

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



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.

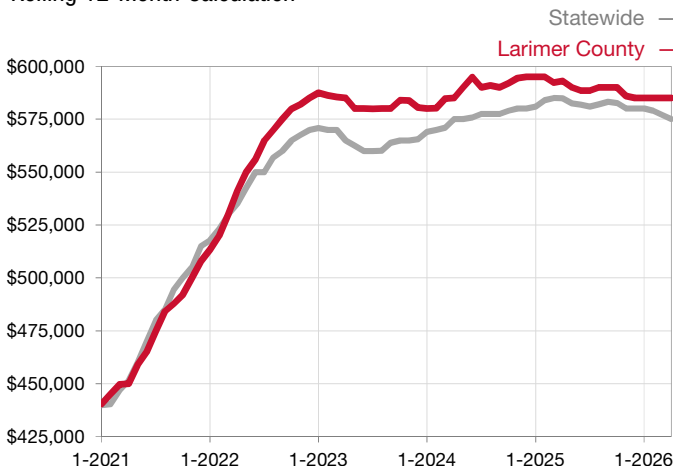
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	783	698	- 10.9%	2,362	2,397	+ 1.5%
Sold Listings	449	412	- 8.2%	1,340	1,336	- 0.3%
Median Sales Price*	\$600,000	\$585,000	- 2.5%	\$585,000	\$577,250	- 1.3%
Average Sales Price*	\$724,231	\$690,373	- 4.7%	\$702,070	\$678,145	- 3.4%
Percent of List Price Received*	99.3%	99.4%	+ 0.1%	99.0%	98.9%	- 0.1%
Days on Market Until Sale	73	69	- 5.5%	80	85	+ 6.3%
Inventory of Homes for Sale	1,172	1,150	- 1.9%	--	--	--
Months Supply of Inventory	3.2	3.0	- 6.3%	--	--	--

* 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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	195	161	- 17.4%	667	579	- 13.2%
Sold Listings	102	87	- 14.7%	295	281	- 4.7%
Median Sales Price*	\$425,000	\$389,990	- 8.2%	\$422,500	\$404,990	- 4.1%
Average Sales Price*	\$440,427	\$422,428	- 4.1%	\$443,813	\$441,136	- 0.6%
Percent of List Price Received*	99.1%	99.0%	- 0.1%	98.8%	98.7%	- 0.1%
Days on Market Until Sale	87	77	- 11.5%	92	91	- 1.1%
Inventory of Homes for Sale	418	316	- 24.4%	--	--	--
Months Supply of Inventory	4.4	3.4	- 22.7%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

