

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Larimer County

Contact the Estes Park Board of REALTORS®, Fort Collins Board of REALTORS®, Boulder Area REALTOR® Association, Longmont Association of REALTORS®, Loveland/Berthoud Association of REALTORS®, or Northern Colorado Commercial Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

Single Family

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	225	242	+ 7.6%	6,138	6,892	+ 12.3%
Sold Listings	365	361	- 1.1%	4,236	4,666	+ 10.2%
Median Sales Price*	\$571,000	\$575,000	+ 0.7%	\$594,807	\$585,000	- 1.6%
Average Sales Price*	\$655,519	\$645,931	- 1.5%	\$693,973	\$691,673	- 0.3%
Percent of List Price Received*	98.3%	98.4%	+ 0.1%	98.9%	98.8%	- 0.1%
Days on Market Until Sale	80	83	+ 3.8%	64	69	+ 7.8%
Inventory of Homes for Sale	855	916	+ 7.1%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

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

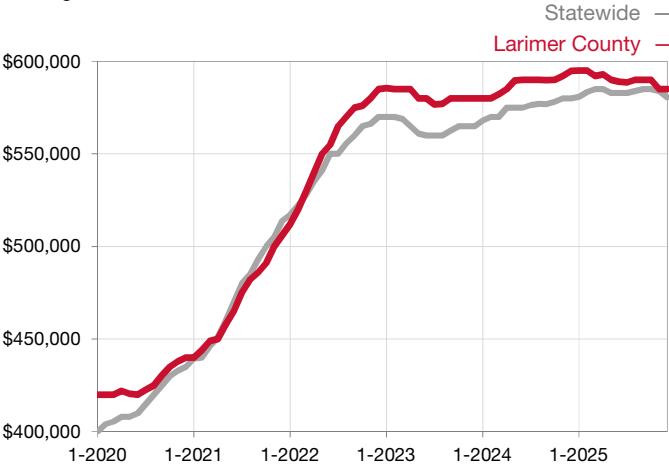
Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	74	63	- 14.9%	1,763	1,869	+ 6.0%
Sold Listings	88	85	- 3.4%	1,193	1,167	- 2.2%
Median Sales Price*	\$418,495	\$405,000	- 3.2%	\$417,075	\$410,000	- 1.7%
Average Sales Price*	\$450,822	\$422,400	- 6.3%	\$441,935	\$437,810	- 0.9%
Percent of List Price Received*	98.7%	98.4%	- 0.3%	99.1%	98.6%	- 0.5%
Days on Market Until Sale	85	107	+ 25.9%	80	88	+ 10.0%
Inventory of Homes for Sale	354	296	- 16.4%	--	--	--
Months Supply of Inventory	3.6	3.0	- 16.7%	--	--	--

* 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

