

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

Not all agents
are the same!



Morgan County

Contact the Morgan County Board of REALTORS®, Logan County Board of REALTORS® or Greeley Area REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

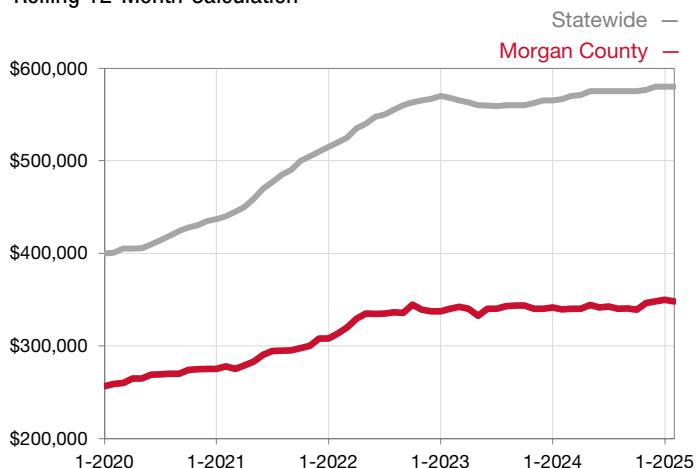
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	37	28	- 24.3%	67	64	- 4.5%
Sold Listings	25	21	- 16.0%	44	44	0.0%
Median Sales Price*	\$328,000	\$280,000	- 14.6%	\$326,500	\$345,000	+ 5.7%
Average Sales Price*	\$381,636	\$296,434	- 22.3%	\$361,900	\$355,466	- 1.8%
Percent of List Price Received*	97.5%	91.0%	- 6.7%	95.5%	95.0%	- 0.5%
Days on Market Until Sale	65	74	+ 13.8%	65	69	+ 6.2%
Inventory of Homes for Sale	87	103	+ 18.4%	--	--	--
Months Supply of Inventory	3.2	3.7	+ 15.6%	--	--	--

* 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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	2	4	+ 100.0%	3	7	+ 133.3%
Sold Listings	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$367,500	\$260,000	- 29.3%	\$367,500	\$260,000	- 29.3%
Average Sales Price*	\$367,500	\$260,000	- 29.3%	\$367,500	\$260,000	- 29.3%
Percent of List Price Received*	83.1%	100.0%	+ 20.3%	83.1%	100.0%	+ 20.3%
Days on Market Until Sale	92	10	- 89.1%	92	10	- 89.1%
Inventory of Homes for Sale	3	10	+ 233.3%	--	--	--
Months Supply of Inventory	2.3	5.6	+ 143.5%	--	--	--

* 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

