

## Zip Code: 80526



**David Timm**  
 Broker Associate  
 970 631 3226  
 www.FortCollinsValues.com  
 david@davidtimmhomes.com



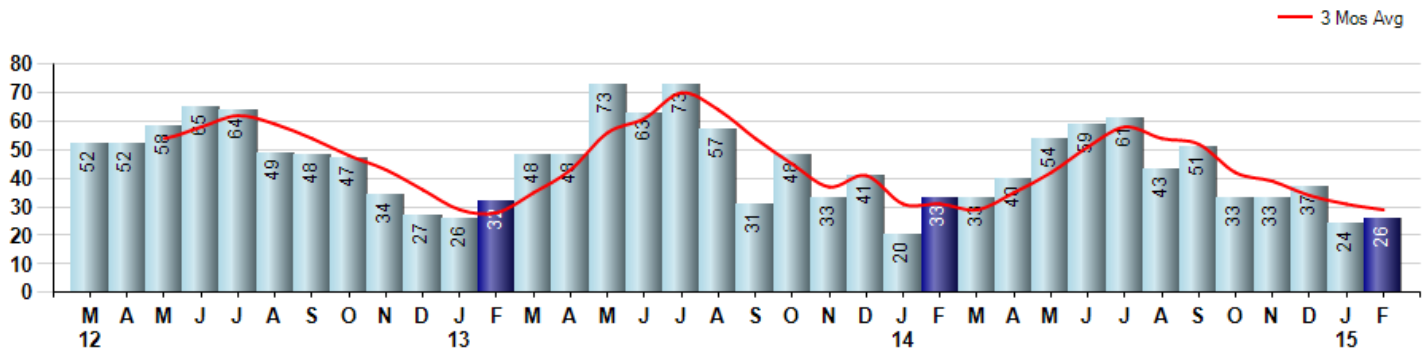
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				Trending Versus*:		
		LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$375,000	-18%		7%				
Average List Price of all Current Listings	\$431,651	-15%		5%				
February Median Sales Price	\$282,000	-6%	-1%	12%	7%	\$284,250	18%	8%
February Average Sales Price	\$287,199	-13%	-7%	-3%	-3%	\$308,355	10%	5%
Total Properties Currently for Sale (Inventory)	63	85%		34%				
February Number of Properties Sold	26	8%		-21%			-6%	
February Average Days on Market (Solds)	13	-58%	-48%	-78%	-46%	21	-67%	-13%
Asking Price per Square Foot (based on New Listings)	\$140	-5%	1%	8%	2%	\$142	8%	4%
February Sold Price per Square Foot	\$152	13%	12%	14%	13%	\$143	7%	7%
February Month's Supply of Inventory	2.4	71%	55%	70%	105%	1.9	9%	62%
February Sale Price vs List Price Ratio	101.0%	1.7%	2%	3%	2.0%	99.8%	2.1%	0.8%

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

### Property Sales

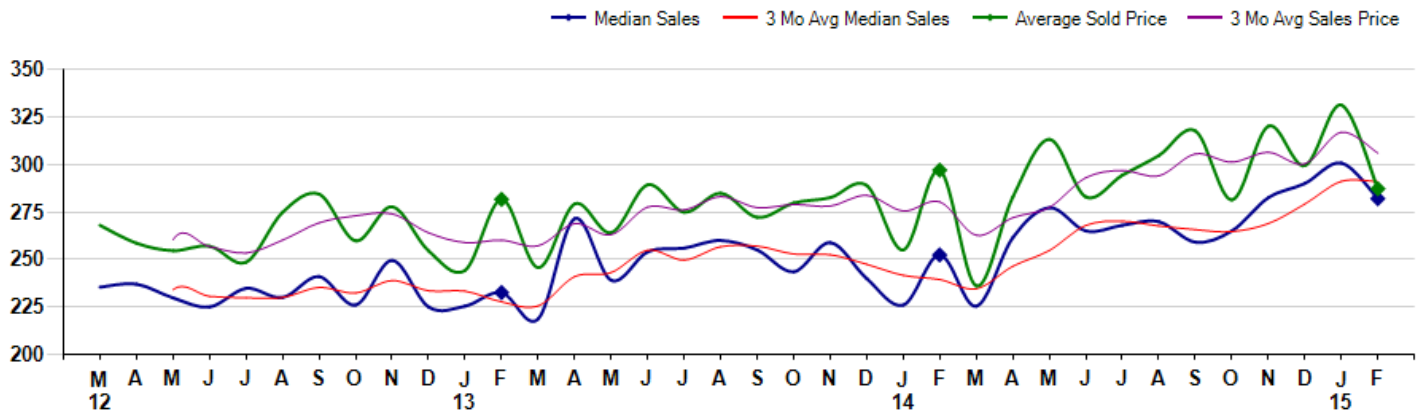
February Property sales were 26, down -21.2% from 33 in February of 2014 and 8.3% higher than the 24 sales last month. February 2015 sales were at their lowest level compared to February of 2014 and 2013. February YTD sales of 50 are running -5.7% behind last year's year-to-date sales of 53.



### Prices

The Median Sales Price in February was \$282,000, up 11.7% from \$252,350 in February of 2014 and down -6.2% from \$300,750 last month. The Average Sales Price in February was \$287,199, down -3.3% from \$296,987 in February of 2014 and down -13.3% from \$331,273 last month. February 2015 ASP was at a mid range compared to February of 2014 and 2013.

Median means Middle (the same # of properties sold above and below Median) (000's)



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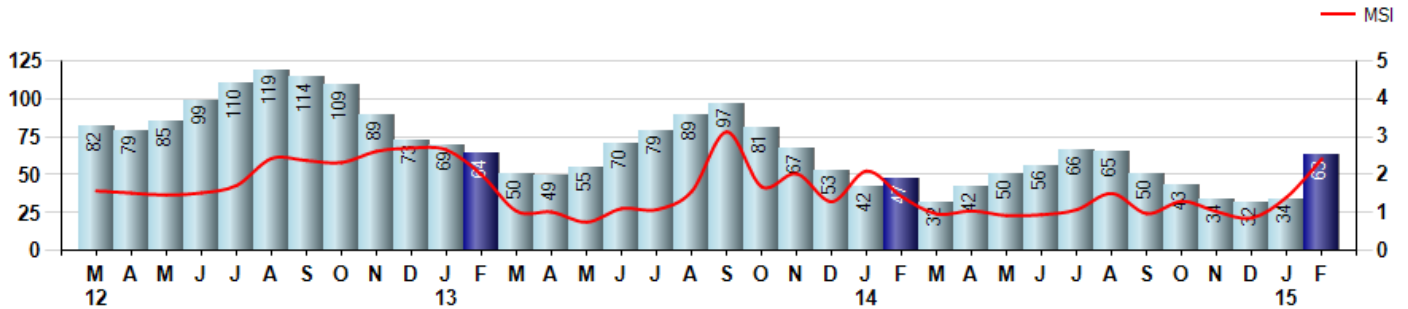
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### Inventory & MSI

The Total Inventory of Properties available for sale as of February was 63, up 85.3% from 34 last month and up 34.0% from 47 in February of last year. February 2015 Inventory was at a mid range compared to February of 2014 and 2013.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2015 MSI of 2.4 months was at its highest level compared with February of 2014 and 2013.

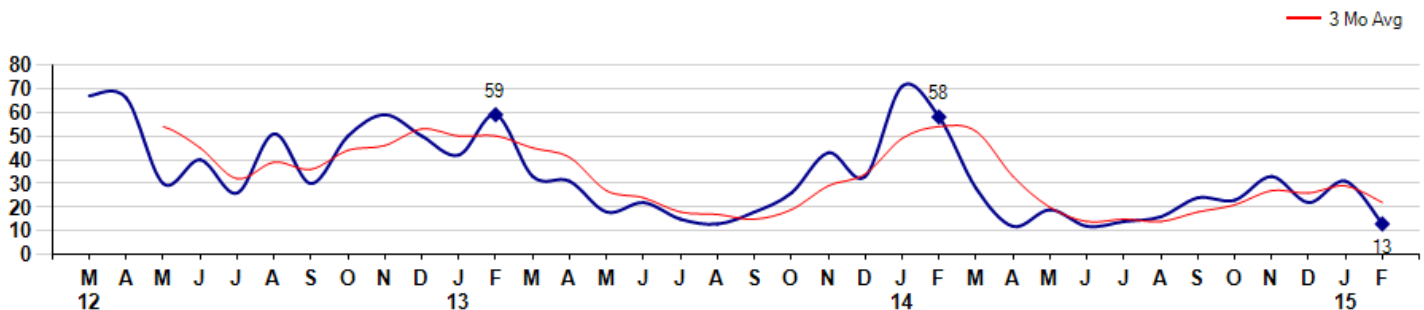
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



### Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for February was 13, down -58.1% from 31 days last month and down -77.6% from 58 days in February of last year. The February 2015 DOM was at its lowest level compared with February of 2014 and 2013.

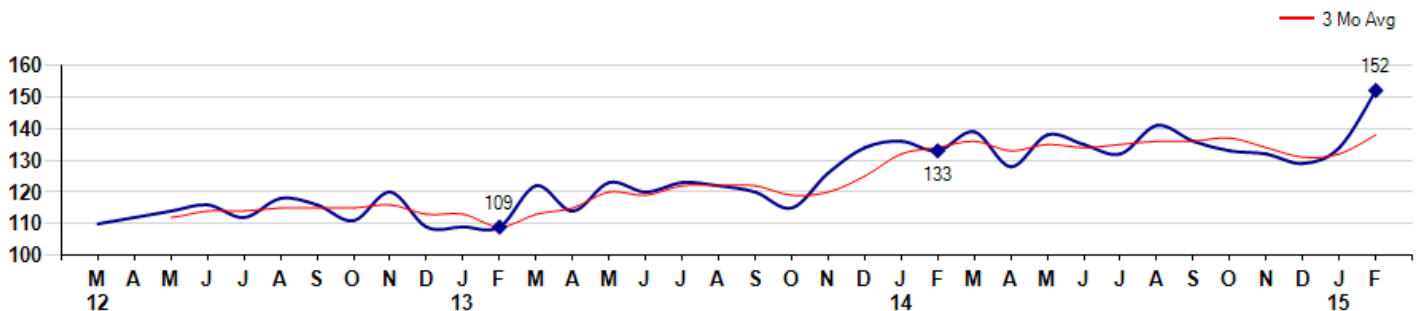
Average Days on Market(Listing to Contract) for properties sold during the month



### Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The February 2015 Selling Price per Square Foot of \$152 was up 13.4% from \$134 last month and up 14.3% from \$133 in February of last year.

Average Selling Price per Square Foot for properties that sold during the month



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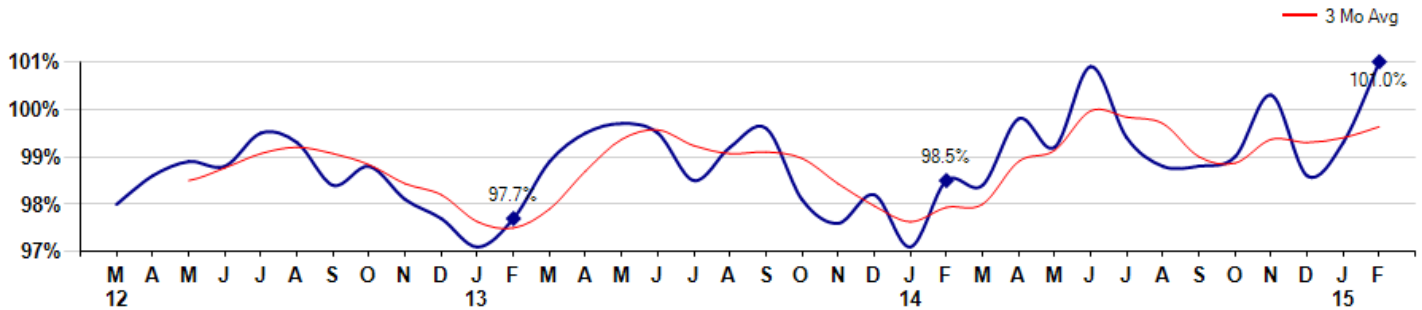


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### Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2015 Selling Price vs List Price of 101.0% was up from 99.3% last month and up from 98.5% in February of last year.

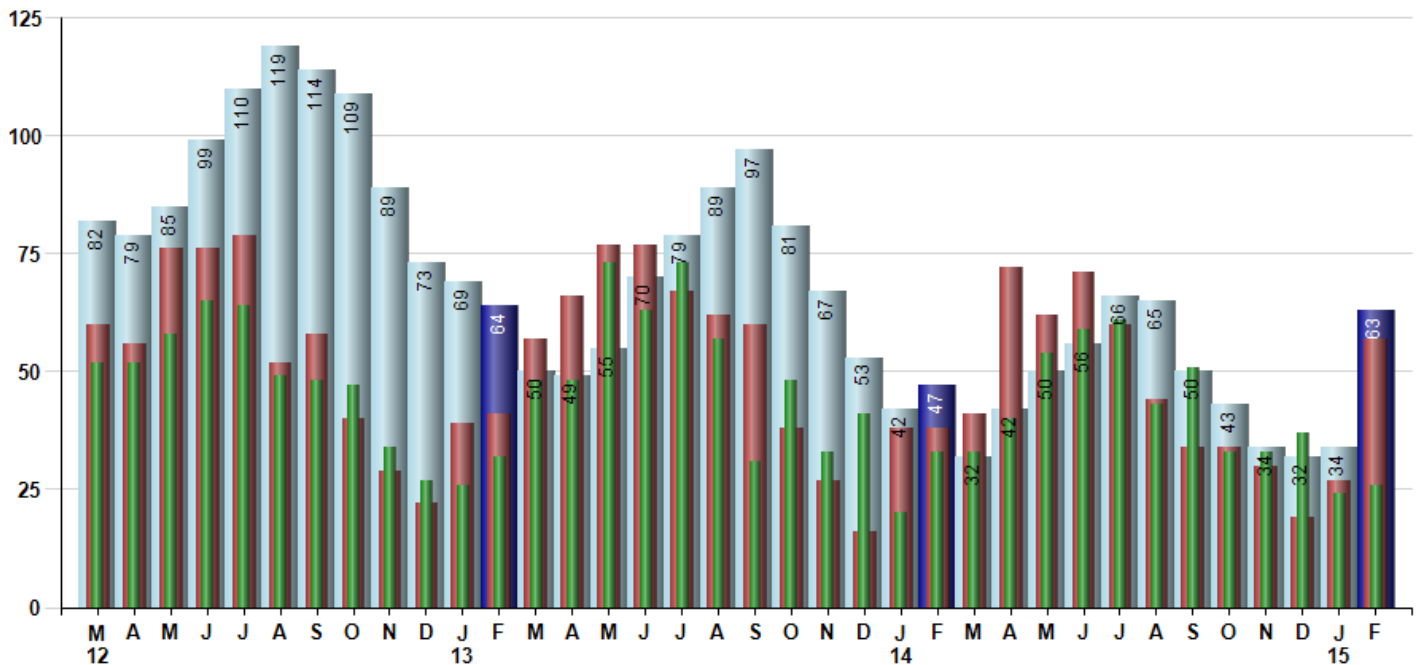
Avg Selling Price divided by Avg Listing Price for sold properties during the month



### Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2015 was 57, up 111.1% from 27 last month and up 50.0% from 38 in February of last year.

Inventory (light blue), New Listings (red), Sold (green)



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# MARKET ACTION REPORT

February 2015

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	M 12	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F
Homes Sold	52	52	58	65	64	49	48	47	34	27	26	32	48	48	73	63	73	57	31	48	33	41	20	33	33	40	54	59	61	43	51	33	33	37	24	26
3 Mo. Roll Avg			54	58	62	59	54	48	43	36	29	28	35	43	56	61	70	64	54	45	37	41	31	31	29	35	42	51	58	54	52	42	39	34	31	29

	(000's) M 12	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F
Median Sale Price	235	237	230	225	235	230	241	226	250	225	225	233	219	272	239	254	256	260	255	244	259	240	226	252	225	262	277	265	268	270	259	265	283	290	301	282
3 Mo. Roll Avg			234	231	230	230	235	232	239	234	233	228	226	241	243	255	250	257	257	253	252	247	242	239	235	246	255	268	270	268	266	265	269	279	291	291

	M 12	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F
Inventory	82	79	85	99	110	119	114	109	89	73	69	64	50	49	55	70	79	89	97	81	67	53	42	47	32	42	50	56	66	65	50	43	34	32	34	63
MSI	2	2	1	2	2	2	2	2	3	3	3	2	1	1	1	1	1	2	3	2	2	1	2	1	1	1	1	1	1	2	1	1	1	1	1	2

	M 12	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F
Days On Market	67	66	30	40	26	51	30	50	59	50	42	59	33	31	18	22	15	13	18	26	43	33	71	58	28	12	19	12	14	16	24	23	33	22	31	13
3 Mo. Roll Avg			54	45	32	39	36	44	46	53	50	50	45	41	27	24	18	17	15	19	29	34	49	54	52	33	20	14	15	14	18	21	27	26	29	22

	M 12	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F
Price per Sq Ft	110	112	114	116	112	118	116	111	120	109	109	109	122	114	123	120	123	122	120	115	126	134	136	133	139	128	138	135	132	141	136	133	132	129	134	152
3 Mo. Roll Avg			112	114	114	115	115	115	116	113	113	109	113	115	120	119	122	122	119	120	125	132	134	136	133	135	134	135	136	136	137	134	131	132	138	

	M 12	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F
Sale to List Price	0.980	0.986	0.989	0.988	0.995	0.993	0.984	0.988	0.981	0.977	0.971	0.977	0.989	0.995	0.997	0.995	0.985	0.992	0.996	0.981	0.976	0.982	0.971	0.985	0.984	0.998	0.992	1.009	0.994	0.988	0.988	0.990	1.003	0.986	0.993	1.010
3 Mo. Roll Avg			0.985	0.988	0.991	0.992	0.991	0.988	0.984	0.982	0.976	0.975	0.979	0.987	0.994	0.996	0.992	0.991	0.991	0.990	0.984	0.980	0.976	0.979	0.980	0.989	0.991	1.000	0.998	0.997	0.990	0.989	0.994	0.993	0.994	0.996

	M 12	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F
New Listings	60	56	76	76	79	52	58	40	29	22	39	41	57	66	77	77	67	62	60	38	27	16	38	38	41	72	62	71	60	44	34	34	30	19	27	57
Inventory	82	79	85	99	110	119	114	109	89	73	69	64	50	49	55	70	79	89	97	81	67	53	42	47	32	42	50	56	66	65	50	43	34	32	34	63
Sales	52	52	58	65	64	49	48	47	34	27	26	32	48	48	73	63	73	57	31	48	33	41	20	33	33	40	54	59	61	43	51	33	33	37	24	26

	(000's) M 12	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F
Avg Sale Price	268	259	255	257	249	275	284	260	278	255	244	282	246	279	264	289	275	285	272	280	283	289	255	297	236	283	313	283	294	305	318	281	320	299	331	287
3 Mo. Roll Avg			260	257	253	260	269	273	274	264	259	260	257	269	263	278	276	283	277	279	278	284	275	280	263	272	277	293	297	294	306	301	306	300	317	306

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