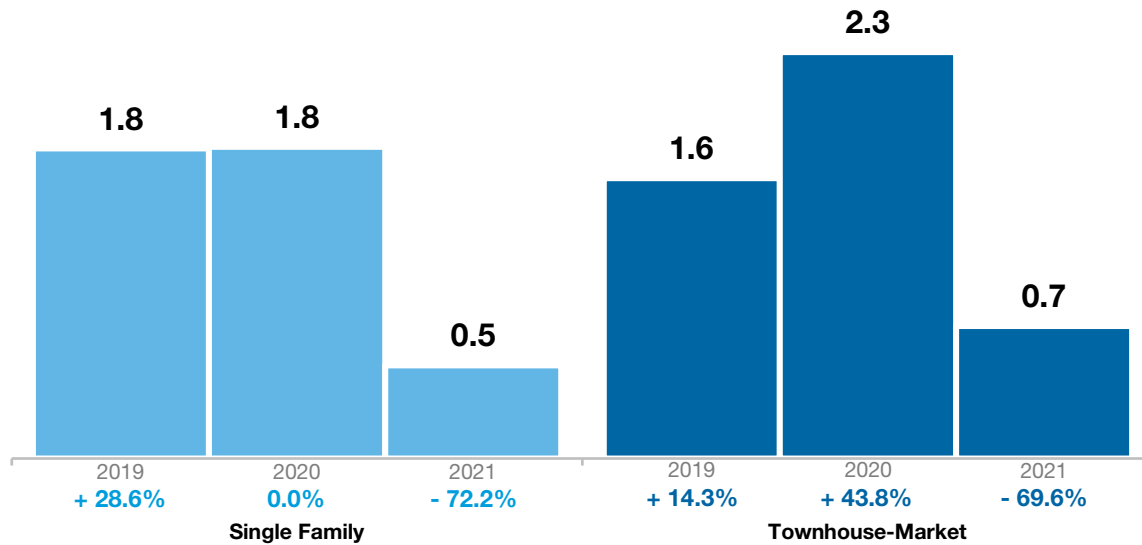


# Months Supply of Inventory

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.



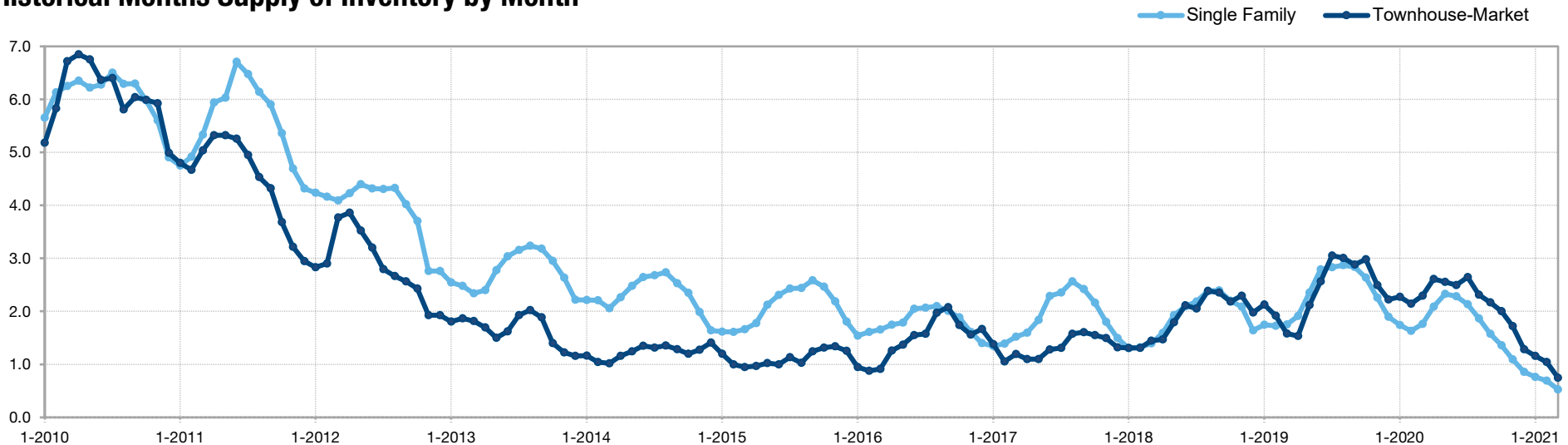
## March



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Market	Year-Over-Year Change
Apr-2020	2.1	+10.5%	2.6	+73.3%
May-2020	2.3	-4.2%	2.6	+23.8%
Jun-2020	2.3	-17.9%	2.5	-3.8%
Jul-2020	2.1	-25.0%	2.6	-13.3%
Aug-2020	1.9	-34.5%	2.3	-23.3%
Sep-2020	1.6	-42.9%	2.2	-24.1%
Oct-2020	1.4	-46.2%	2.0	-33.3%
Nov-2020	1.1	-52.2%	1.7	-32.0%
Dec-2020	0.9	-52.6%	1.3	-40.9%
Jan-2021	0.8	-52.9%	1.2	-47.8%
Feb-2021	0.7	-56.3%	1.0	-52.4%
<b>Mar-2021</b>	<b>0.5</b>	<b>-72.2%</b>	<b>0.7</b>	<b>-69.6%</b>
12-Month Avg*	1.5	-36.2%	1.9	-23.1%

\* Months Supply for all properties from April 2020 through March 2021. 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.



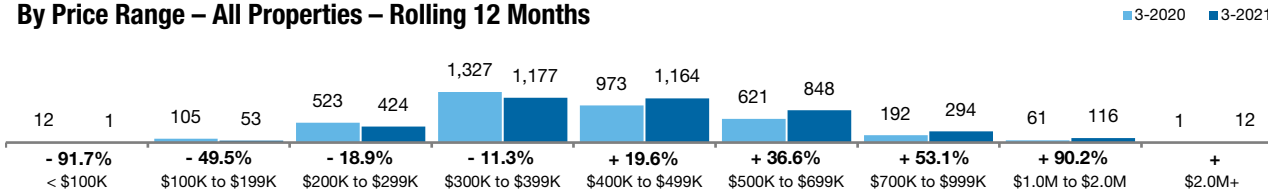
Key Metrics	Historical Sparkbars	3-2020	3-2021	Percent Change	YTD-2020	YTD-2021	Percent Change
<b>New Listings</b>		416	<b>338</b>	- 18.8%	1,083	<b>914</b>	- 15.6%
<b>Pending Sales</b>		294	<b>379</b>	+ 28.9%	228	<b>262</b>	+ 14.9%
<b>Under Contract</b>	Not enough historical data for chart	--	--	--	--	--	--
<b>Sold Listings</b>		318	<b>311</b>	- 2.2%	756	<b>782</b>	+ 3.4%
<b>Median Sales Price</b>		\$395,000	<b>\$460,000</b>	+ 16.5%	\$394,000	<b>\$450,000</b>	+ 14.2%
<b>Avg. Sales Price</b>		\$437,478	<b>\$526,838</b>	+ 15.8%	\$436,037	<b>\$505,139</b>	+ 15.8%
<b>Pct. of List Price Received</b>		99.4%	<b>101.7%</b>	+ 1.6%	99.2%	<b>100.8%</b>	+ 1.6%
<b>Days on Market</b>		95	<b>69</b>	- 24.8%	101	<b>76</b>	- 24.8%
<b>Affordability Index</b>		93	<b>83</b>	- 9.3%	93	<b>84</b>	- 9.3%
<b>Active Listings</b>		600	<b>197</b>	- 67.2%	--	--	--
<b>Months Supply</b>		1.9	<b>0.6</b>	- 69.4%	--	--	--

# Sold Listings

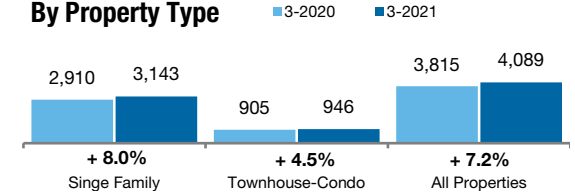
Actual sales that have closed in a given quarter.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	3-2020	3-2021	Change	3-2020	3-2021	Change
\$99,999 and Below	12	1	-91.7%	0	0	--
\$100,000 to \$199,999	50	24	-52.0%	55	29	-47.3%
\$200,000 to \$299,999	119	71	-40.3%	404	353	-12.6%
\$300,000 to \$399,999	993	744	-25.1%	334	433	+29.6%
\$400,000 to \$499,999	907	1,079	+19.0%	66	85	+28.8%
\$500,000 to \$699,999	594	818	+37.7%	27	30	+11.1%
\$700,000 to \$999,999	178	282	+58.4%	14	12	-14.3%
\$1,000,000 to \$1,999,999	56	112	+100.0%	5	4	-20.0%
\$2,000,000 and Above	1	12	+1100.0%	0	0	--
<b>All Price Ranges</b>	<b>2,910</b>	<b>3,143</b>	<b>+8.0%</b>	<b>905</b>	<b>946</b>	<b>+4.5%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	2-2021	3-2021	Change	2-2021	3-2021	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	4	+300.0%	1	1	0.0%
\$200,000 to \$299,999	2	1	-50.0%	14	24	+71.4%
\$300,000 to \$399,999	31	27	-12.9%	35	31	-11.4%
\$400,000 to \$499,999	62	93	+50.0%	10	12	+20.0%
\$500,000 to \$699,999	52	70	+34.6%	5	5	0.0%
\$700,000 to \$999,999	17	24	+41.2%	1	1	0.0%
\$1,000,000 to \$1,999,999	7	16	+128.6%	0	1	--
\$2,000,000 and Above	1	1	0.0%	0	0	--
<b>All Price Ranges</b>	<b>173</b>	<b>236</b>	<b>+36.4%</b>	<b>66</b>	<b>75</b>	<b>+13.6%</b>

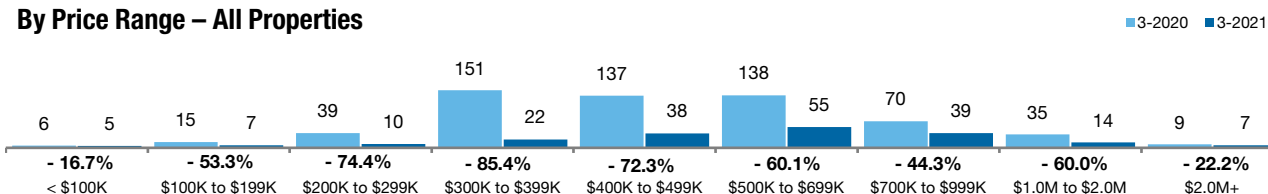
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	3-2020	3-2021	Change	3-2020	3-2021	Change
\$99,999 and Below	1	0	-100.0%	0	0	--
\$100,000 to \$199,999	6	5	-16.7%	18	7	-61.1%
\$200,000 to \$299,999	20	4	-80.0%	83	60	-27.7%
\$300,000 to \$399,999	184	88	-52.2%	85	94	+10.6%
\$400,000 to \$499,999	168	221	+31.5%	9	29	+222.2%
\$500,000 to \$699,999	112	169	+50.9%	12	13	+8.3%
\$700,000 to \$999,999	34	52	+52.9%	8	3	-62.5%
\$1,000,000 to \$1,999,999	14	31	+121.4%	2	3	+50.0%
\$2,000,000 and Above	0	3	--	0	0	--
<b>All Price Ranges</b>	<b>539</b>	<b>573</b>	<b>+6.3%</b>	<b>217</b>	<b>209</b>	<b>-3.7%</b>

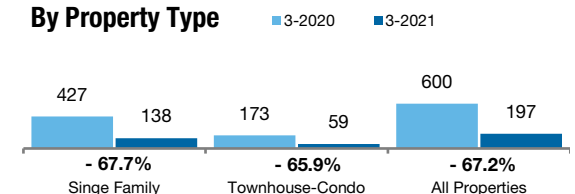
# Inventory of Active Listings

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

## By Price Range – All Properties



## By Property Type



### Year over Year

By Price Range	Single Family			Townhouse-Condo		
	3-2020	3-2021	Change	3-2020	3-2021	Change
\$99,999 and Below	6	5	-16.7%	0	0	--
\$100,000 to \$199,999	10	6	-40.0%	5	1	-80.0%
\$200,000 to \$299,999	10	4	-60.0%	29	6	-79.3%
\$300,000 to \$399,999	63	8	-87.3%	88	14	-84.1%
\$400,000 to \$499,999	124	23	-81.5%	13	15	+15.4%
\$500,000 to \$699,999	112	42	-62.5%	26	13	-50.0%
\$700,000 to \$999,999	60	33	-45.0%	10	6	-40.0%
\$1,000,000 to \$1,999,999	33	10	-69.7%	2	4	+100.0%
\$2,000,000 and Above	9	7	-22.2%	0	0	--
<b>All Price Ranges</b>	<b>427</b>	<b>138</b>	<b>-67.7%</b>	<b>173</b>	<b>59</b>	<b>-65.9%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	2-2021	3-2021	Change	2-2021	3-2021	Change
\$99,999 and Below	5	5	0.0%	0	0	--
\$100,000 to \$199,999	8	6	-25.0%	1	1	0.0%
\$200,000 to \$299,999	4	4	0.0%	12	6	-50.0%
\$300,000 to \$399,999	13	8	-38.5%	26	14	-46.2%
\$400,000 to \$499,999	32	23	-28.1%	18	15	-16.7%
\$500,000 to \$699,999	55	42	-23.6%	15	13	-13.3%
\$700,000 to \$999,999	41	33	-19.5%	7	6	-14.3%
\$1,000,000 to \$1,999,999	15	10	-33.3%	4	4	0.0%
\$2,000,000 and Above	8	7	-12.5%	0	0	--
<b>All Price Ranges</b>	<b>181</b>	<b>138</b>	<b>-23.8%</b>	<b>83</b>	<b>59</b>	<b>-28.9%</b>

### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	3-2020	3-2021	Change	3-2020	3-2021	Change
\$99,999 and Below	1	0	-100.0%	0	0	--
\$100,000 to \$199,999	6	5	-16.7%	18	7	-61.1%
\$200,000 to \$299,999	20	4	-80.0%	83	60	-27.7%
\$300,000 to \$399,999	184	88	-52.2%	85	94	+10.6%
\$400,000 to \$499,999	168	221	+31.5%	9	29	+222.2%
\$500,000 to \$699,999	112	169	+50.9%	12	13	+8.3%
\$700,000 to \$999,999	34	52	+52.9%	8	3	-62.5%
\$1,000,000 to \$1,999,999	14	31	+121.4%	2	3	+50.0%
\$2,000,000 and Above	0	3	--	0	0	--
<b>All Price Ranges</b>	<b>539</b>	<b>573</b>	<b>+6.3%</b>	<b>217</b>	<b>209</b>	<b>-3.7%</b>

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®



<b>New Listings</b>	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).
<b>Pending Sales</b>	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.
<b>Under Contract Activity</b>	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.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	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.
<b>Active Listings</b>	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.
<b>Months Supply of Inventory</b>	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 March 2021

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## Loveland

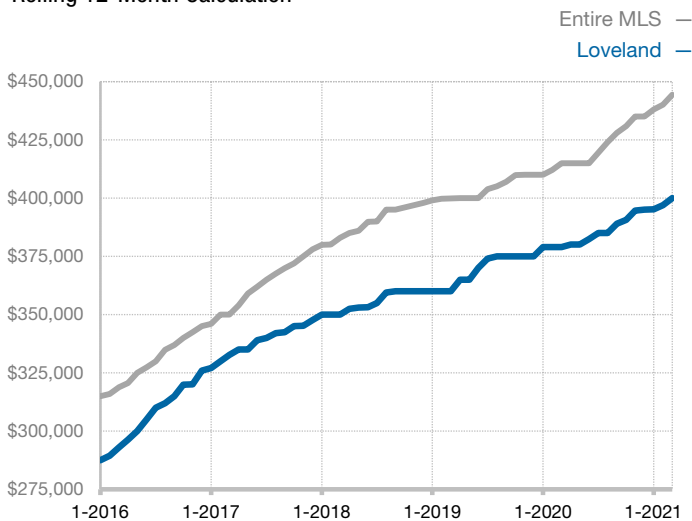
Single Family	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	164	128	- 22.0%	464	427	- 8.0%
Closed Sales	143	159	+ 11.2%	291	314	+ 7.9%
Median Sales Price*	\$381,500	<b>\$415,000</b>	+ 8.8%	\$380,000	<b>\$409,942</b>	+ 7.9%
Average Sales Price*	\$430,134	<b>\$454,897</b>	+ 5.8%	\$431,245	<b>\$448,160</b>	+ 3.9%
Percent of List Price Received*	99.9%	<b>101.7%</b>	+ 1.8%	99.3%	<b>101.5%</b>	+ 2.2%
Days on Market Until Sale	68	55	- 19.1%	69	57	- 17.4%
Inventory of Homes for Sale	216	57	- 73.6%	--	--	--
Months Supply of Inventory	1.8	0.4	- 77.8%	--	--	--

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

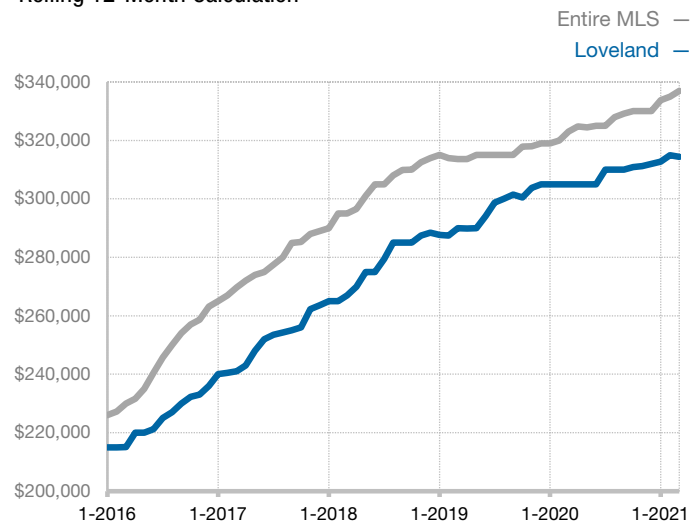
Townhouse/Condo	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	32	55	+ 71.9%	82	119	+ 45.1%
Closed Sales	21	25	+ 19.0%	55	56	+ 1.8%
Median Sales Price*	\$355,061	<b>\$321,325</b>	- 9.5%	\$311,500	<b>\$315,000</b>	+ 1.1%
Average Sales Price*	\$338,886	<b>\$340,855</b>	+ 0.6%	\$329,365	<b>\$348,842</b>	+ 5.9%
Percent of List Price Received*	100.6%	<b>102.3%</b>	+ 1.7%	100.2%	<b>102.7%</b>	+ 2.5%
Days on Market Until Sale	109	54	- 50.5%	118	73	- 38.1%
Inventory of Homes for Sale	73	28	- 61.6%	--	--	--
Months Supply of Inventory	2.7	1.0	- 63.0%	--	--	--

\* 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 March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Boulder

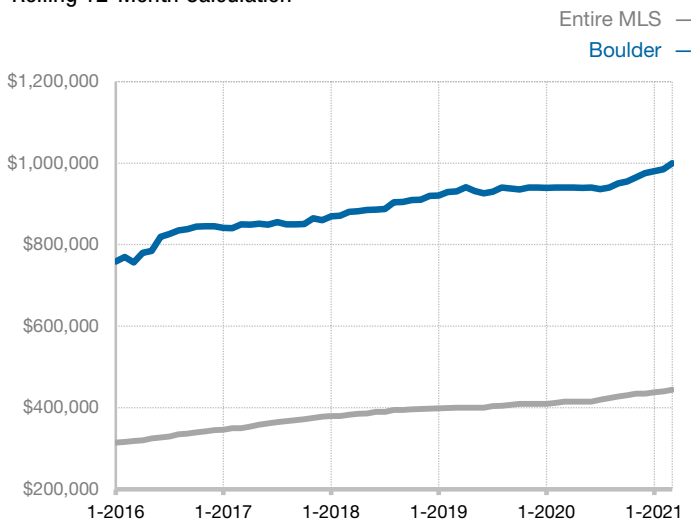
Single Family	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	122	99	- 18.9%	339	265	- 21.8%
Closed Sales	83	94	+ 13.3%	193	202	+ 4.7%
Median Sales Price*	\$975,000	<b>\$1,432,500</b>	+ 46.9%	\$975,000	<b>\$1,250,000</b>	+ 28.2%
Average Sales Price*	\$1,192,478	<b>\$1,514,473</b>	+ 27.0%	\$1,217,133	<b>\$1,465,534</b>	+ 20.4%
Percent of List Price Received*	98.6%	<b>101.9%</b>	+ 3.3%	97.5%	<b>100.4%</b>	+ 3.0%
Days on Market Until Sale	60	60	0.0%	80	63	- 21.3%
Inventory of Homes for Sale	197	84	- 57.4%	--	--	--
Months Supply of Inventory	2.5	1.0	- 60.0%	--	--	--

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

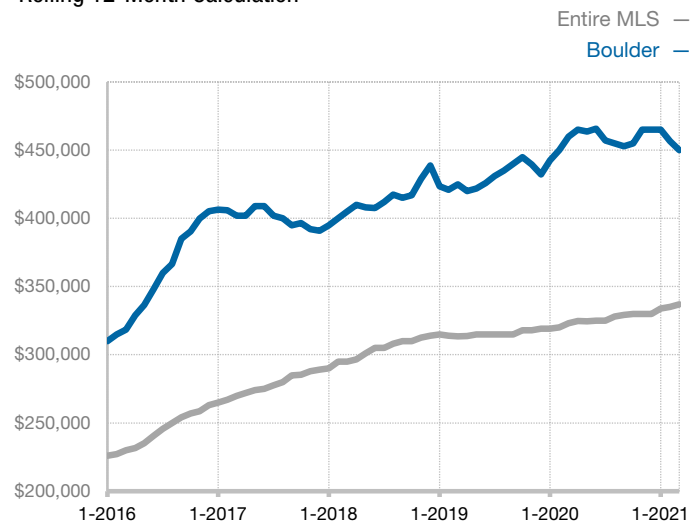
Townhouse/Condo	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	83	95	+ 14.5%	247	210	- 15.0%
Closed Sales	76	73	- 3.9%	164	184	+ 12.2%
Median Sales Price*	\$553,503	<b>\$470,000</b>	- 15.1%	\$551,003	<b>\$463,750</b>	- 15.8%
Average Sales Price*	\$775,425	<b>\$584,843</b>	- 24.6%	\$690,833	<b>\$581,165</b>	- 15.9%
Percent of List Price Received*	98.7%	<b>99.9%</b>	+ 1.2%	98.7%	<b>99.5%</b>	+ 0.8%
Days on Market Until Sale	67	74	+ 10.4%	84	87	+ 3.6%
Inventory of Homes for Sale	137	81	- 40.9%	--	--	--
Months Supply of Inventory	2.4	1.3	- 45.8%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Berthoud

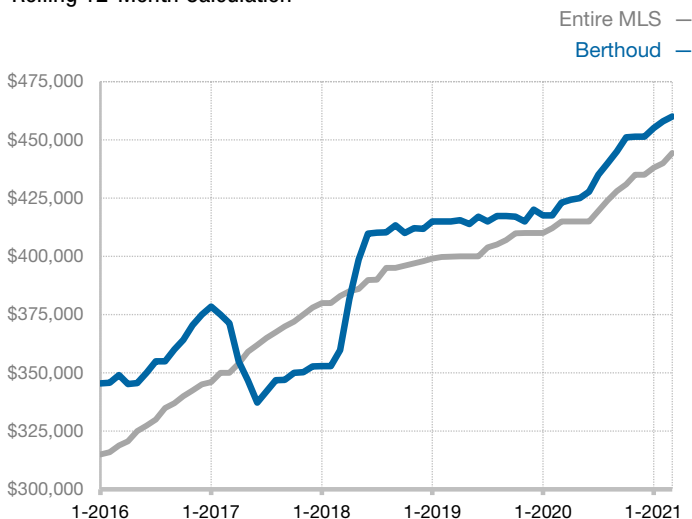
Single Family	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	71	<b>23</b>	- 67.6%	196	<b>85</b>	- 56.6%
Closed Sales	35	<b>38</b>	+ 8.6%	68	<b>103</b>	+ 51.5%
Median Sales Price*	\$449,990	<b>\$520,370</b>	+ 15.6%	\$432,500	<b>\$490,000</b>	+ 13.3%
Average Sales Price*	\$562,438	<b>\$630,725</b>	+ 12.1%	\$513,484	<b>\$592,812</b>	+ 15.4%
Percent of List Price Received*	98.4%	<b>101.0%</b>	+ 2.6%	98.4%	<b>101.0%</b>	+ 2.6%
Days on Market Until Sale	91	<b>99</b>	+ 8.8%	81	<b>92</b>	+ 13.6%
Inventory of Homes for Sale	127	<b>21</b>	- 83.5%	--	--	--
Months Supply of Inventory	3.6	<b>0.5</b>	- 86.1%	--	--	--

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

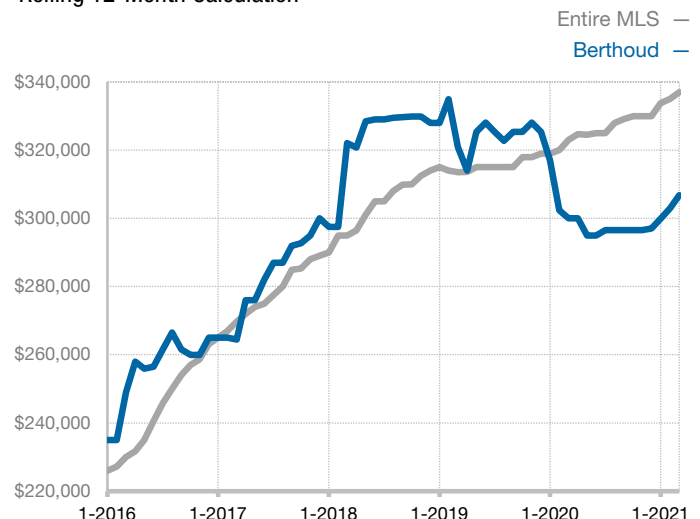
Townhouse/Condo	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	20	<b>5</b>	- 75.0%	49	<b>16</b>	- 67.3%
Closed Sales	5	<b>6</b>	+ 20.0%	27	<b>11</b>	- 59.3%
Median Sales Price*	\$289,390	<b>\$619,659</b>	+ 114.1%	\$289,250	<b>\$502,924</b>	+ 73.9%
Average Sales Price*	\$297,174	<b>\$540,035</b>	+ 81.7%	\$309,302	<b>\$499,946</b>	+ 61.6%
Percent of List Price Received*	99.8%	<b>100.0%</b>	+ 0.2%	100.1%	<b>101.8%</b>	+ 1.7%
Days on Market Until Sale	61	<b>99</b>	+ 62.3%	91	<b>175</b>	+ 92.3%
Inventory of Homes for Sale	31	<b>4</b>	- 87.1%	--	--	--
Months Supply of Inventory	6.8	<b>0.7</b>	- 89.7%	--	--	--

\* 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 March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Windsor

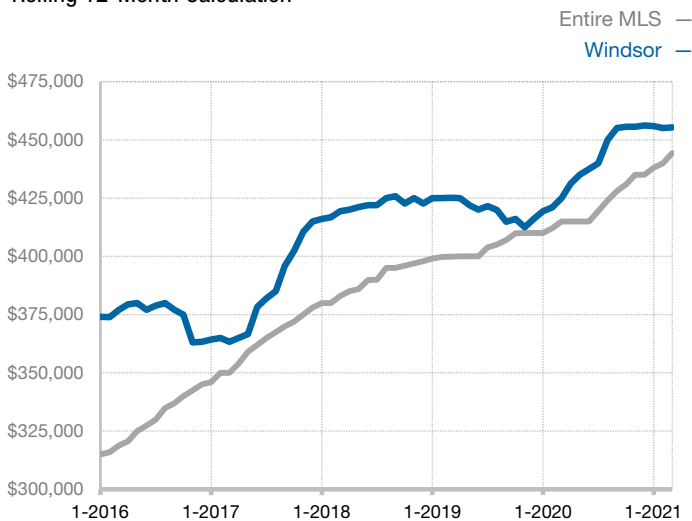
Single Family	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	109	<b>169</b>	+ 55.0%	293	<b>450</b>	+ 53.6%
Closed Sales	65	<b>132</b>	+ 103.1%	178	<b>289</b>	+ 62.4%
Median Sales Price*	\$450,000	<b>\$455,503</b>	+ 1.2%	\$456,209	<b>\$452,057</b>	- 0.9%
Average Sales Price*	\$479,100	<b>\$520,702</b>	+ 8.7%	\$500,507	<b>\$536,843</b>	+ 7.3%
Percent of List Price Received*	99.5%	<b>101.3%</b>	+ 1.8%	99.5%	<b>100.6%</b>	+ 1.1%
Days on Market Until Sale	92	<b>60</b>	- 34.8%	95	<b>65</b>	- 31.6%
Inventory of Homes for Sale	197	<b>85</b>	- 56.9%	--	--	--
Months Supply of Inventory	2.3	<b>0.9</b>	- 60.9%	--	--	--

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

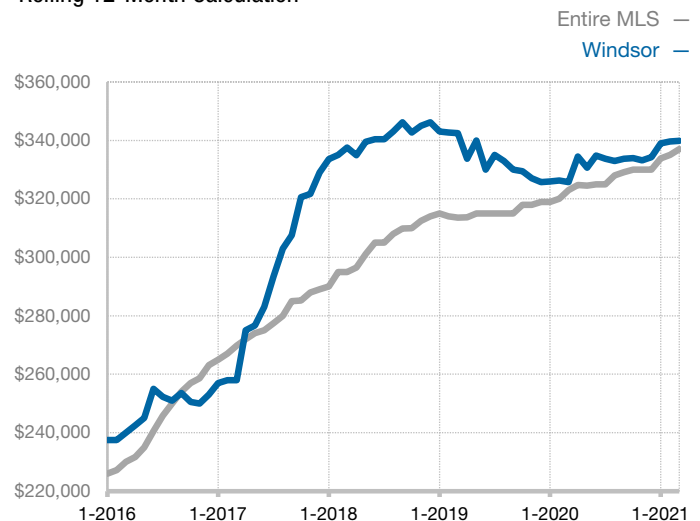
Townhouse/Condo	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	12	<b>21</b>	+ 75.0%	38	<b>65</b>	+ 71.1%
Closed Sales	7	<b>13</b>	+ 85.7%	19	<b>44</b>	+ 131.6%
Median Sales Price*	\$313,400	<b>\$365,000</b>	+ 16.5%	\$315,000	<b>\$379,773</b>	+ 20.6%
Average Sales Price*	\$325,471	<b>\$373,818</b>	+ 14.9%	\$334,940	<b>\$379,478</b>	+ 13.3%
Percent of List Price Received*	99.4%	<b>100.8%</b>	+ 1.4%	99.2%	<b>100.4%</b>	+ 1.2%
Days on Market Until Sale	120	<b>74</b>	- 38.3%	141	<b>141</b>	0.0%
Inventory of Homes for Sale	51	<b>16</b>	- 68.6%	--	--	--
Months Supply of Inventory	5.2	<b>1.1</b>	- 78.8%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Fort Collins

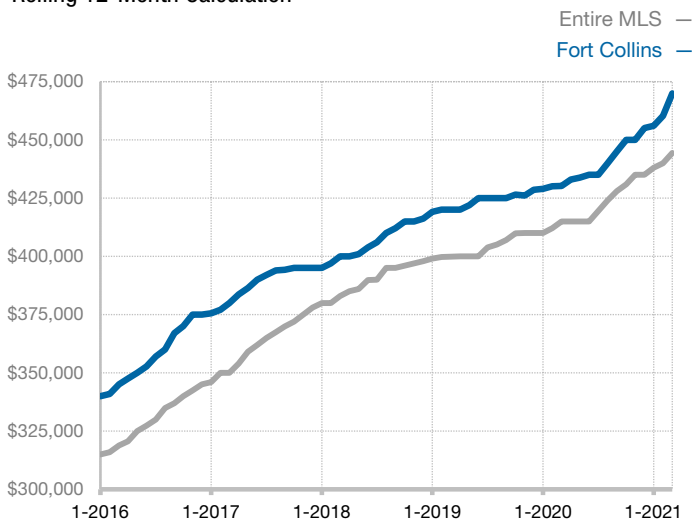
Single Family	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	242	190	- 21.5%	584	487	- 16.6%
Closed Sales	170	169	- 0.6%	397	400	+ 0.8%
Median Sales Price*	\$430,000	<b>\$510,017</b>	+ 18.6%	\$432,500	<b>\$498,750</b>	+ 15.3%
Average Sales Price*	\$472,324	<b>\$597,807</b>	+ 26.6%	\$478,932	<b>\$572,726</b>	+ 19.6%
Percent of List Price Received*	99.2%	<b>102.3%</b>	+ 3.1%	99.0%	<b>101.2%</b>	+ 2.2%
Days on Market Until Sale	76	53	- 30.3%	75	62	- 17.3%
Inventory of Homes for Sale	261	89	- 65.9%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--

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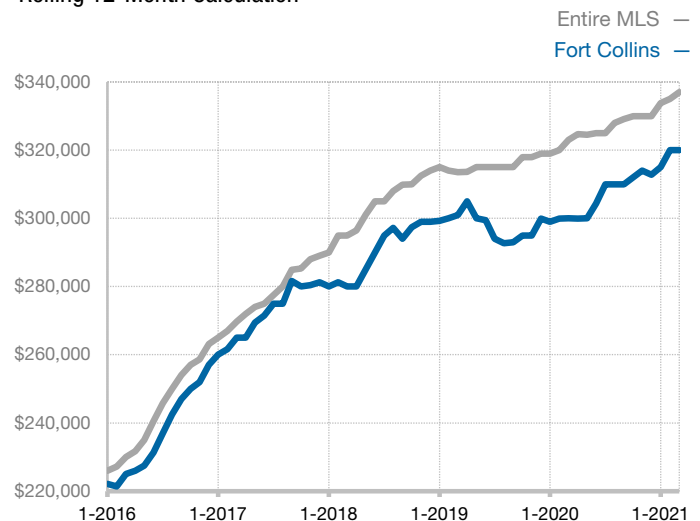
Townhouse/Condo	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	76	85	+ 11.8%	232	217	- 6.5%
Closed Sales	72	66	- 8.3%	196	185	- 5.6%
Median Sales Price*	\$317,500	<b>\$337,000</b>	+ 6.1%	\$307,000	<b>\$337,000</b>	+ 9.8%
Average Sales Price*	\$339,286	<b>\$362,517</b>	+ 6.8%	\$340,179	<b>\$358,910</b>	+ 5.5%
Percent of List Price Received*	99.5%	<b>101.1%</b>	+ 1.6%	99.0%	<b>100.1%</b>	+ 1.1%
Days on Market Until Sale	88	56	- 36.4%	126	70	- 44.4%
Inventory of Homes for Sale	137	51	- 62.8%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--

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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 March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Wellington

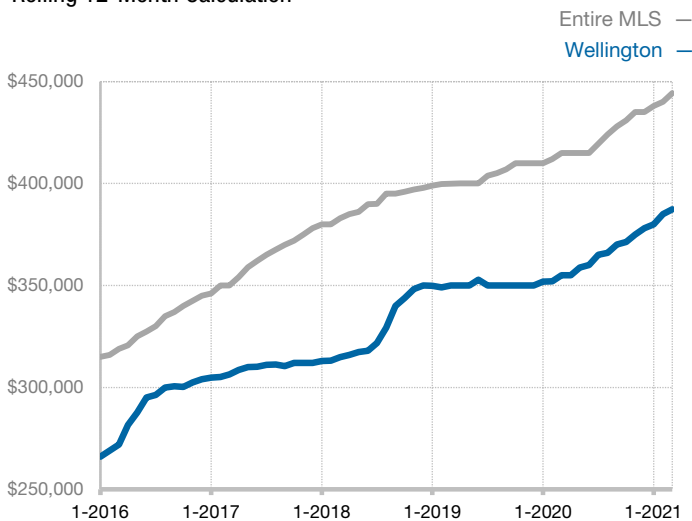
Key Metrics	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
New Listings	36	26	- 27.8%	96	86	- 10.4%
Closed Sales	33	40	+ 21.2%	70	85	+ 21.4%
Median Sales Price*	\$369,600	<b>\$414,800</b>	+ 12.2%	\$364,480	<b>\$410,000</b>	+ 12.5%
Average Sales Price*	\$392,495	<b>\$479,314</b>	+ 22.1%	\$376,989	<b>\$447,059</b>	+ 18.6%
Percent of List Price Received*	101.1%	<b>101.1%</b>	0.0%	100.9%	<b>100.7%</b>	- 0.2%
Days on Market Until Sale	115	<b>79</b>	- 31.3%	104	<b>81</b>	- 22.1%
Inventory of Homes for Sale	42	<b>18</b>	- 57.1%	--	--	--
Months Supply of Inventory	1.4	<b>0.6</b>	- 57.1%	--	--	--

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

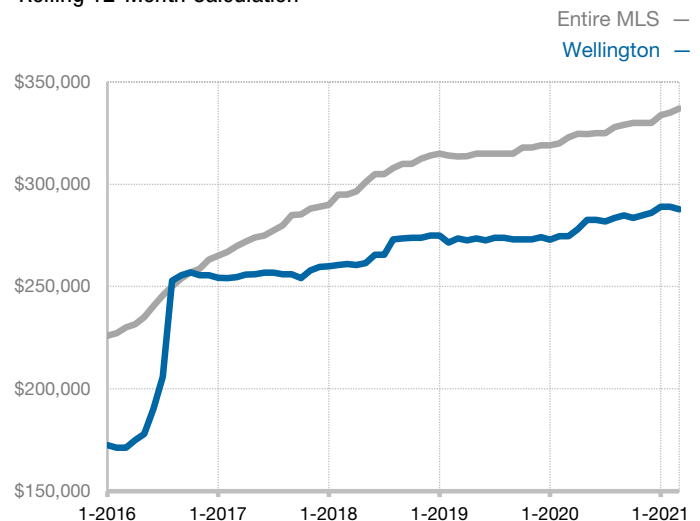
Key Metrics	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
New Listings	6	4	- 33.3%	21	13	- 38.1%
Closed Sales	7	5	- 28.6%	13	12	- 7.7%
Median Sales Price*	\$290,605	<b>\$281,000</b>	- 3.3%	\$286,000	<b>\$304,350</b>	+ 6.4%
Average Sales Price*	\$283,941	<b>\$276,700</b>	- 2.6%	\$280,537	<b>\$295,068</b>	+ 5.2%
Percent of List Price Received*	99.5%	<b>100.1%</b>	+ 0.6%	99.5%	<b>100.8%</b>	+ 1.3%
Days on Market Until Sale	118	<b>38</b>	- 67.8%	99	<b>118</b>	+ 19.2%
Inventory of Homes for Sale	8	<b>2</b>	- 75.0%	--	--	--
Months Supply of Inventory	1.4	<b>0.4</b>	- 71.4%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Longmont

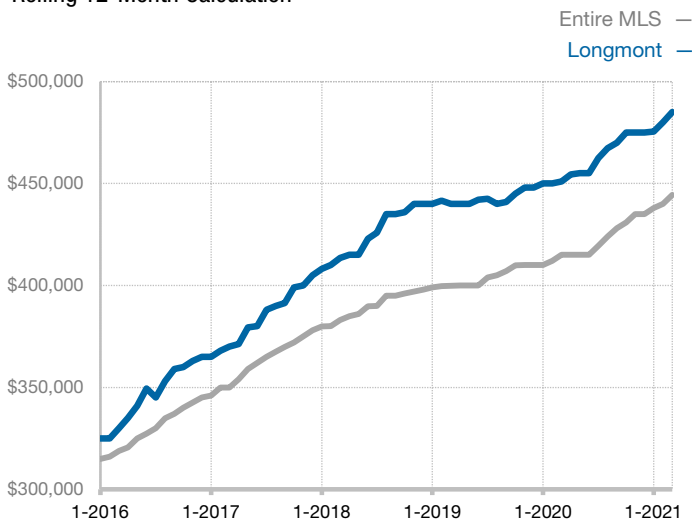
Single Family	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	137	96	- 29.9%	360	254	- 29.4%
Closed Sales	113	99	- 12.4%	297	226	- 23.9%
Median Sales Price*	\$484,000	<b>\$531,000</b>	+ 9.7%	\$477,000	<b>\$510,000</b>	+ 6.9%
Average Sales Price*	\$564,280	<b>\$699,483</b>	+ 24.0%	\$538,048	<b>\$653,532</b>	+ 21.5%
Percent of List Price Received*	99.5%	<b>104.1%</b>	+ 4.6%	98.9%	<b>102.3%</b>	+ 3.4%
Days on Market Until Sale	71	41	- 42.3%	75	44	- 41.3%
Inventory of Homes for Sale	189	78	- 58.7%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--

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

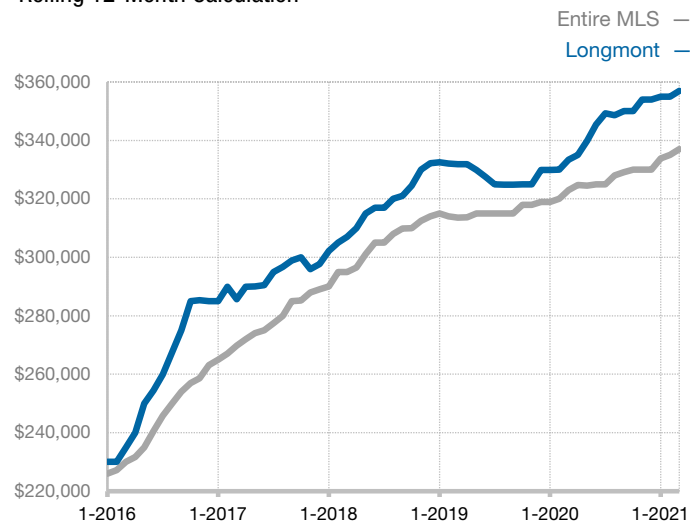
Townhouse/Condo	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	19	26	+ 36.8%	91	67	- 26.4%
Closed Sales	30	31	+ 3.3%	79	58	- 26.6%
Median Sales Price*	\$362,450	<b>\$400,000</b>	+ 10.4%	\$358,500	<b>\$397,306</b>	+ 10.8%
Average Sales Price*	\$375,562	<b>\$414,885</b>	+ 10.5%	\$356,821	<b>\$404,540</b>	+ 13.4%
Percent of List Price Received*	99.7%	<b>102.3%</b>	+ 2.6%	99.3%	<b>101.3%</b>	+ 2.0%
Days on Market Until Sale	84	35	- 58.3%	73	46	- 37.0%
Inventory of Homes for Sale	32	10	- 68.8%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--

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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 March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Greeley

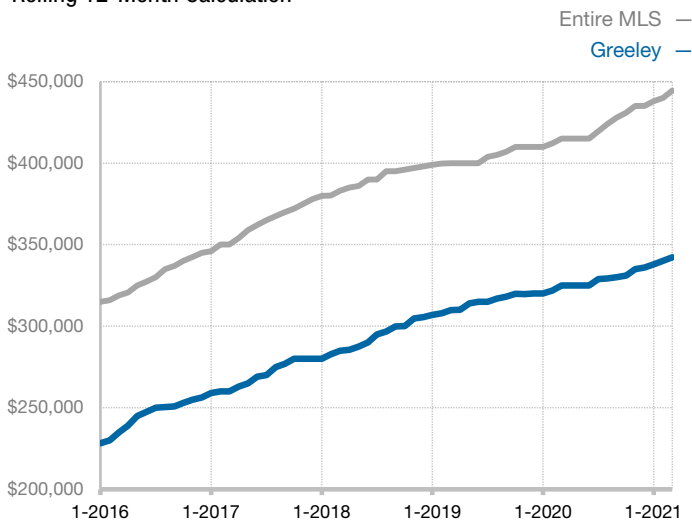
Key Metrics	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
New Listings	150	112	- 25.3%	373	293	- 21.4%
Closed Sales	122	93	- 23.8%	307	266	- 13.4%
Median Sales Price*	\$331,000	<b>\$362,000</b>	+ 9.4%	\$324,500	<b>\$356,520</b>	+ 9.9%
Average Sales Price*	\$348,850	<b>\$376,959</b>	+ 8.1%	\$342,734	<b>\$375,562</b>	+ 9.6%
Percent of List Price Received*	99.6%	<b>101.2%</b>	+ 1.6%	99.2%	<b>100.6%</b>	+ 1.4%
Days on Market Until Sale	62	50	- 19.4%	66	49	- 25.8%
Inventory of Homes for Sale	150	67	- 55.3%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--

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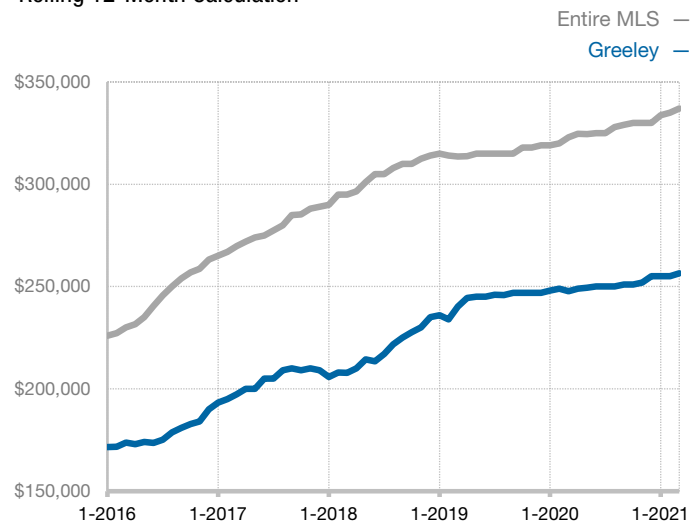
Key Metrics	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
New Listings	25	27	+ 8.0%	70	65	- 7.1%
Closed Sales	15	13	- 13.3%	53	50	- 5.7%
Median Sales Price*	\$247,000	<b>\$269,250</b>	+ 9.0%	\$240,000	<b>\$265,500</b>	+ 10.6%
Average Sales Price*	\$246,593	<b>\$264,129</b>	+ 7.1%	\$243,351	<b>\$262,958</b>	+ 8.1%
Percent of List Price Received*	99.4%	<b>101.3%</b>	+ 1.9%	99.5%	<b>100.2%</b>	+ 0.7%
Days on Market Until Sale	69	51	- 26.1%	69	61	- 11.6%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for March 2021

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## Johnstown

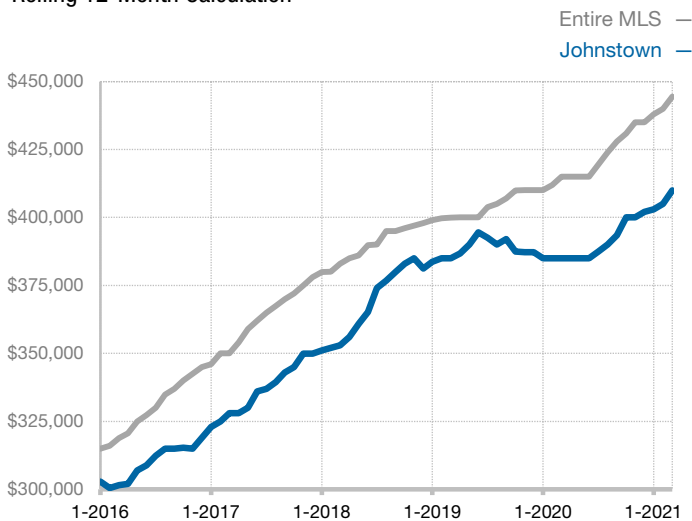
Key Metrics	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
New Listings	42	39	- 7.1%	114	79	- 30.7%
Closed Sales	33	20	- 39.4%	75	69	- 8.0%
Median Sales Price*	\$375,000	<b>\$422,500</b>	+ 12.7%	\$375,000	<b>\$421,500</b>	+ 12.4%
Average Sales Price*	\$404,922	<b>\$432,178</b>	+ 6.7%	\$392,798	<b>\$470,778</b>	+ 19.9%
Percent of List Price Received*	100.8%	<b>103.0%</b>	+ 2.2%	100.2%	<b>101.2%</b>	+ 1.0%
Days on Market Until Sale	81	<b>26</b>	- 67.9%	74	<b>46</b>	- 37.8%
Inventory of Homes for Sale	51	<b>26</b>	- 49.0%	--	--	--
Months Supply of Inventory	1.6	<b>0.8</b>	- 50.0%	--	--	--

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

Key Metrics	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
New Listings	1	0	- 100.0%	9	4	- 55.6%
Closed Sales	3	4	+ 33.3%	4	7	+ 75.0%
Median Sales Price*	\$330,000	<b>\$392,500</b>	+ 18.9%	\$326,250	<b>\$374,400</b>	+ 14.8%
Average Sales Price*	\$350,000	<b>\$392,500</b>	+ 12.1%	\$343,125	<b>\$368,200</b>	+ 7.3%
Percent of List Price Received*	100.0%	<b>102.1%</b>	+ 2.1%	99.8%	<b>101.2%</b>	+ 1.4%
Days on Market Until Sale	52	<b>83</b>	+ 59.6%	48	<b>62</b>	+ 29.2%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	2.8	<b>0.0</b>	- 100.0%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

