

Fort Collins 80528

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

SELLER'S MARKET

\$726K

MEDIAN SALE PRICE

+6.2%

1-YR CHANGE

397

SALES (12 MO)

\$680K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

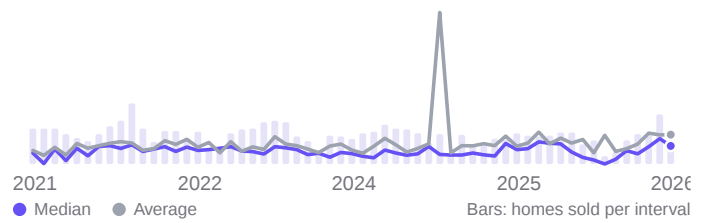
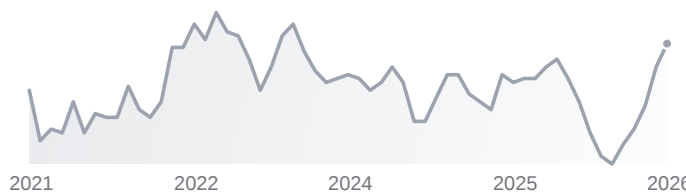
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$695K · Average \$860K

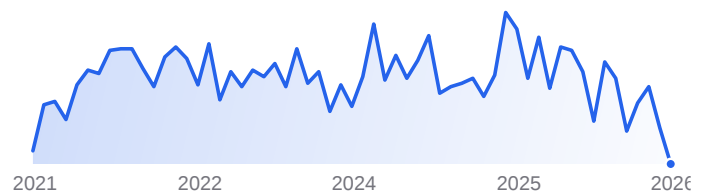
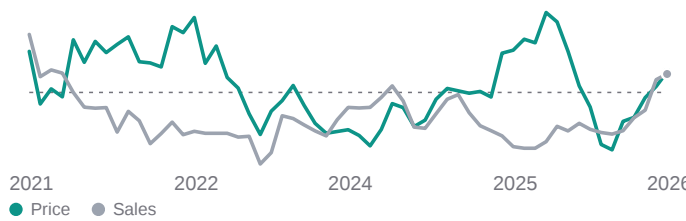


Growth (year over year)

Price +6.2% · Sales +5.6%

Price per square foot

\$254/ft²

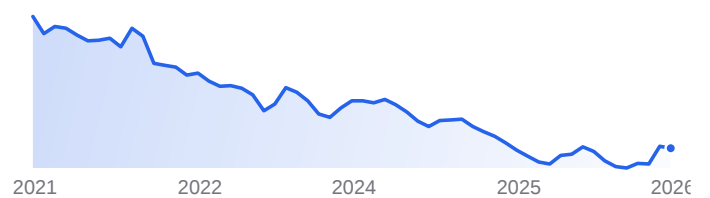


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

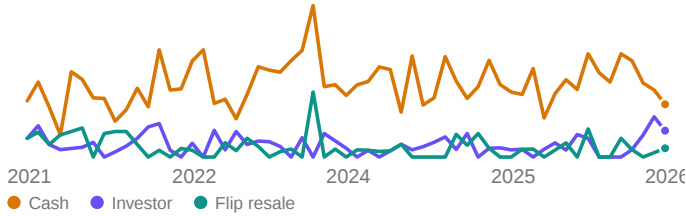
5.1%



BUYERS & OUTCOMES

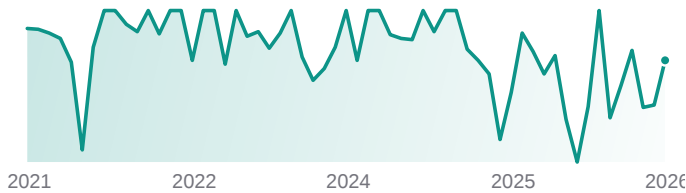
Buyer mix

Cash 19% · Investor 9.4% · Flip resale 3.1%



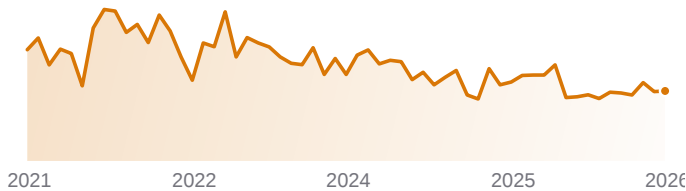
Sellers who sold at a gain

93%

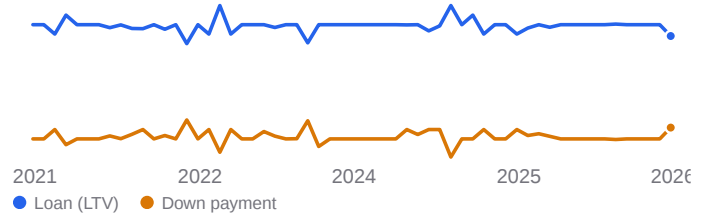


Median annualized return at resale

+4.3%

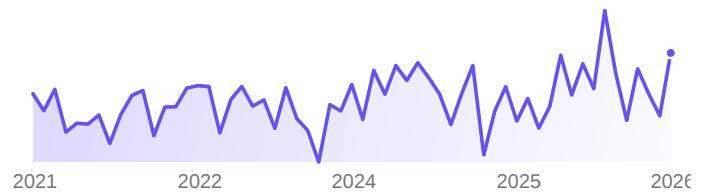


Financing (share of purchase price) Loan (LTV) 74% · Down payment 26%



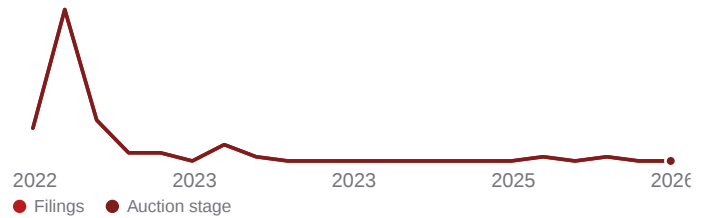
Typical hold before selling

9.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,751
Median value (AVM)	\$680K
Median size	2,135 ft²
Median bedrooms	3
Median year built	2003
Single family	73%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.7%
Owner occupied	81%
Company owned	18%
Median loan-to-value	46%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	28,377
Density	1,297 / mi²
Median household income	\$138K
Average household income	\$168K
Crime index (US avg 100)	39
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	43
Homes occupied	97%
Bachelor's or higher	40%
Poverty rate	6.5%
Unemployment	1.5%
Average temp	48°F
Annual precip	14 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.