

Fort Collins 80521

ZIP code · CO · Colorado > Larimer County > Fort Collins

BALANCED MARKET

\$511K

MEDIAN SALE PRICE

-7.1%

1-YR CHANGE

377

SALES (12 MO)

\$540K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



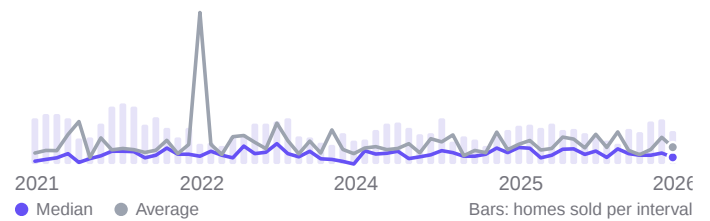
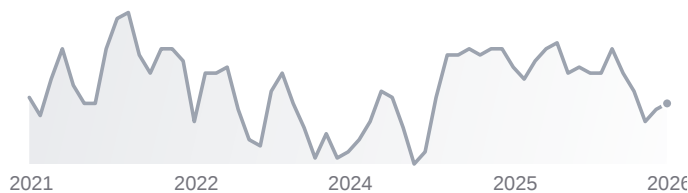
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$490K · Average \$589K

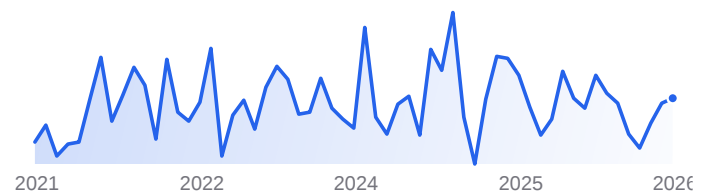
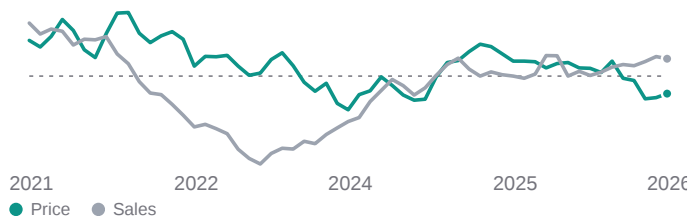


Growth (year over year)

Price -7.1% · Sales +7.1%

Price per square foot

\$394/ft²

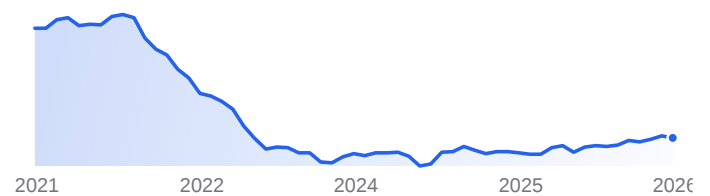
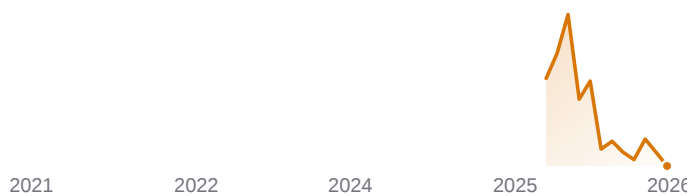


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

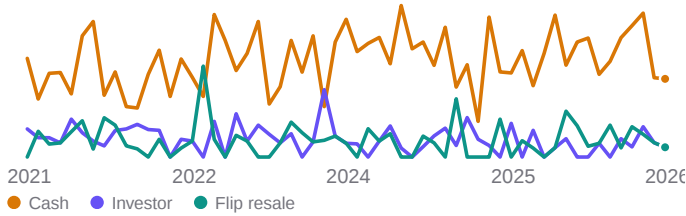
4.2%



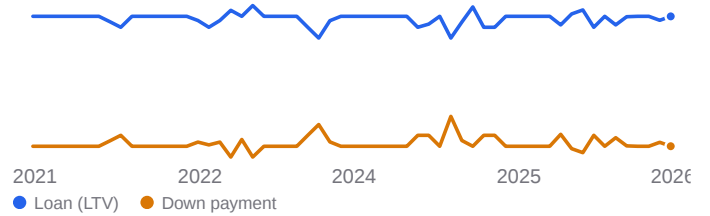
BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 3.2% · Flip resale 3.2%

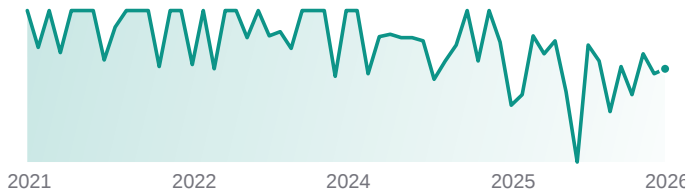


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



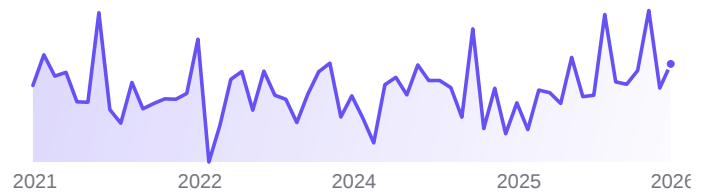
Sellers who sold at a gain

92%



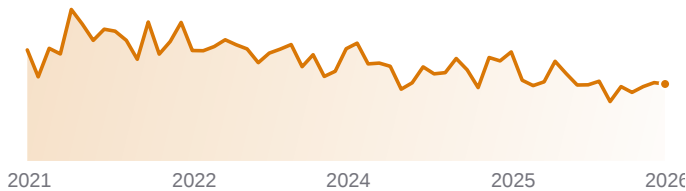
Typical hold before selling

9.5 yrs



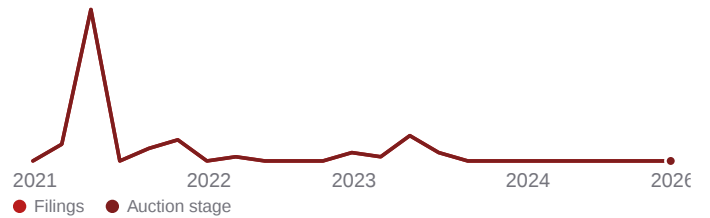
Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,062
Median value (AVM)	\$540K
Median size	1,300 ft²
Median bedrooms	3
Median year built	1966
Single family	75%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.6%
Owner occupied	60%
Company owned	20%
Median loan-to-value	37%

Typical ownership tenure

11.4 yrs

COMMUNITY

Population	37,077
Density	2,576 / mi ²
Median household income	\$65K
Average household income	\$84K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	50
Homes occupied	94%
Bachelor's or higher	38%
Poverty rate	27.5%
Unemployment	1.2%
Average temp	48°F
Annual precip	16 in
Sunshine	69%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.