

# Monthly Indicators

## Residential Real Estate Activity for Summit and Park Counties



### November 2019

Percent changes calculated using year-over-year comparisons.

New Listings were down 7.1 percent for single family homes and 14.3 percent for townhouse-condo properties. Pending Sales landed at 145 for single family homes and 248 for townhouse-condo properties.

The Median Sales Price was up 1.3 percent to \$648,125 for single family homes and 16.7 percent to \$520,000 for townhouse-condo properties. Days on Market increased 66.7 percent for single family homes but increased 23.7 percent for townhouse-condo properties.

While many economic signs are quite strong, total household debt has been rising for twenty-one consecutive quarters and is now \$1.3 trillion higher than the previous peak of \$12.68 trillion in 2008. While delinquency rates remain low across most debt types (including mortgages), higher consumer debt loads can limit future household spending capability and increase risk if the economy slows down.

### Activity Snapshot

**+ 13.4%**    **+ 11.2%**    **- 8.8%**

One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties	One-Year Change in <b>Active Listings</b> All Properties
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Residential real estate activity in Summit and Park counties composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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# Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	11-2018	11-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		42	<b>39</b>	- 7.1%	1,131	<b>1,155</b>	+ 2.1%
<b>Pending Sales</b>		79	<b>145</b>	+ 83.5%	827	<b>883</b>	+ 6.8%
<b>Sold Listings</b>		75	<b>84</b>	+ 12.0%	818	<b>742</b>	- 9.3%
<b>Median Sales Price</b>		\$640,000	<b>\$648,125</b>	+ 1.3%	\$706,000	<b>\$749,950</b>	+ 6.2%
<b>Average Sales Price</b>		\$859,245	<b>\$1,005,228</b>	+ 17.0%	\$880,602	<b>\$992,718</b>	+ 12.7%
<b>Pct. of List Price Received</b>		96.4%	<b>95.8%</b>	- 0.6%	96.9%	<b>96.9%</b>	0.0%
<b>Days on Market Until Sale</b>		63	<b>105</b>	+ 66.7%	77	<b>78</b>	+ 1.3%
<b>Housing Affordability Index</b>		49	<b>57</b>	+ 16.3%	45	<b>49</b>	+ 8.9%
<b>Inventory of Active Listings</b>		378	<b>314</b>	- 16.9%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>		5.1	<b>4.7</b>	- 7.8%	--	<b>--</b>	--

# Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

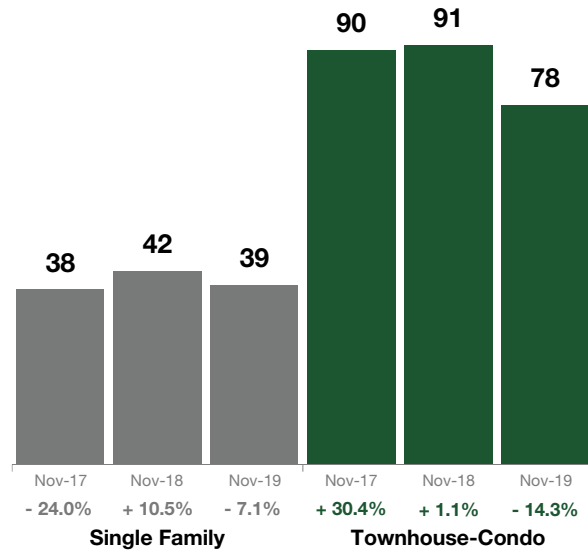


Key Metrics	Historical Sparkbars	11-2018	11-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		91	<b>78</b>	- 14.3%	1,570	<b>1,809</b>	+ 15.2%
<b>Pending Sales</b>		114	<b>248</b>	+ 117.5%	1,256	<b>1,478</b>	+ 17.7%
<b>Sold Listings</b>		112	<b>128</b>	+ 14.3%	1,237	<b>1,207</b>	- 2.4%
<b>Median Sales Price</b>		\$445,500	<b>\$520,000</b>	+ 16.7%	\$469,000	<b>\$507,875</b>	+ 8.3%
<b>Average Sales Price</b>		\$588,500	<b>\$544,088</b>	- 7.5%	\$550,450	<b>\$571,065</b>	+ 3.7%
<b>Pct. of List Price Received</b>		97.7%	<b>96.9%</b>	- 0.8%	98.2%	<b>97.8%</b>	- 0.4%
<b>Days on Market Until Sale</b>		74	<b>91</b>	+ 23.0%	53	<b>62</b>	+ 17.0%
<b>Housing Affordability Index</b>		77	<b>79</b>	+ 2.6%	74	<b>81</b>	+ 9.5%
<b>Inventory of Active Listings</b>		512	<b>498</b>	- 2.7%	--	--	--
<b>Months Supply of Inventory</b>		4.6	<b>4.6</b>	0.0%	--	--	--

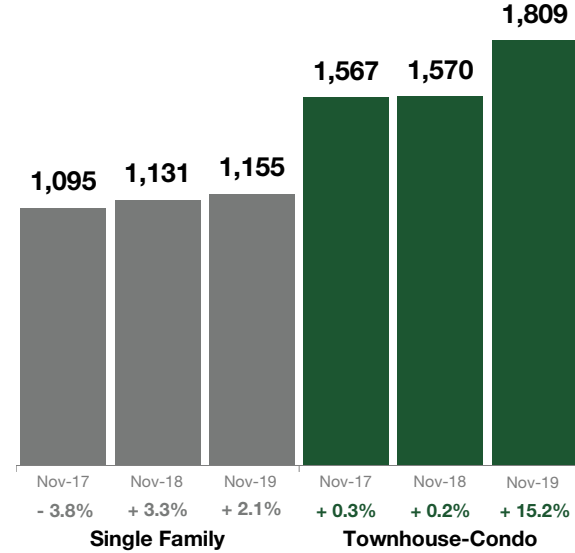
# New Listings



## November

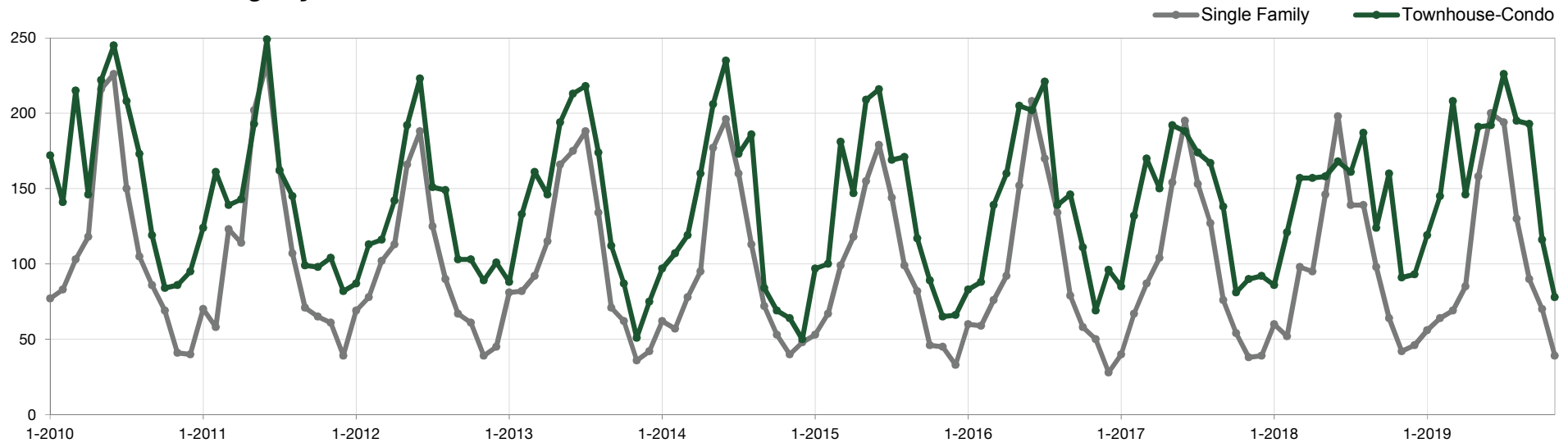


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	46	+17.9%	93	+1.1%
Jan-2019	56	-6.7%	119	+38.4%
Feb-2019	64	+23.1%	145	+19.8%
Mar-2019	69	-29.6%	208	+32.5%
Apr-2019	85	-10.5%	146	-7.0%
May-2019	158	+8.2%	191	+20.9%
Jun-2019	200	+1.0%	192	+14.3%
Jul-2019	194	+39.6%	226	+40.4%
Aug-2019	130	-6.5%	195	+4.3%
Sep-2019	90	-8.2%	193	+55.6%
Oct-2019	70	+9.4%	116	-27.5%
<b>Nov-2019</b>	<b>39</b>	<b>-7.1%</b>	<b>78</b>	<b>-14.3%</b>

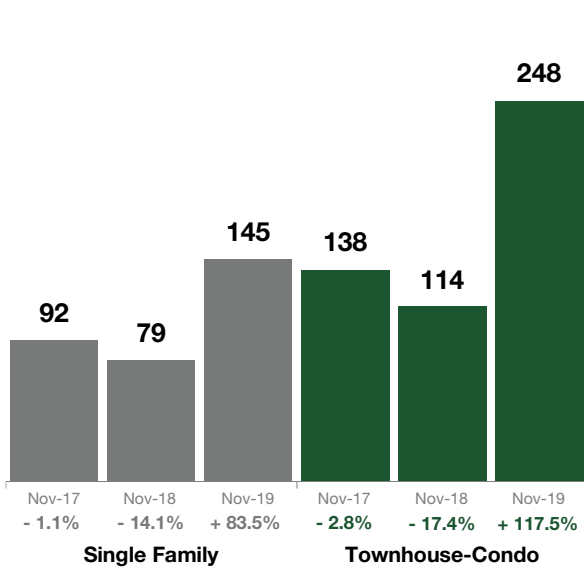
## Historical New Listings by Month



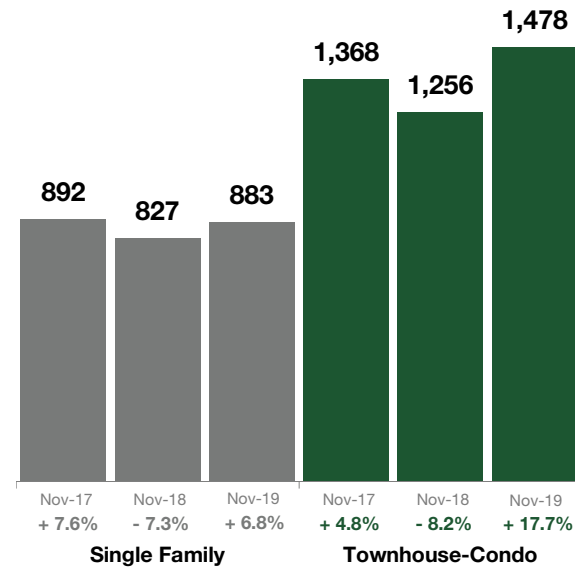
# Pending Sales



## November

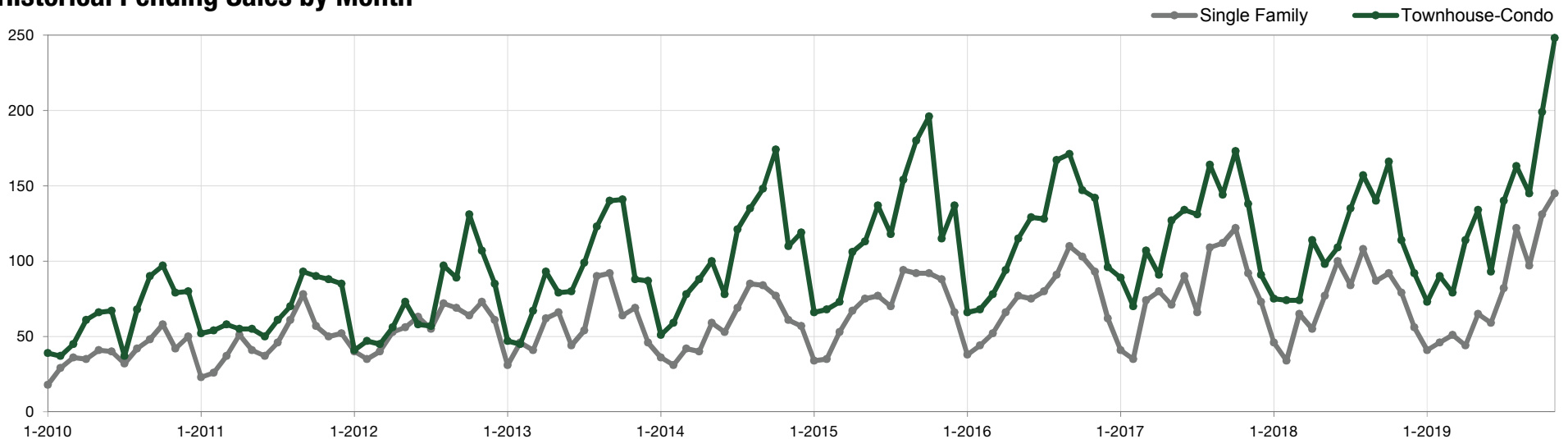


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	56	-23.3%	92	+1.1%
Jan-2019	41	-10.9%	73	-2.7%
Feb-2019	46	+35.3%	90	+21.6%
Mar-2019	51	-21.5%	79	+6.8%
Apr-2019	44	-20.0%	114	0.0%
May-2019	65	-15.6%	134	+36.7%
Jun-2019	59	-41.0%	93	-14.7%
Jul-2019	82	-2.4%	140	+3.7%
Aug-2019	122	+13.0%	163	+3.8%
Sep-2019	97	+11.5%	145	+3.6%
Oct-2019	131	+42.4%	199	+19.9%
<b>Nov-2019</b>	<b>145</b>	<b>+83.5%</b>	<b>248</b>	<b>+117.5%</b>

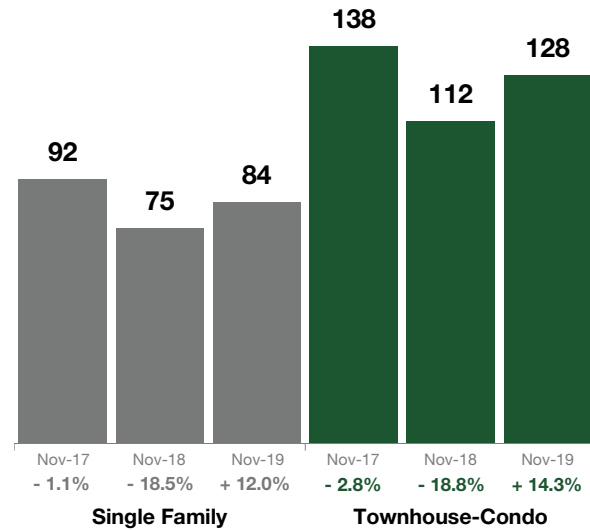
## Historical Pending Sales by Month



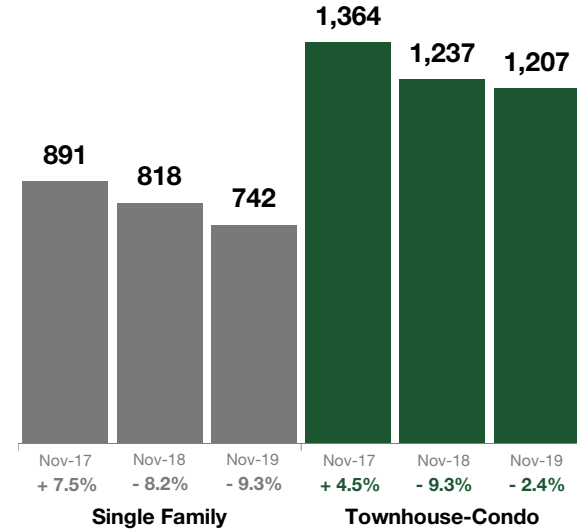
# Sold Listings



## November

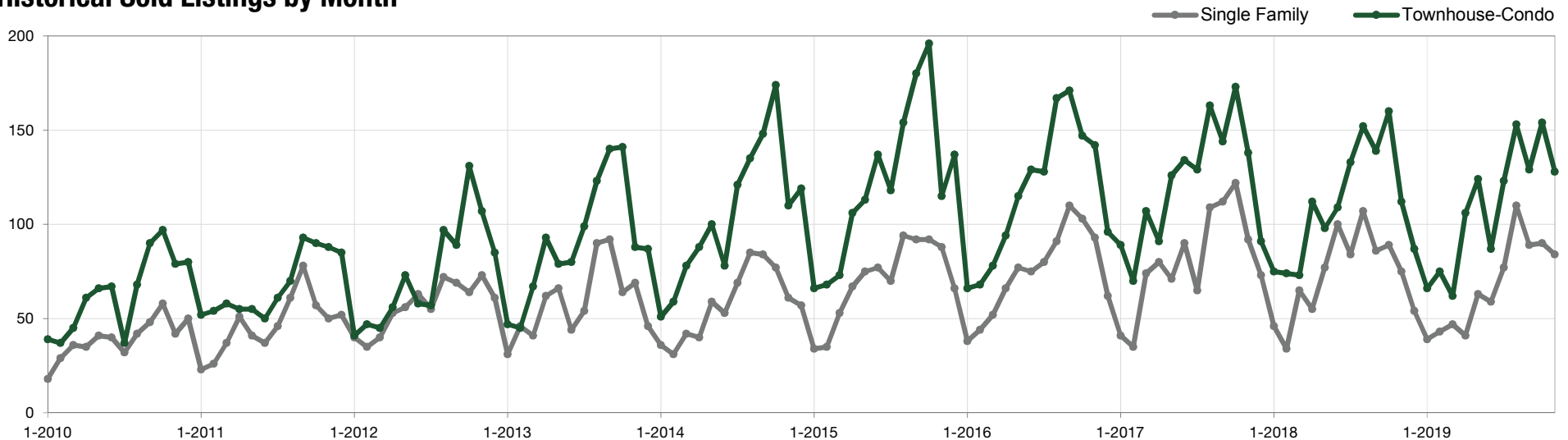


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	54	-26.0%	87	-4.4%
Jan-2019	39	-15.2%	66	-12.0%
Feb-2019	43	+26.5%	75	+1.4%
Mar-2019	47	-27.7%	62	-15.1%
Apr-2019	41	-25.5%	106	-5.4%
May-2019	63	-18.2%	124	+26.5%
Jun-2019	59	-41.0%	87	-20.2%
Jul-2019	77	-8.3%	123	-7.5%
Aug-2019	110	+2.8%	153	+0.7%
Sep-2019	89	+3.5%	129	-7.2%
Oct-2019	90	+1.1%	154	-3.8%
<b>Nov-2019</b>	<b>84</b>	<b>+12.0%</b>	<b>128</b>	<b>+14.3%</b>

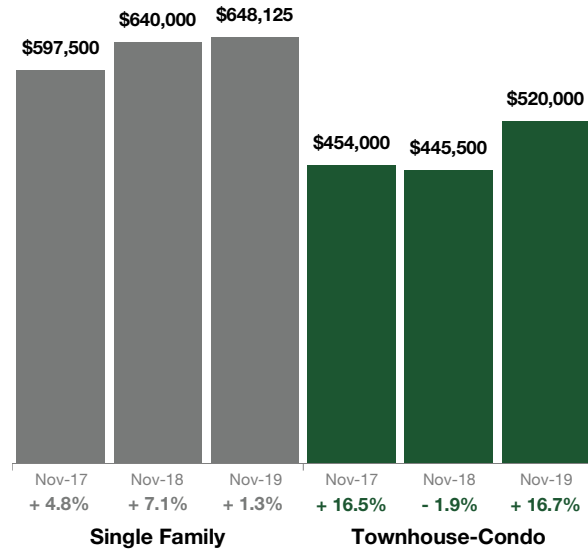
## Historical Sold Listings by Month



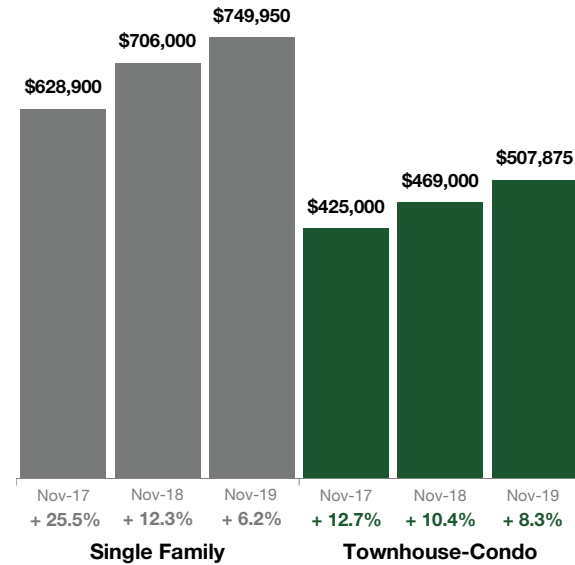
# Median Sales Price



## November

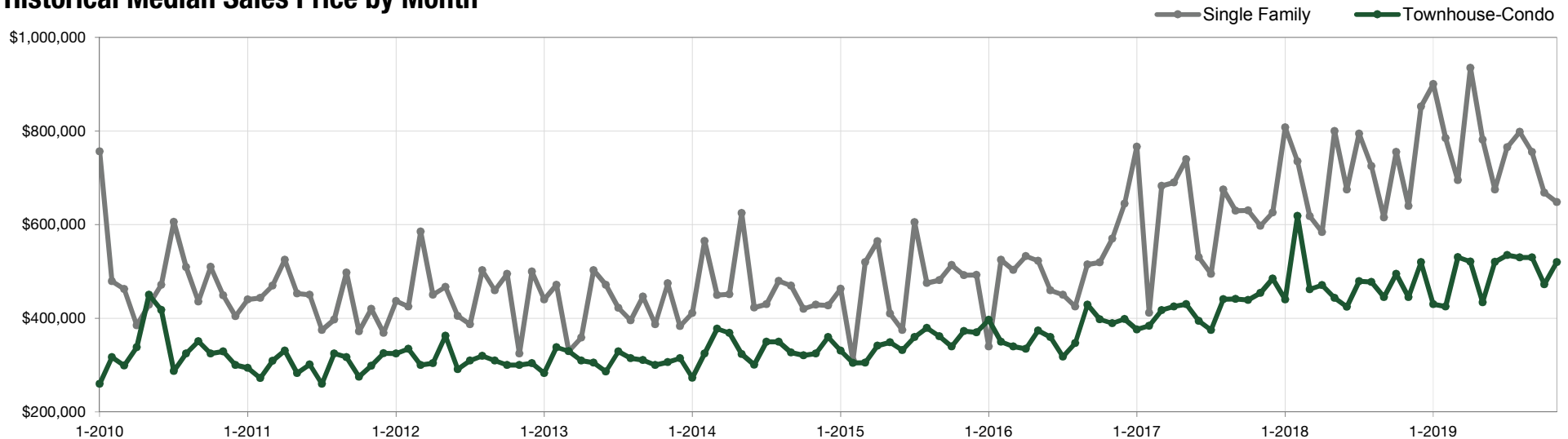


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	\$852,250	+36.1%	\$520,000	+7.2%
Jan-2019	\$900,000	+11.5%	\$429,950	-2.3%
Feb-2019	\$785,000	+6.8%	\$425,000	-31.3%
Mar-2019	\$694,785	+12.4%	\$530,500	+14.8%
Apr-2019	\$935,000	+60.1%	\$521,000	+10.6%
May-2019	\$781,500	-2.3%	\$434,000	-2.1%
Jun-2019	\$675,000	0.0%	\$520,500	+22.6%
Jul-2019	\$765,000	-3.7%	\$535,000	+11.7%
Aug-2019	\$798,000	+10.1%	\$530,000	+11.0%
Sep-2019	\$755,000	+22.7%	\$530,000	+19.1%
Oct-2019	\$668,100	-11.5%	\$472,500	-4.5%
<b>Nov-2019</b>	<b>\$648,125</b>	<b>+1.3%</b>	<b>\$520,000</b>	<b>+16.7%</b>

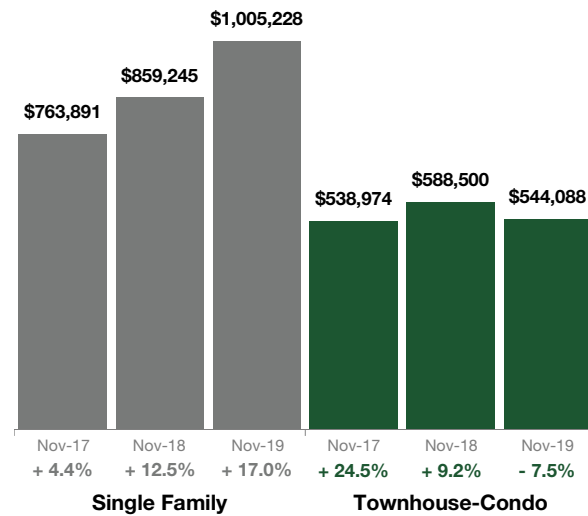
## Historical Median Sales Price by Month



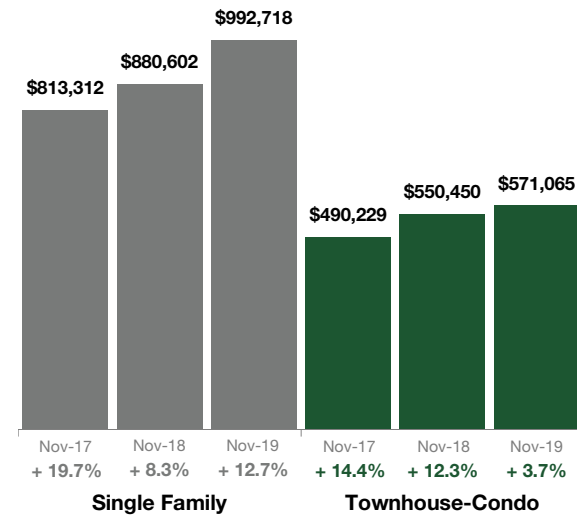
# Average Sales Price



## November

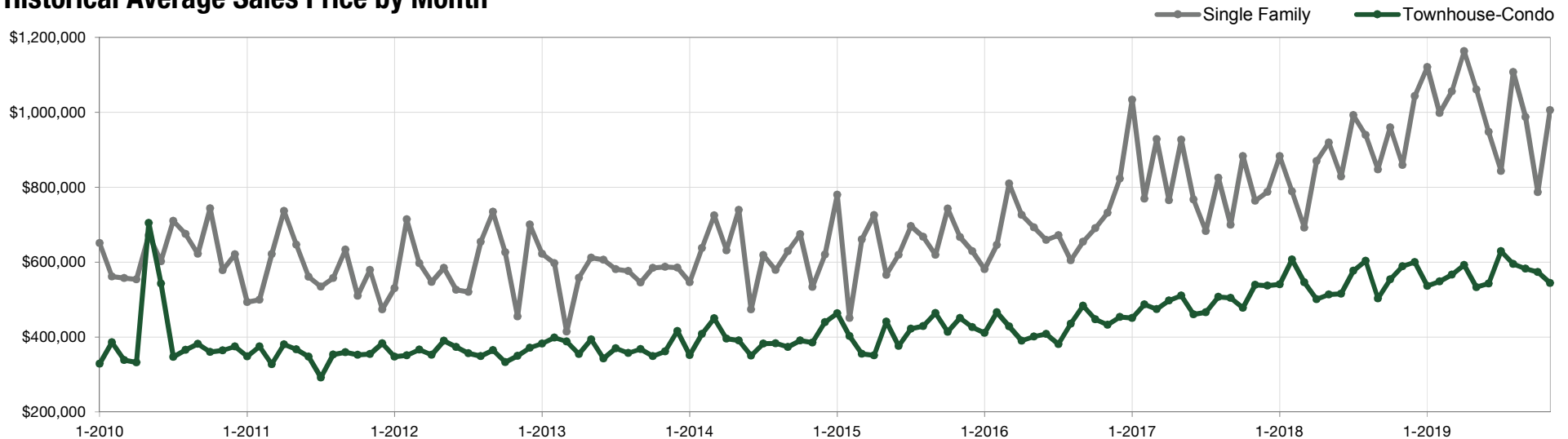


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	\$1,042,972	+32.4%	\$599,925	+11.7%
Jan-2019	\$1,120,447	+26.9%	\$536,423	-0.8%
Feb-2019	\$998,093	+26.5%	\$548,264	-9.6%
Mar-2019	\$1,056,068	+52.6%	\$566,260	+3.6%
Apr-2019	\$1,163,207	+33.8%	\$592,282	+18.3%
May-2019	\$1,060,880	+15.4%	\$533,035	+3.8%
Jun-2019	\$947,815	+14.4%	\$542,574	+5.2%
Jul-2019	\$843,167	-15.0%	\$629,181	+9.1%
Aug-2019	\$1,107,595	+17.9%	\$594,805	-1.4%
Sep-2019	\$987,694	+16.6%	\$582,760	+15.8%
Oct-2019	\$786,609	-18.0%	\$573,509	+3.5%
<b>Nov-2019</b>	<b>\$1,005,228</b>	<b>+17.0%</b>	<b>\$544,088</b>	<b>-7.5%</b>

## Historical Average Sales Price by Month



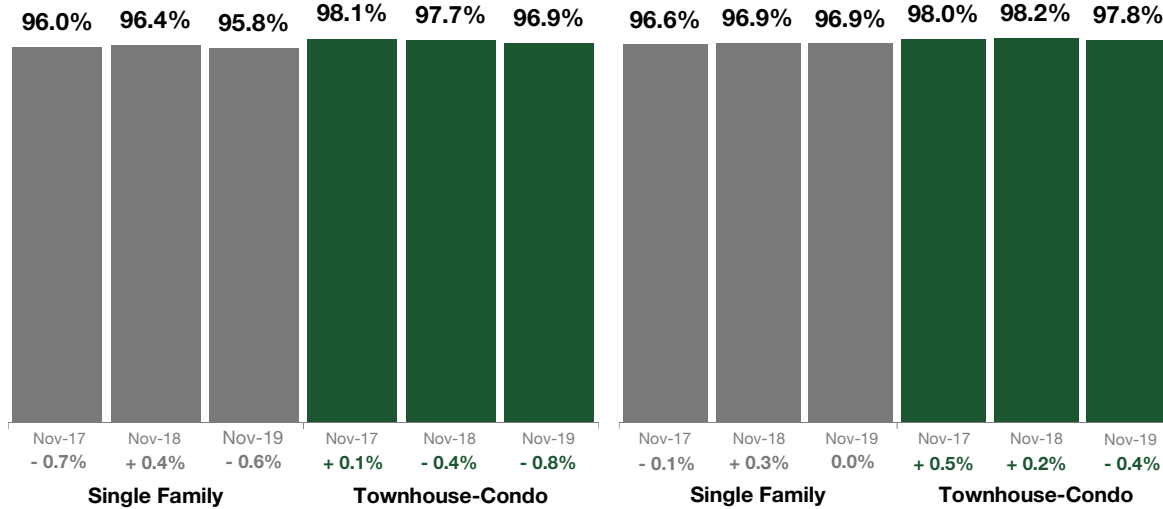


# Percent of List Price Received



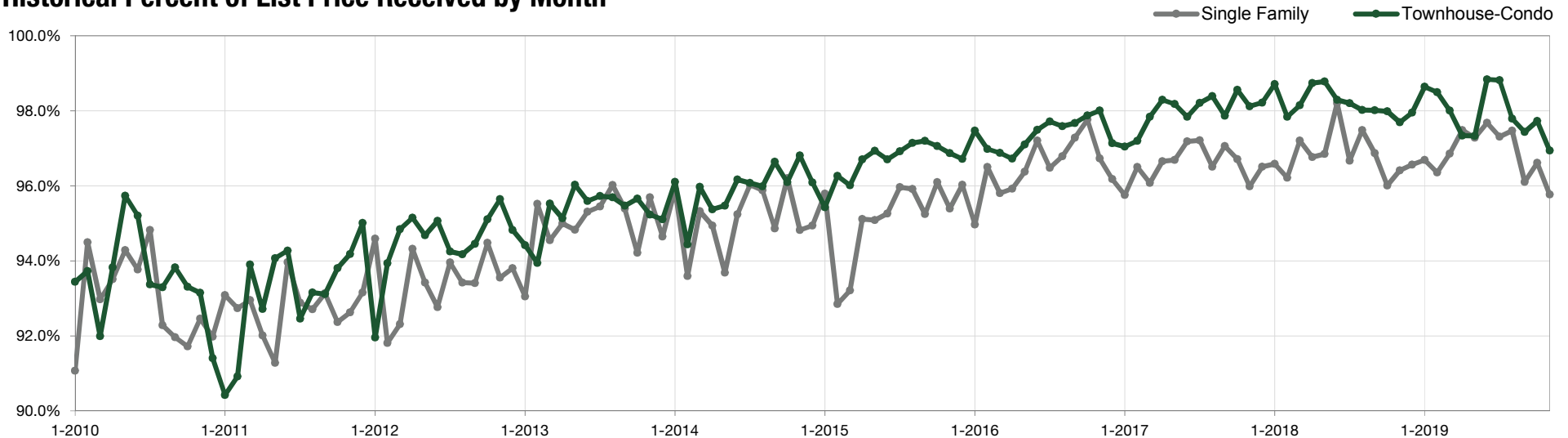
## November

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	96.6%	+0.1%	98.0%	-0.2%
Jan-2019	96.7%	+0.1%	98.6%	-0.1%
Feb-2019	96.4%	+0.2%	98.5%	+0.7%
Mar-2019	96.9%	-0.3%	98.0%	-0.1%
Apr-2019	97.5%	+0.7%	97.3%	-1.4%
May-2019	97.3%	+0.5%	97.3%	-1.5%
Jun-2019	97.7%	-0.5%	98.8%	+0.5%
Jul-2019	97.3%	+0.6%	98.8%	+0.6%
Aug-2019	97.5%	0.0%	97.8%	-0.2%
Sep-2019	96.1%	-0.8%	97.4%	-0.6%
Oct-2019	96.6%	+0.6%	97.7%	-0.3%
<b>Nov-2019</b>	<b>95.8%</b>	<b>-0.6%</b>	<b>96.9%</b>	<b>-0.8%</b>

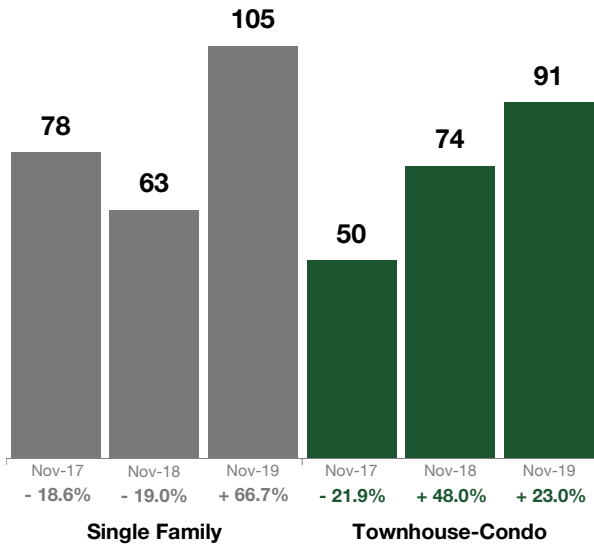
## Historical Percent of List Price Received by Month



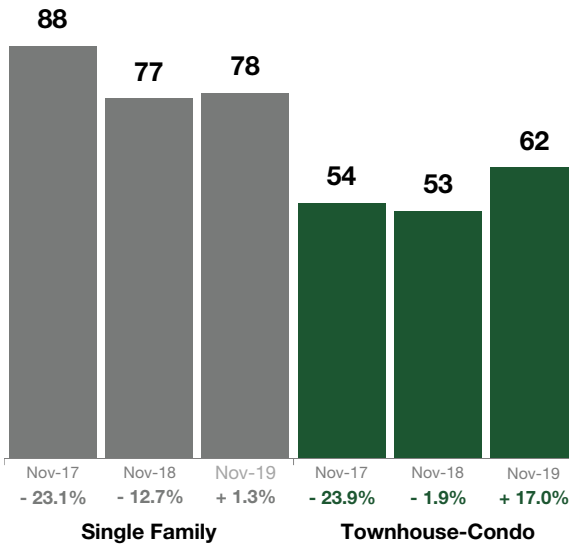
# Days on Market Until Sale



## November

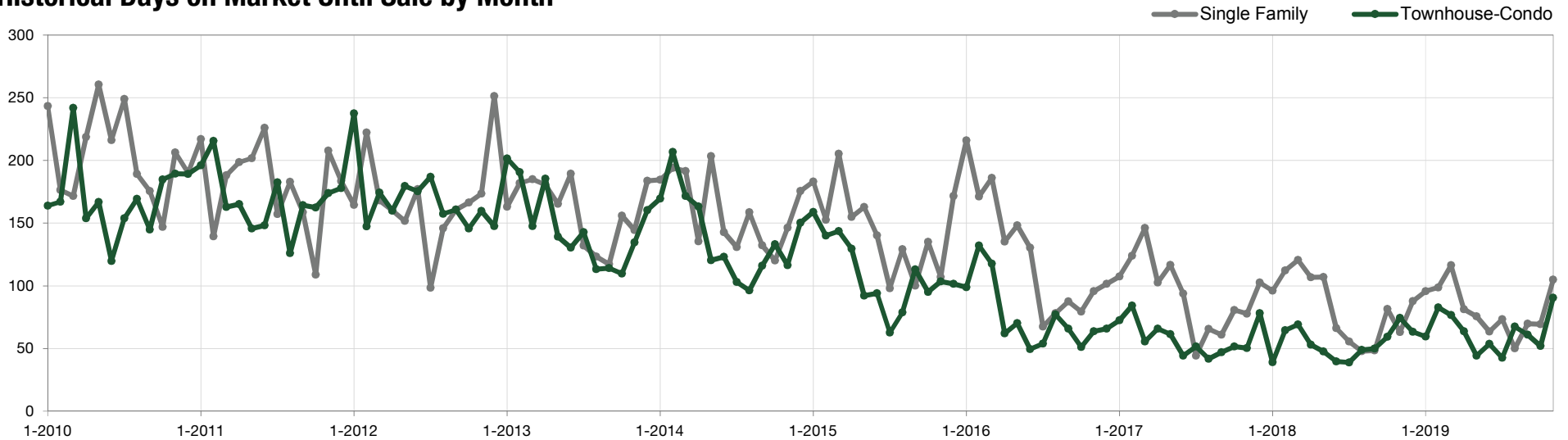


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	88	-14.6%	63	-19.2%
Jan-2019	96	0.0%	59	+51.3%
Feb-2019	99	-11.6%	83	+27.7%
Mar-2019	116	-4.1%	77	+11.6%
Apr-2019	81	-24.3%	64	+20.8%
May-2019	76	-29.0%	44	-8.3%
Jun-2019	64	-3.0%	54	+35.0%
Jul-2019	73	+30.4%	43	+10.3%
Aug-2019	50	+4.2%	67	+36.7%
Sep-2019	70	+45.8%	61	+22.0%
Oct-2019	69	-15.9%	52	-11.9%
<b>Nov-2019</b>	<b>105</b>	<b>+66.7%</b>	<b>91</b>	<b>+23.0%</b>

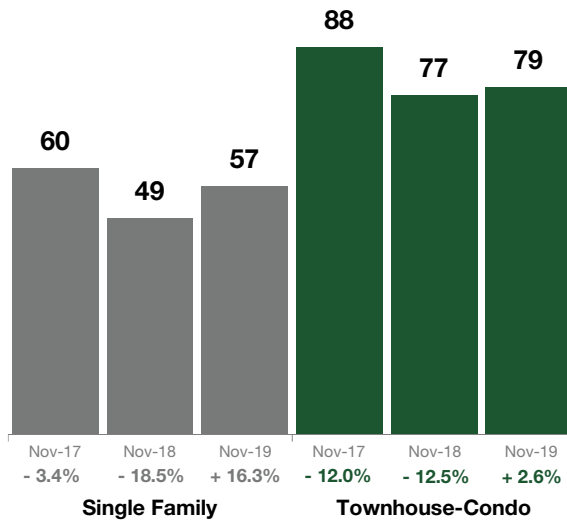
## Historical Days on Market Until Sale by Month



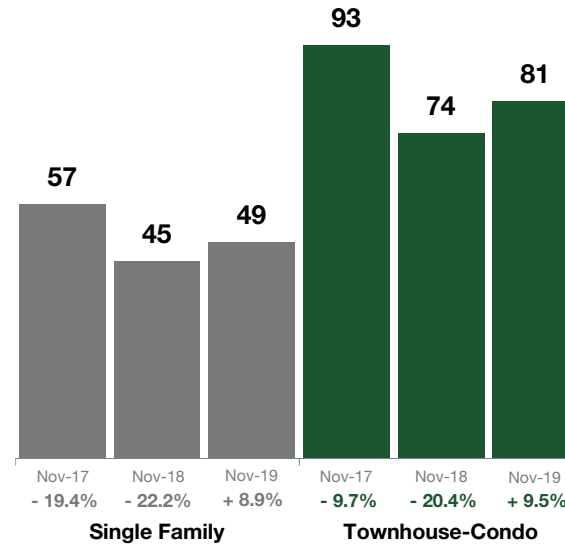
# Housing Affordability Index



## November

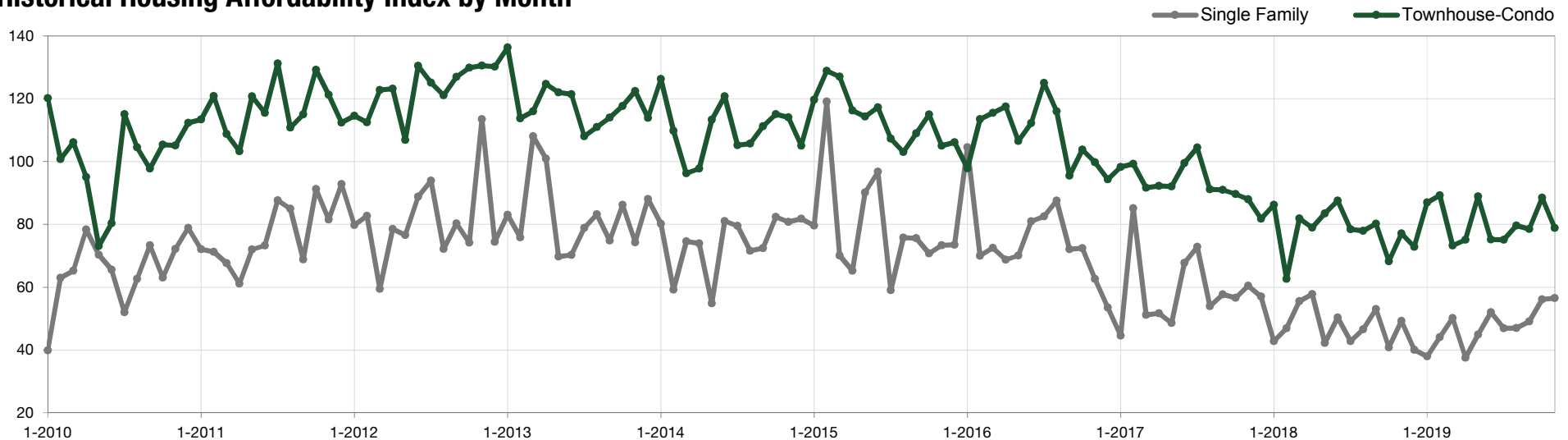


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	40	-29.8%	73	-11.0%
Jan-2019	38	-11.6%	87	+1.2%
Feb-2019	44	-6.4%	89	+41.3%
Mar-2019	50	-10.7%	73	-11.0%
Apr-2019	38	-34.5%	75	-5.1%
May-2019	45	+7.1%	89	+7.2%
Jun-2019	52	+4.0%	75	-14.8%
Jul-2019	47	+9.3%	75	-3.8%
Aug-2019	47	0.0%	80	+2.6%
Sep-2019	49	-7.5%	79	-1.3%
Oct-2019	56	+36.6%	88	+29.4%
<b>Nov-2019</b>	<b>57</b>	<b>+16.3%</b>	<b>79</b>	<b>+2.6%</b>

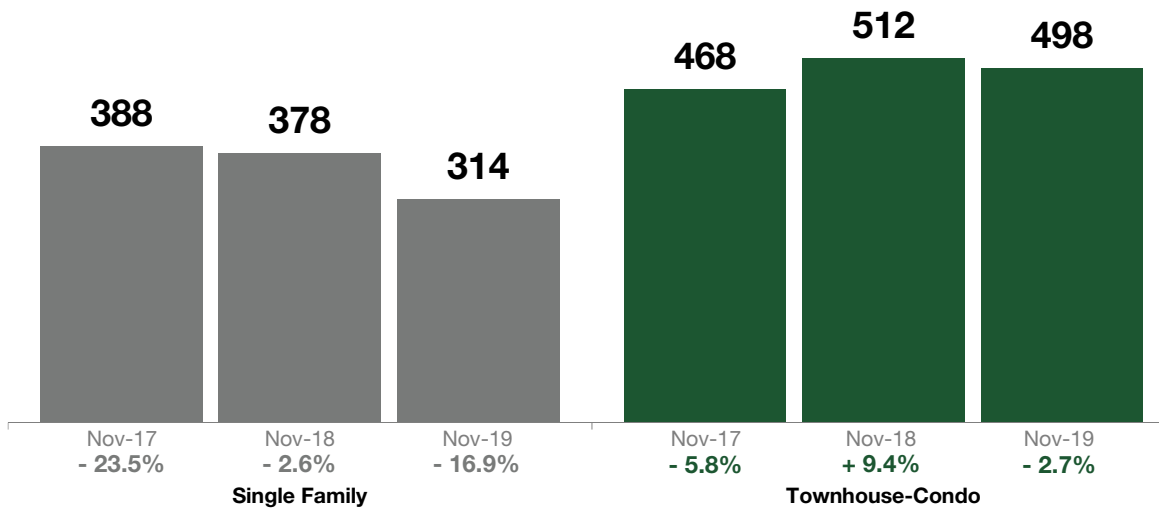
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

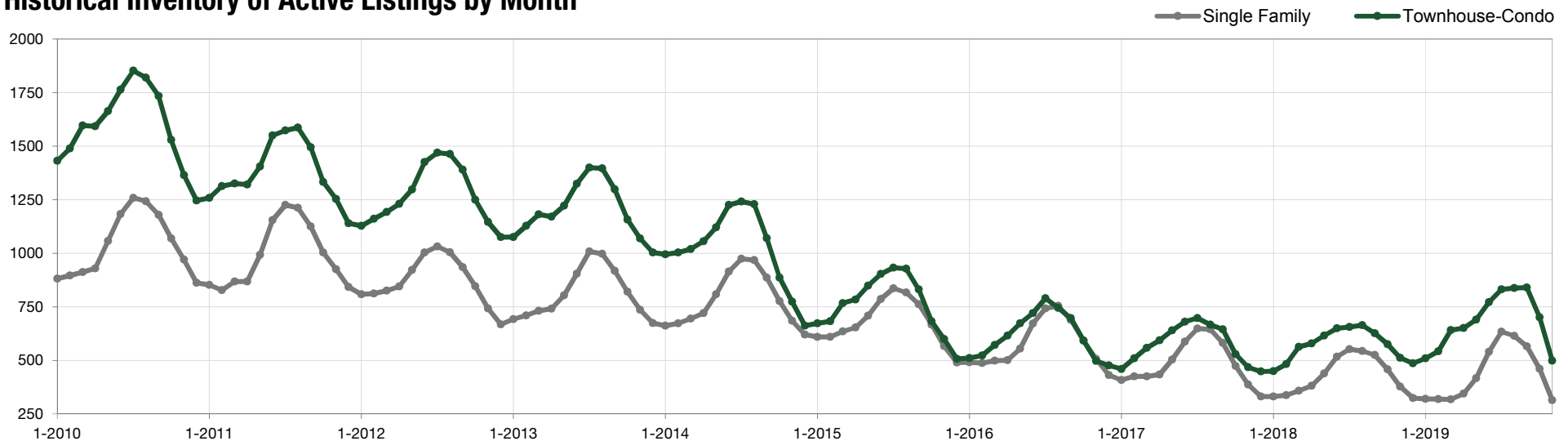


## November



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	324	-2.1%	487	+8.7%
Jan-2019	321	-3.0%	509	+13.1%
Feb-2019	319	-5.6%	543	+12.4%
Mar-2019	318	-11.2%	641	+13.9%
Apr-2019	345	-9.7%	651	+12.4%
May-2019	417	-5.0%	690	+12.0%
Jun-2019	540	+4.4%	772	+18.8%
Jul-2019	634	+14.9%	832	+26.8%
Aug-2019	614	+12.9%	838	+26.0%
Sep-2019	566	+7.8%	840	+34.0%
Oct-2019	461	+0.7%	701	+21.9%
<b>Nov-2019</b>	<b>314</b>	<b>-16.9%</b>	<b>498</b>	<b>-2.7%</b>

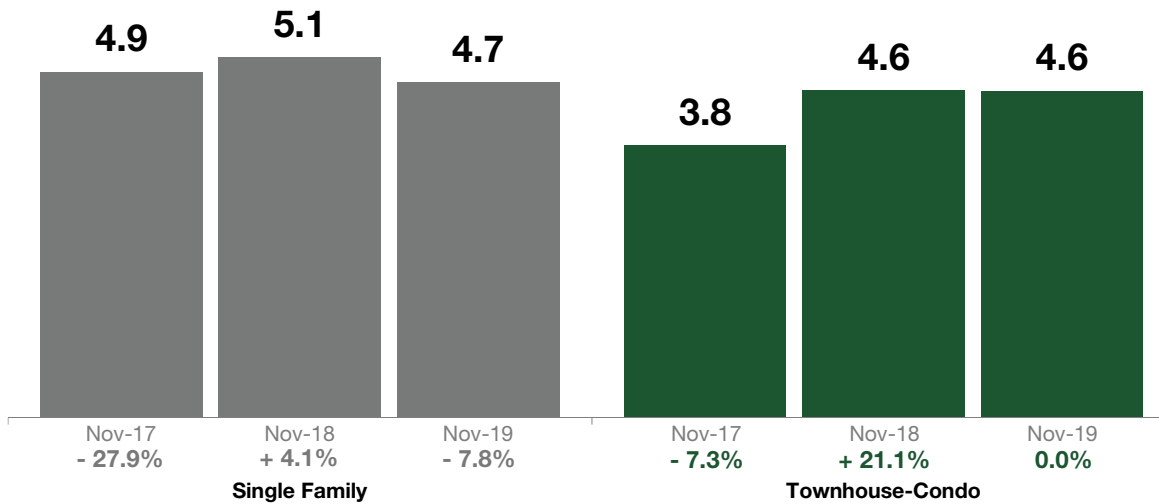
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

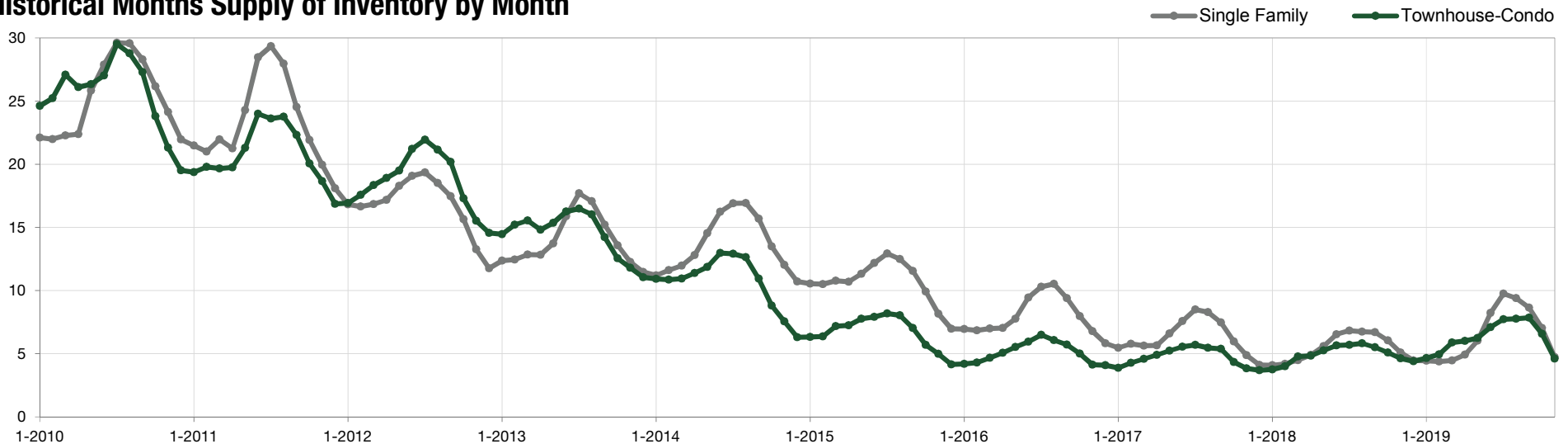


## November



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	4.5	+9.8%	4.4	+18.9%
Jan-2019	4.5	+9.8%	4.6	+24.3%
Feb-2019	4.4	+4.8%	5.0	+25.0%
Mar-2019	4.5	0.0%	5.9	+22.9%
Apr-2019	4.9	0.0%	6.0	+22.4%
May-2019	6.0	+7.1%	6.2	+17.0%
Jun-2019	8.2	+26.2%	7.1	+24.6%
Jul-2019	9.8	+44.1%	7.7	+35.1%
Aug-2019	9.4	+38.2%	7.8	+34.5%
Sep-2019	8.6	+28.4%	7.9	+43.6%
Oct-2019	7.0	+14.8%	6.6	+29.4%
<b>Nov-2019</b>	<b>4.7</b>	<b>-7.8%</b>	<b>4.6</b>	<b>0.0%</b>

## Historical Months Supply of Inventory by Month



# Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



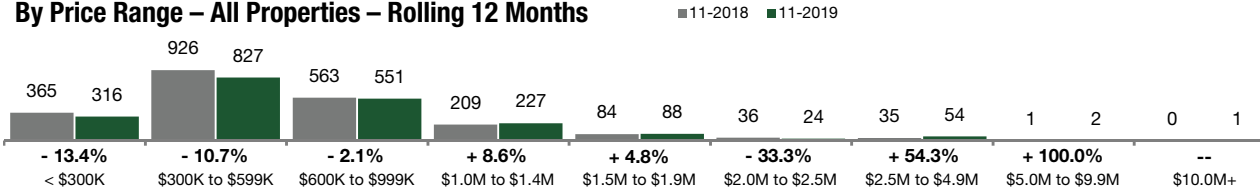
Key Metrics	Historical Sparkbars	11-2018	11-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		133	<b>117</b>	- 12.0%	2,701	<b>2,964</b>	+ 9.7%
<b>Pending Sales</b>		193	<b>393</b>	+ 103.6%	2,083	<b>2,361</b>	+ 13.3%
<b>Sold Listings</b>		187	<b>212</b>	+ 13.4%	2,055	<b>1,949</b>	- 5.2%
<b>Median Sales Price</b>		\$490,000	<b>\$545,000</b>	+ 11.2%	\$523,500	<b>\$555,000</b>	+ 6.0%
<b>Average Sales Price</b>		\$698,261	<b>\$727,670</b>	+ 4.2%	\$682,060	<b>\$731,674</b>	+ 7.3%
<b>Pct. of List Price Received</b>		97.2%	<b>96.5%</b>	- 0.7%	97.7%	<b>97.5%</b>	- 0.2%
<b>Days on Market Until Sale</b>		70	<b>96</b>	+ 37.1%	62	<b>68</b>	+ 9.7%
<b>Housing Affordability Index</b>		64	<b>67</b>	+ 4.7%	60	<b>66</b>	+ 10.0%
<b>Inventory of Active Listings</b>		890	<b>812</b>	- 8.8%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>		4.8	<b>4.7</b>	- 2.1%	--	<b>--</b>	--

# Sold Listings

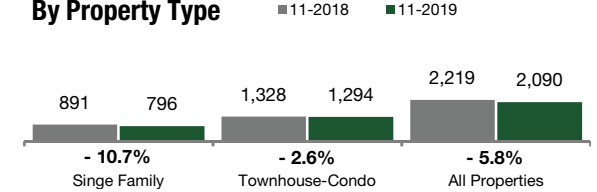
Actual sales that have closed in a given month.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	11-2018	11-2019	Change	11-2018	11-2019	Change
\$299,999 and Below	148	111	-25.0%	217	205	-5.5%
\$300,000 to \$599,999	240	204	-15.0%	686	623	-9.2%
\$600,000 to \$999,999	229	203	-11.4%	334	348	+4.2%
\$1,000,000 to \$1,499,999	150	139	-7.3%	59	88	+49.2%
\$1,500,000 to \$1,999,999	64	69	+7.8%	20	19	-5.0%
\$2,000,000 to \$2,499,999	30	17	-43.3%	6	7	+16.7%
\$2,500,000 to \$4,999,999	29	50	+72.4%	6	4	-33.3%
\$5,000,000 to \$9,999,999	1	2	+100.0%	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>891</b>	<b>796</b>	<b>-10.7%</b>	<b>1,328</b>	<b>1,294</b>	<b>-2.6%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	10-2019	11-2019	Change	10-2019	11-2019	Change
\$299,999 and Below	15	8	-46.7%	23	21	-8.7%
\$300,000 to \$599,999	26	32	+23.1%	78	59	-24.4%
\$600,000 to \$999,999	22	15	-31.8%	38	38	0.0%
\$1,000,000 to \$1,499,999	19	15	-21.1%	12	9	-25.0%
\$1,500,000 to \$1,999,999	6	5	-16.7%	2	1	-50.0%
\$2,000,000 to \$2,499,999	0	1	--	1	0	-100.0%
\$2,500,000 to \$4,999,999	2	7	+250.0%	0	0	--
\$5,000,000 to \$9,999,999	0	1	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>90</b>	<b>84</b>	<b>-6.7%</b>	<b>154</b>	<b>128</b>	<b>-16.9%</b>

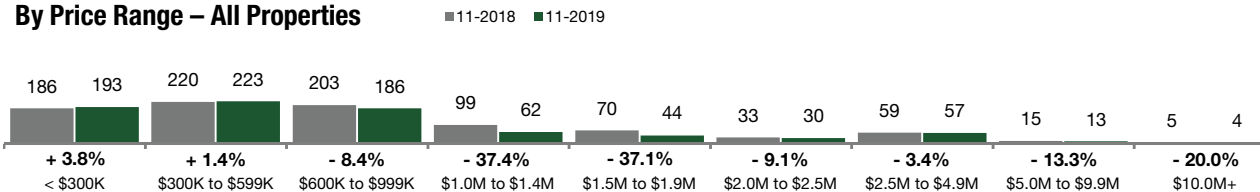
### Year to Date

By Price Range	Single Family			Condo		
	11-2018	11-2019	Change	11-2018	11-2019	Change
\$299,999 and Below	132	102	-22.7%	195	189	-3.1%
\$300,000 to \$599,999	221	198	-10.4%	641	586	-8.6%
\$600,000 to \$999,999	208	186	-10.6%	316	321	+1.6%
\$1,000,000 to \$1,499,999	138	127	-8.0%	56	84	+50.0%
\$1,500,000 to \$1,999,999	61	66	+8.2%	18	18	0.0%
\$2,000,000 to \$2,499,999	30	13	-56.7%	5	6	+20.0%
\$2,500,000 to \$4,999,999	28	47	+67.9%	6	3	-50.0%
\$5,000,000 to \$9,999,999	0	2	--	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>818</b>	<b>742</b>	<b>-9.3%</b>	<b>1,237</b>	<b>1,207</b>	<b>-2.4%</b>

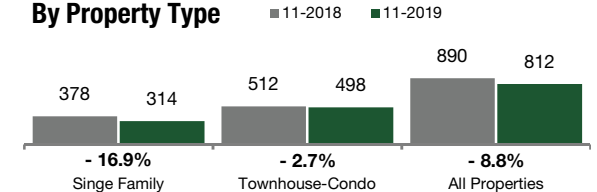
# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

## By Price Range – All Properties



## By Property Type



### Year over Year

By Price Range	Single Family			Condo		
	11-2018	11-2019	Change	11-2018	11-2019	Change
\$299,999 and Below	41	43	+4.9%	145	150	+3.4%
\$300,000 to \$599,999	65	80	+23.1%	155	143	-7.7%
\$600,000 to \$999,999	71	36	-49.3%	132	150	+13.6%
\$1,000,000 to \$1,499,999	58	35	-39.7%	41	27	-34.1%
\$1,500,000 to \$1,999,999	47	30	-36.2%	23	14	-39.1%
\$2,000,000 to \$2,499,999	20	18	-10.0%	13	12	-7.7%
\$2,500,000 to \$4,999,999	56	55	-1.8%	3	2	-33.3%
\$5,000,000 to \$9,999,999	15	13	-13.3%	0	0	--
\$10,000,000 and Above	5	4	-20.0%	0	0	--
<b>All Price Ranges</b>	<b>378</b>	<b>314</b>	<b>-16.9%</b>	<b>512</b>	<b>498</b>	<b>-2.7%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	10-2019	11-2019	Change	10-2019	11-2019	Change
\$299,999 and Below	54	43	-20.4%	183	150	-18.0%
\$300,000 to \$599,999	127	80	-37.0%	233	143	-38.6%
\$600,000 to \$999,999	73	36	-50.7%	218	150	-31.2%
\$1,000,000 to \$1,499,999	58	35	-39.7%	39	27	-30.8%
\$1,500,000 to \$1,999,999	36	30	-16.7%	14	14	0.0%
\$2,000,000 to \$2,499,999	26	18	-30.8%	12	12	0.0%
\$2,500,000 to \$4,999,999	68	55	-19.1%	2	2	0.0%
\$5,000,000 to \$9,999,999	14	13	-7.1%	0	0	--
\$10,000,000 and Above	5	4	-20.0%	0	0	--
<b>All Price Ranges</b>	<b>461</b>	<b>314</b>	<b>-31.9%</b>	<b>701</b>	<b>498</b>	<b>-29.0%</b>

### Year to Date

By Price Range	Single Family			Condo		
	11-2018	11-2019	Change	11-2018	11-2019	Change
\$299,999 and Below	132	102	-22.7%	195	189	-3.1%
\$300,000 to \$599,999	221	198	-10.4%	641	586	-8.6%
\$600,000 to \$999,999	208	186	-10.6%	316	321	+1.6%
\$1,000,000 to \$1,499,999	138	127	-8.0%	56	84	+50.0%
\$1,500,000 to \$1,999,999	61	66	+8.2%	18	18	0.0%
\$2,000,000 to \$2,499,999	30	13	-56.7%	5	6	+20.0%
\$2,500,000 to \$4,999,999	28	47	+67.9%	6	3	-50.0%
\$5,000,000 to \$9,999,999	0	2	--	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>818</b>	<b>742</b>	<b>-9.3%</b>	<b>1,237</b>	<b>1,207</b>	<b>-2.4%</b>

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Pending Sales</b>	A count of all the listings that went into pending status during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
<b>Inventory of Active Listings</b>	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
<b>Months Supply of Inventory</b>	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.