

# Monthly Indicators

## Residential Real Estate Activity for Summit and Park Counties



### October 2019

Percent changes calculated using year-over-year comparisons.

New Listings were up 9.4 percent for single family homes but decreased 27.5 percent for townhouse-condo properties. Pending Sales landed at 189 for single family homes and 284 for townhouse-condo properties.

The Median Sales Price was down 12.5 percent to \$660,600 for single family homes and 4.5 percent to \$472,500 for townhouse-condo properties. Days on Market decreased 18.3 percent for single family homes but for townhouse-condo properties.

As we begin the slower time of year for home sales, historically low mortgage rates will continue to support buyer demand and may create additional lift to home prices as excellent affordability gives buyers the ability to offer more to secure their dream home. Throughout much of the country, the continued low level of housing inventory also continues to constrain sales activity from where it would likely be in a balanced market.

### Activity Snapshot

**- 3.6%**      **+ 2.4%**      **- 7.0%**

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	10-2018	10-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		64	<b>70</b>	+ 9.4%	1,089	<b>1,116</b>	+ 2.5%
<b>Pending Sales</b>		92	<b>189</b>	+ 105.4%	748	<b>822</b>	+ 9.9%
<b>Sold Listings</b>		89	<b>88</b>	- 1.1%	743	<b>656</b>	- 11.7%
<b>Median Sales Price</b>		\$755,000	<b>\$660,600</b>	- 12.5%	\$719,000	<b>\$755,000</b>	+ 5.0%
<b>Average Sales Price</b>		\$959,221	<b>\$775,348</b>	- 19.2%	\$882,758	<b>\$990,234</b>	+ 12.2%
<b>Pct. of List Price Received</b>		96.0%	<b>96.5%</b>	+ 0.5%	97.0%	<b>97.0%</b>	0.0%
<b>Days on Market Until Sale</b>		82	<b>67</b>	- 18.3%	78	<b>74</b>	- 5.1%
<b>Housing Affordability Index</b>		41	<b>57</b>	+ 39.0%	43	<b>50</b>	+ 16.3%
<b>Inventory of Active Listings</b>		458	<b>376</b>	- 17.9%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>		6.1	<b>5.7</b>	- 6.6%	--	<b>--</b>	--

# Townhouse-Condo Market Overview

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

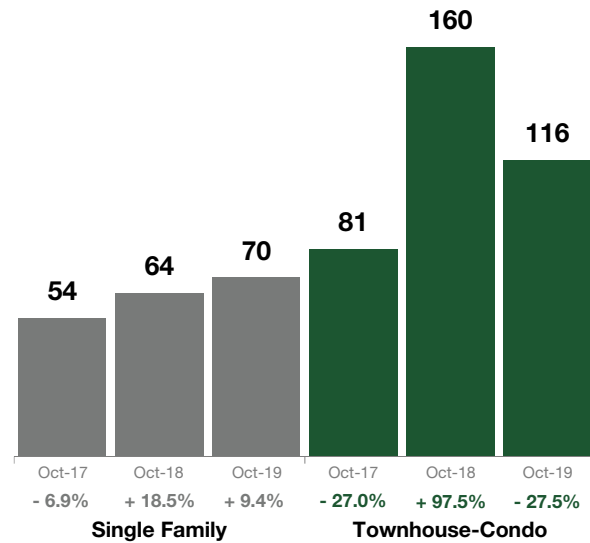


Key Metrics	Historical Sparkbars	10-2018	10-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		160	<b>116</b>	- 27.5%	1,479	<b>1,731</b>	+ 17.0%
<b>Pending Sales</b>		166	<b>284</b>	+ 71.1%	1,146	<b>1,346</b>	+ 17.5%
<b>Sold Listings</b>		160	<b>152</b>	- 5.0%	1,125	<b>1,076</b>	- 4.4%
<b>Median Sales Price</b>		\$495,000	<b>\$472,500</b>	- 4.5%	\$470,500	<b>\$506,000</b>	+ 7.5%
<b>Average Sales Price</b>		\$553,875	<b>\$575,681</b>	+ 3.9%	\$546,726	<b>\$573,929</b>	+ 5.0%
<b>Pct. of List Price Received</b>		98.0%	<b>97.7%</b>	- 0.3%	98.2%	<b>98.0%</b>	- 0.2%
<b>Days on Market Until Sale</b>		59	<b>52</b>	- 11.9%	50	<b>59</b>	+ 18.0%
<b>Housing Affordability Index</b>		68	<b>88</b>	+ 29.4%	72	<b>83</b>	+ 15.3%
<b>Inventory of Active Listings</b>		571	<b>581</b>	+ 1.8%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>		5.1	<b>5.5</b>	+ 7.8%	--	<b>--</b>	--

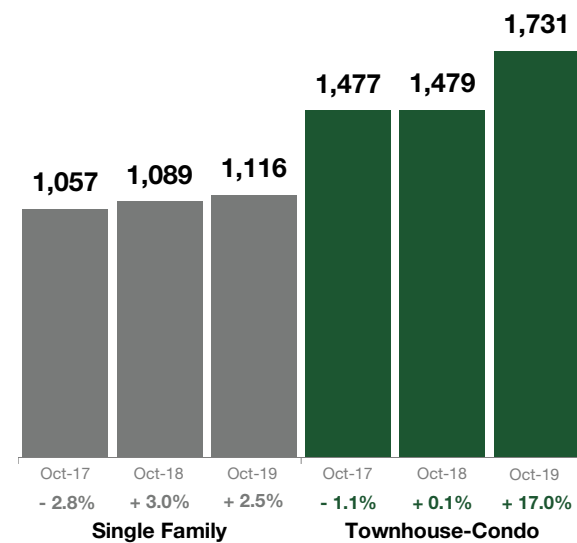
# New Listings



## October

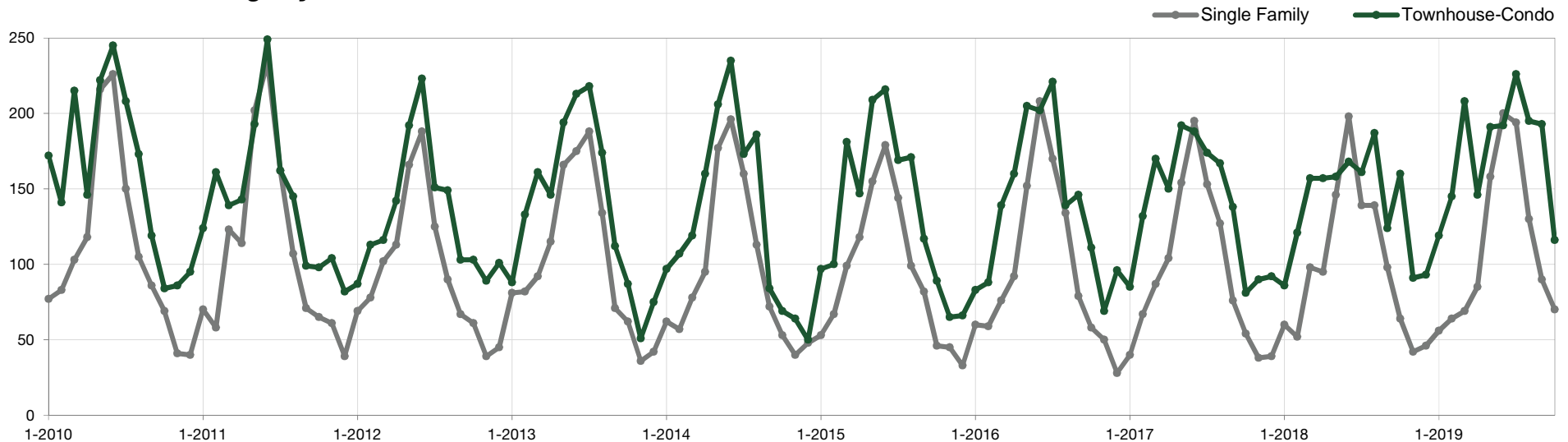


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2018	42	+10.5%	91	+1.1%
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%
<b>Oct-2019</b>	<b>70</b>	<b>+9.4%</b>	<b>116</b>	<b>-27.5%</b>

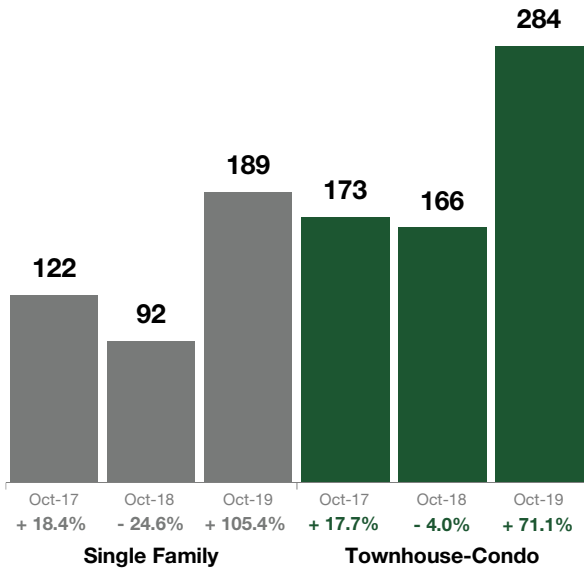
## Historical New Listings by Month



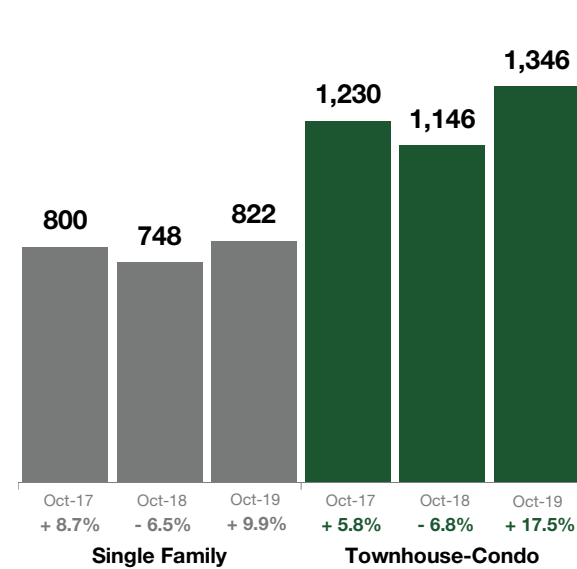
# Pending Sales



## October

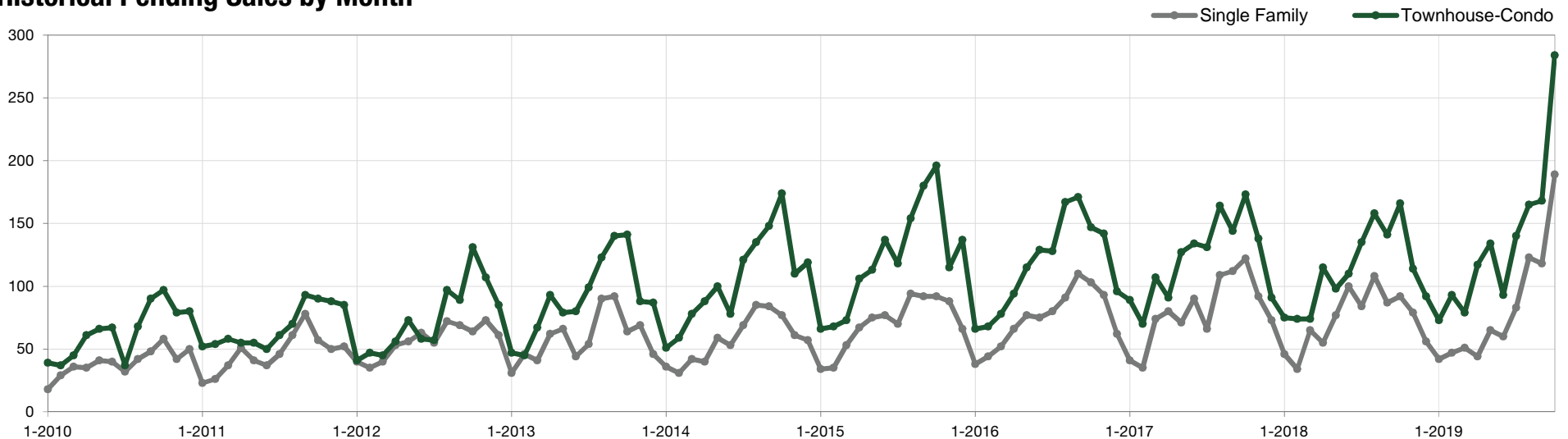


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2018	79	-14.1%	114	-17.4%
Dec-2018	56	-23.3%	92	+1.1%
Jan-2019	42	-8.7%	73	-2.7%
Feb-2019	47	+38.2%	93	+25.7%
Mar-2019	51	-21.5%	79	+6.8%
Apr-2019	44	-20.0%	117	+1.7%
May-2019	65	-15.6%	134	+36.7%
Jun-2019	60	-40.0%	93	-15.5%
Jul-2019	83	-1.2%	140	+3.7%
Aug-2019	123	+13.9%	165	+4.4%
Sep-2019	118	+35.6%	168	+19.1%
<b>Oct-2019</b>	<b>189</b>	<b>+105.4%</b>	<b>284</b>	<b>+71.1%</b>

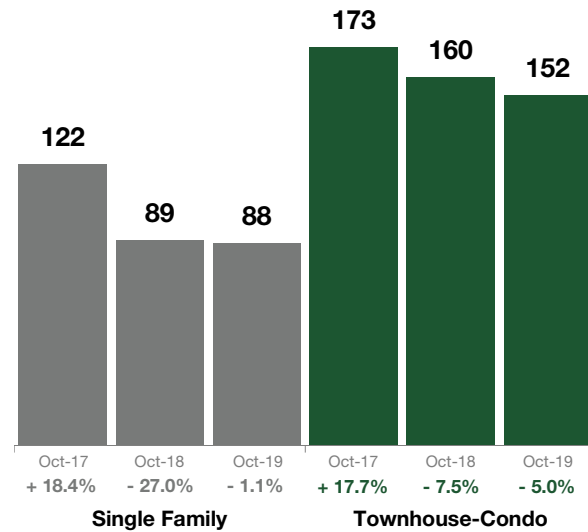
## Historical Pending Sales by Month



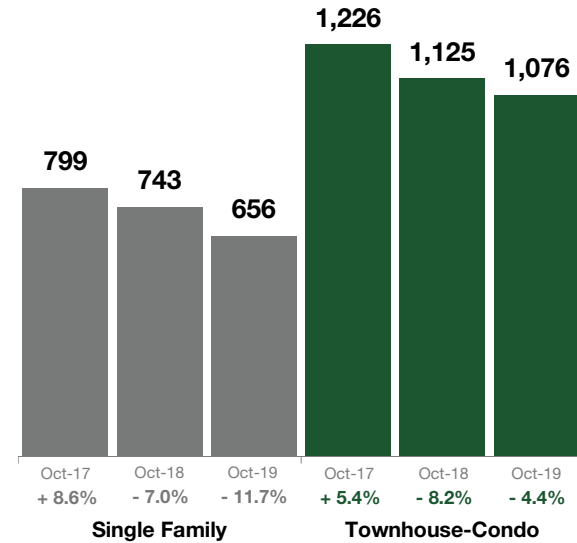
# Sold Listings



## October

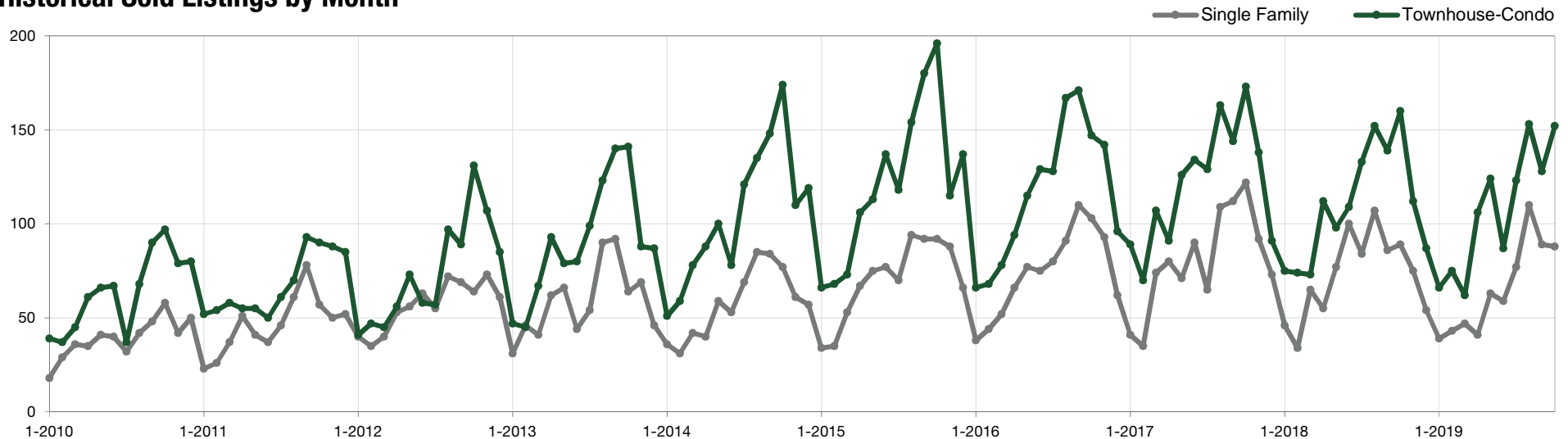


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2018	75	-18.5%	112	-18.8%
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%	128	-7.9%
<b>Oct-2019</b>	<b>88</b>	<b>-1.1%</b>	<b>152</b>	<b>-5.0%</b>

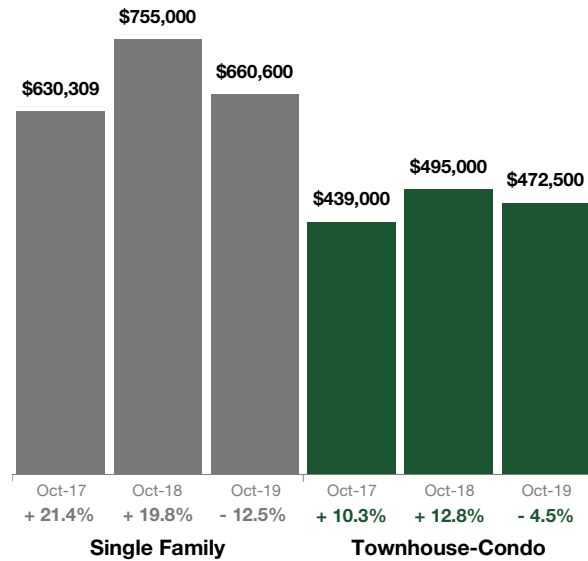
## Historical Sold Listings by Month



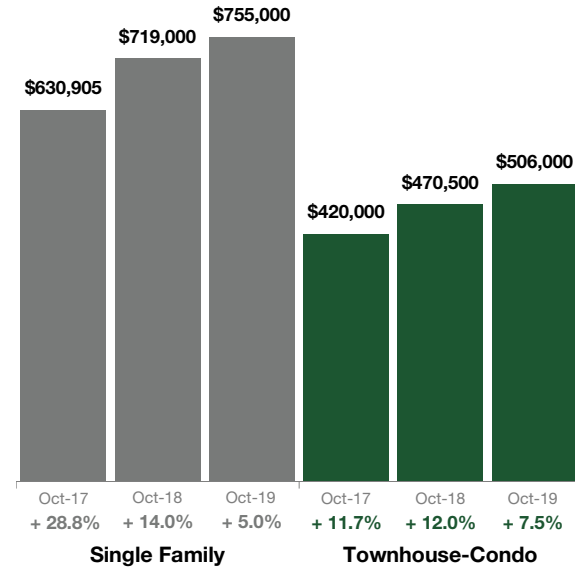
# Median Sales Price



## October

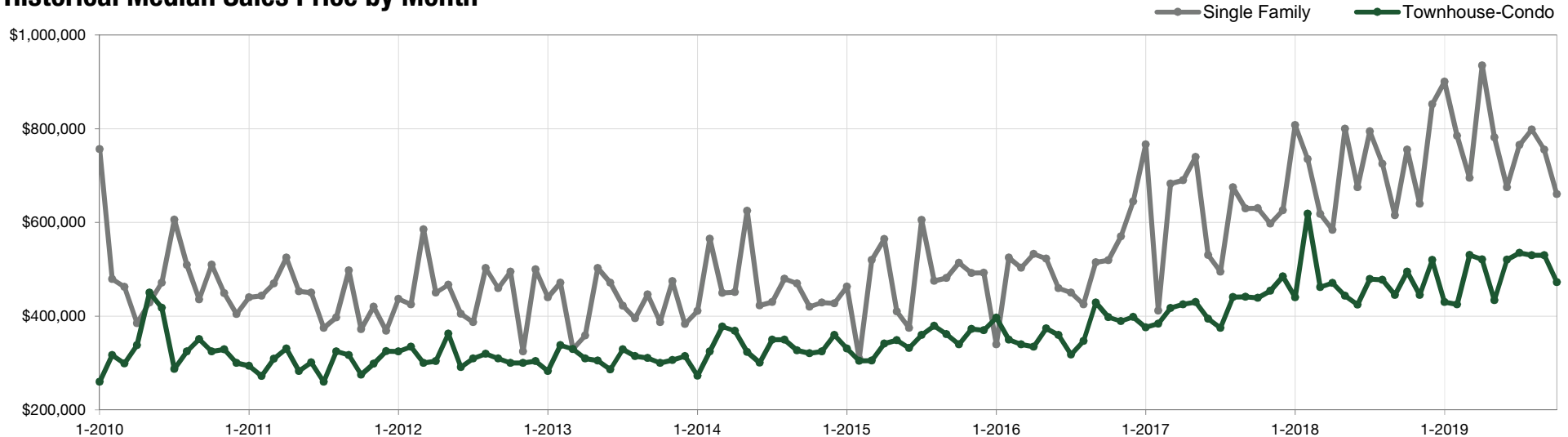


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2018	\$640,000	+7.1%	\$445,500	-1.9%
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%
<b>Oct-2019</b>	<b>\$660,600</b>	<b>-12.5%</b>	<b>\$472,500</b>	<b>-4.5%</b>

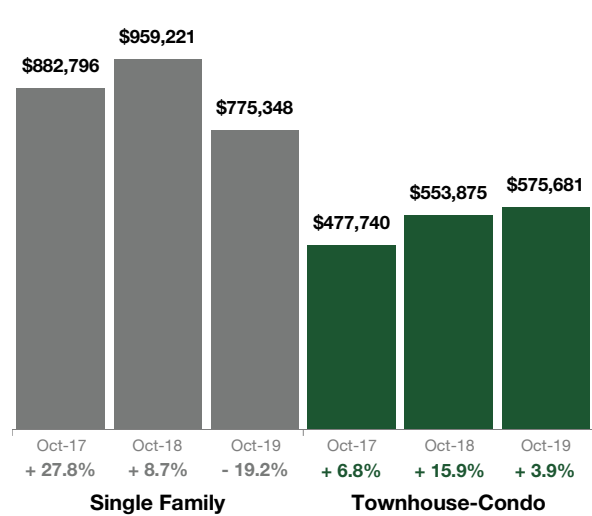
## Historical Median Sales Price by Month



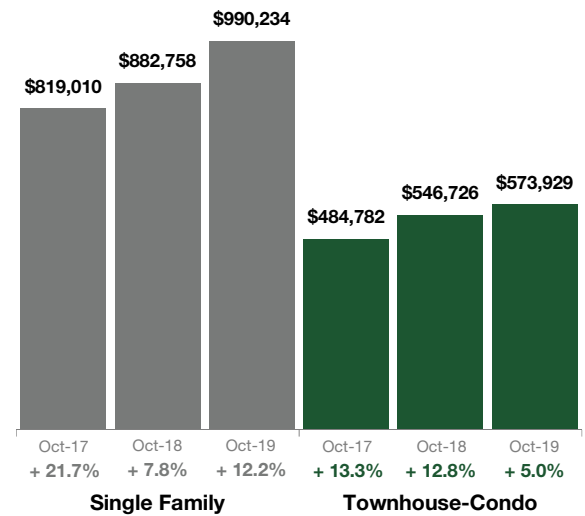
# Average Sales Price



## October

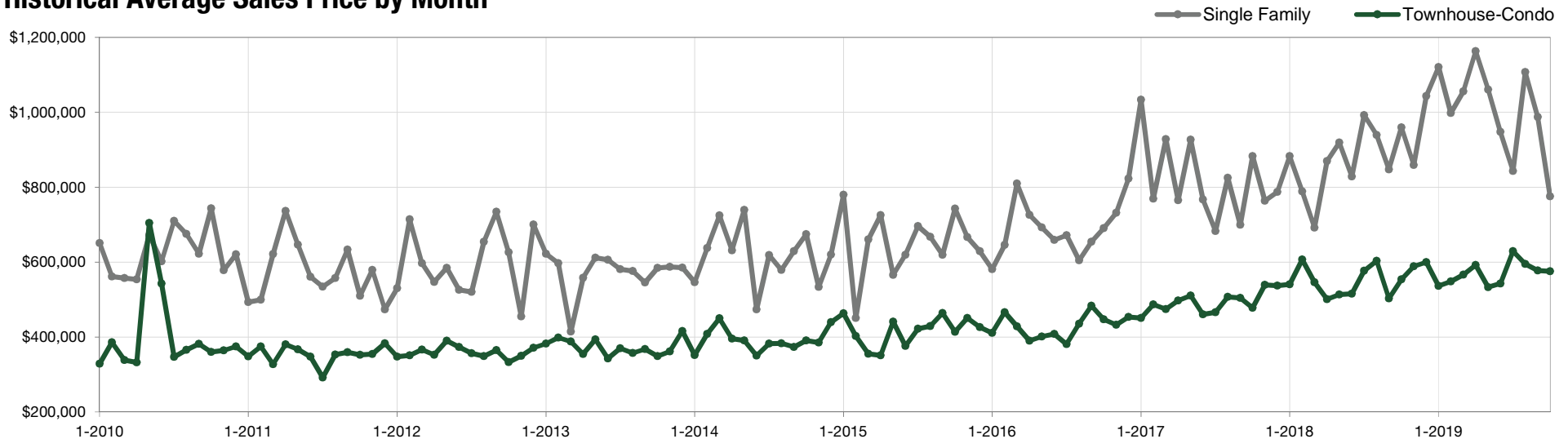


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2018	\$859,245	+12.5%	\$588,500	+9.2%
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%	\$577,625	+14.8%
<b>Oct-2019</b>	<b>\$775,348</b>	<b>-19.2%</b>	<b>\$575,681</b>	<b>+3.9%</b>

## Historical Average Sales Price by Month



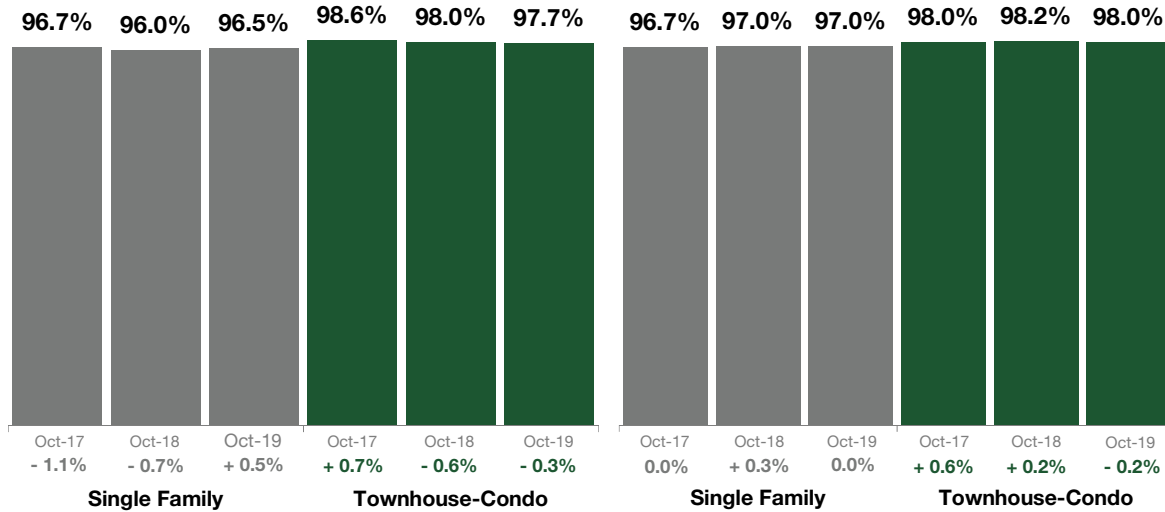


# Percent of List Price Received



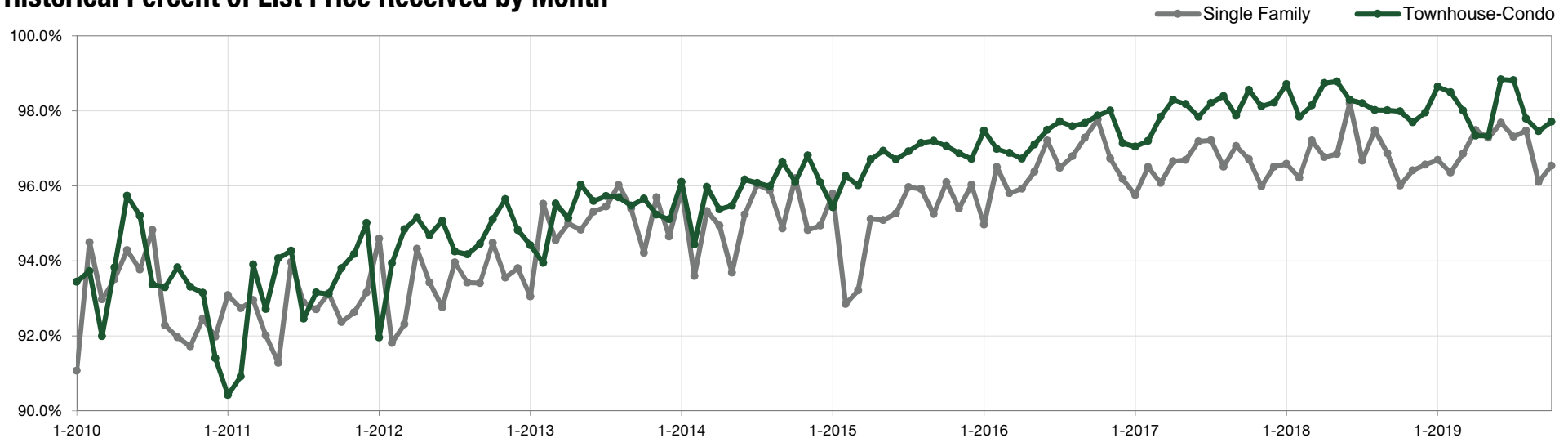
## October

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2018	96.4%	+0.4%	97.7%	-0.4%
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%	97.5%	-0.5%
<b>Oct-2019</b>	<b>96.5%</b>	<b>+0.5%</b>	<b>97.7%</b>	<b>-0.3%</b>

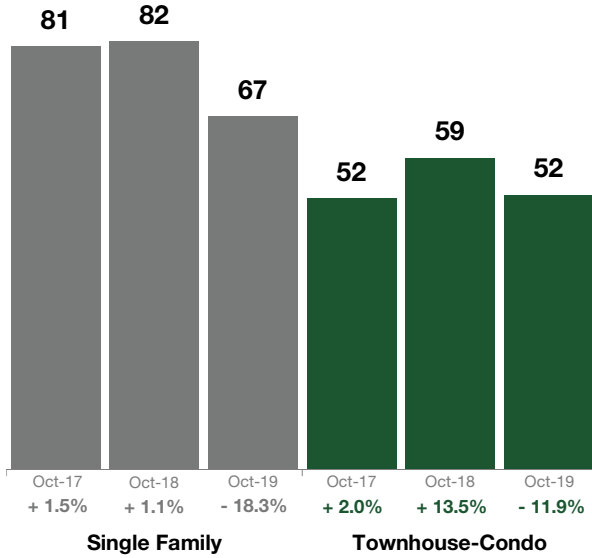
## Historical Percent of List Price Received by Month



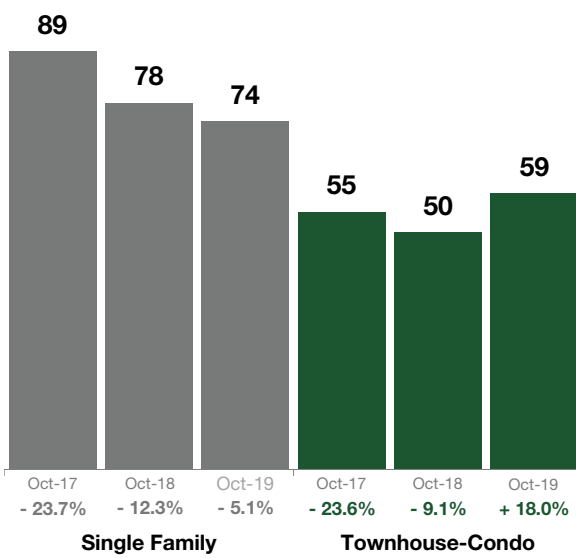
# Days on Market Until Sale



## October

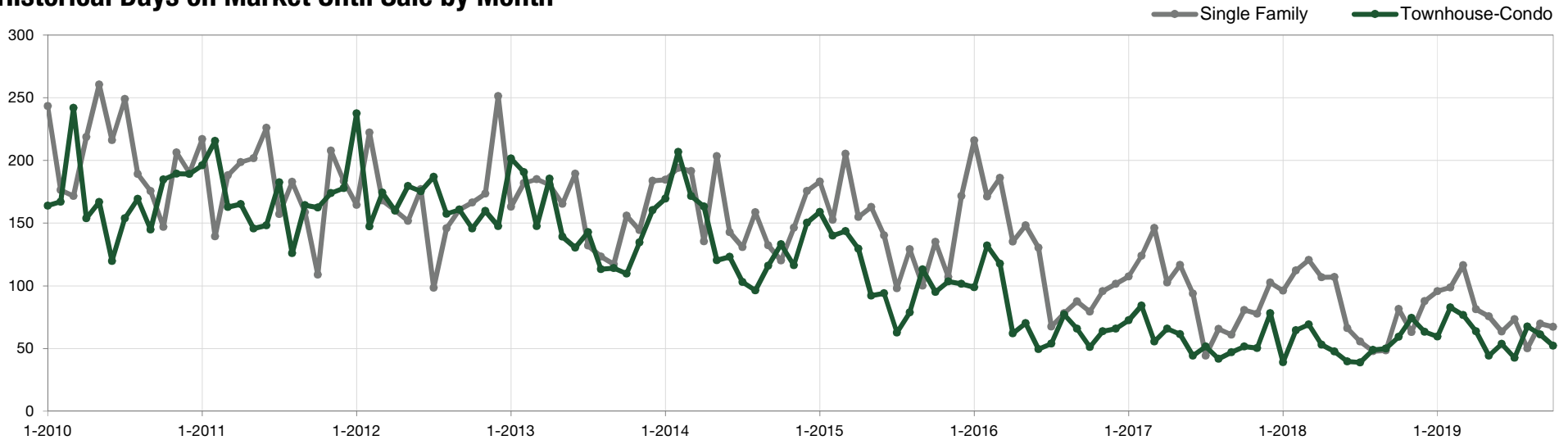


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2018	63	-19.2%	74	+48.0%
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%
<b>Oct-2019</b>	<b>67</b>	<b>-18.3%</b>	<b>52</b>	<b>-11.9%</b>

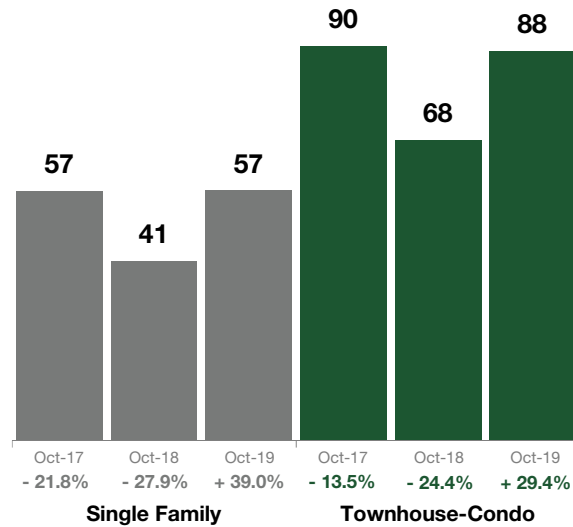
## Historical Days on Market Until Sale by Month



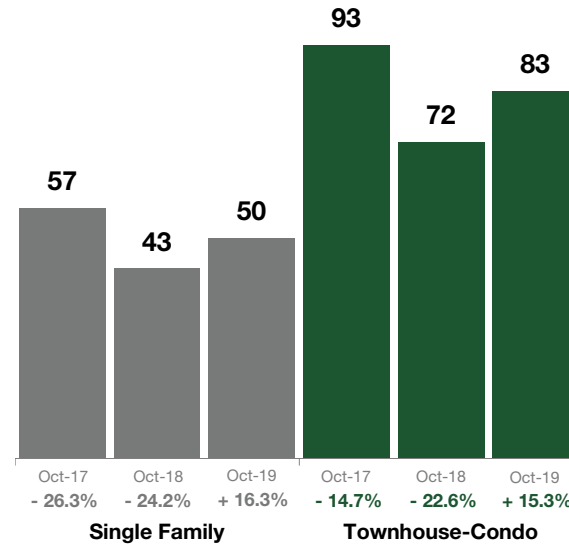
# Housing Affordability Index



## October

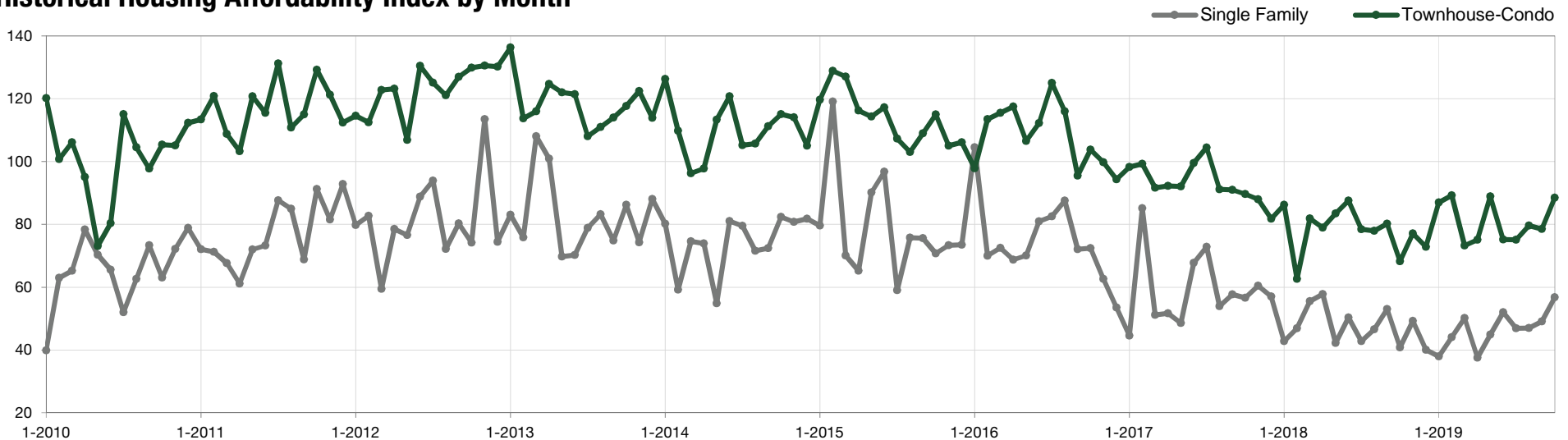


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2018	49	-18.3%	77	-12.5%
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%
<b>Oct-2019</b>	<b>57</b>	<b>+39.0%</b>	<b>88</b>	<b>+29.4%</b>

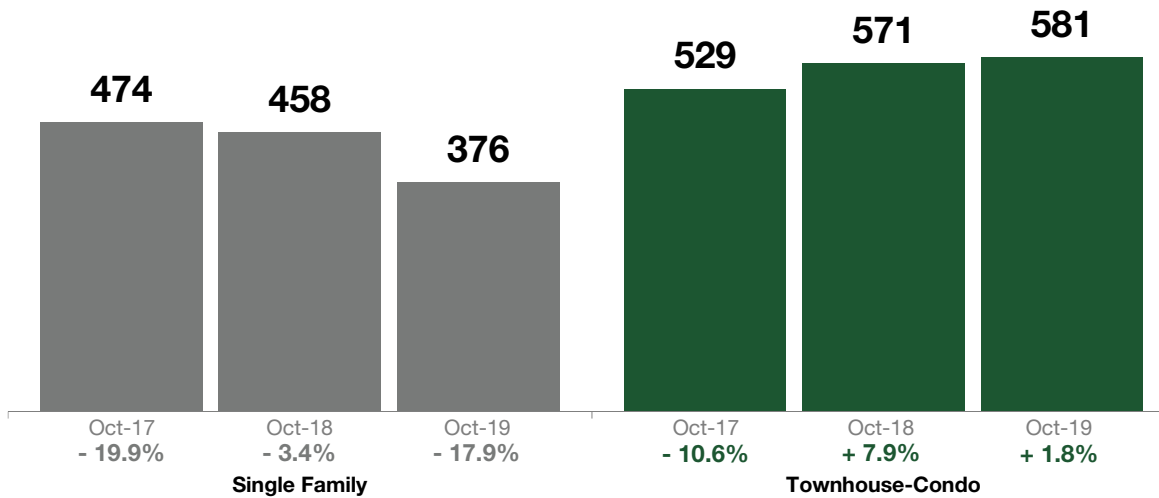
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

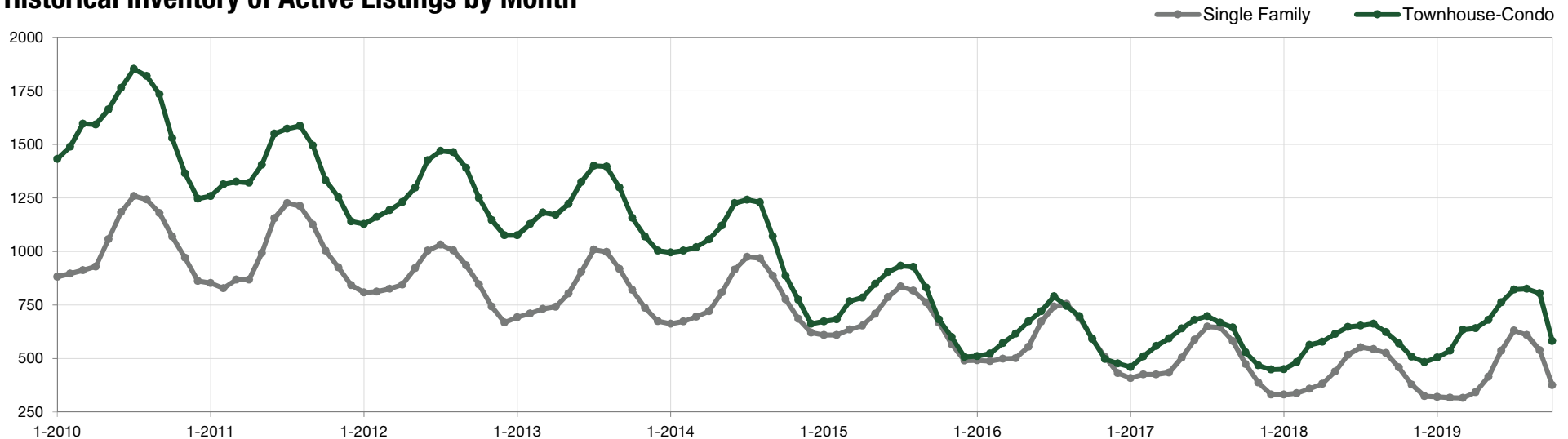


## October



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2018	378	-2.6%	508	+8.5%
Dec-2018	324	-2.1%	483	+7.8%
Jan-2019	320	-3.3%	505	+12.2%
Feb-2019	317	-6.2%	536	+11.0%
Mar-2019	316	-11.7%	634	+12.6%
Apr-2019	343	-10.2%	641	+10.9%
May-2019	415	-5.5%	680	+10.6%
Jun-2019	537	+3.9%	762	+17.6%
Jul-2019	630	+14.1%	822	+25.7%
Aug-2019	609	+11.9%	826	+24.8%
Sep-2019	539	+2.7%	805	+29.2%
<b>Oct-2019</b>	<b>376</b>	<b>-17.9%</b>	<b>581</b>	<b>+1.8%</b>

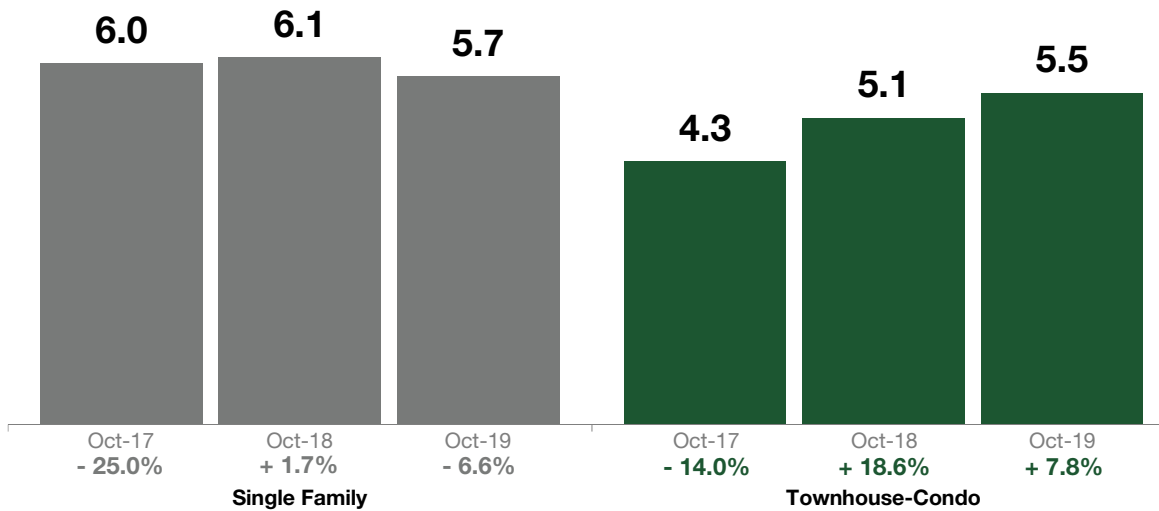
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

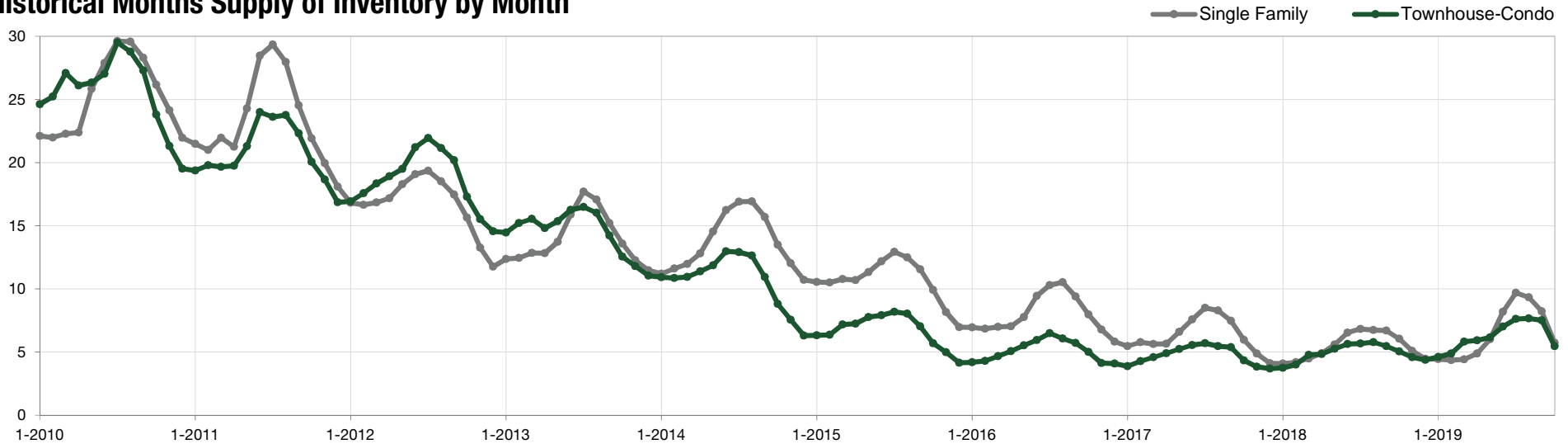


## October



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2018	5.1	+4.1%	4.6	+21.1%
Dec-2018	4.5	+9.8%	4.4	+18.9%
Jan-2019	4.4	+7.3%	4.6	+24.3%
Feb-2019	4.4	+4.8%	4.9	+22.5%
Mar-2019	4.4	-2.2%	5.8	+20.8%
Apr-2019	4.9	0.0%	5.9	+22.9%
May-2019	6.0	+7.1%	6.2	+17.0%
Jun-2019	8.2	+26.2%	7.0	+25.0%
Jul-2019	9.7	+42.6%	7.6	+33.3%
Aug-2019	9.3	+36.8%	7.7	+32.8%
Sep-2019	8.2	+22.4%	7.5	+36.4%
<b>Oct-2019</b>	<b>5.7</b>	<b>-6.6%</b>	<b>5.5</b>	<b>+7.8%</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.



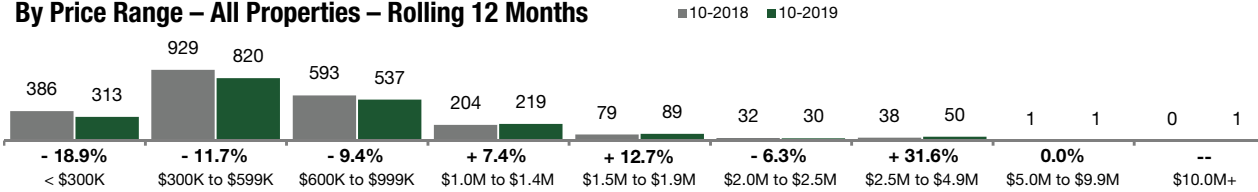
Key Metrics	Historical Sparkbars	10-2018	10-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		224	<b>186</b>	- 17.0%	2,568	<b>2,847</b>	+ 10.9%
<b>Pending Sales</b>		258	<b>473</b>	+ 83.3%	1,894	<b>2,168</b>	+ 14.5%
<b>Sold Listings</b>		249	<b>240</b>	- 3.6%	1,868	<b>1,732</b>	- 7.3%
<b>Median Sales Price</b>		\$515,000	<b>\$527,450</b>	+ 2.4%	\$525,000	<b>\$558,000</b>	+ 6.3%
<b>Average Sales Price</b>		\$698,758	<b>\$648,892</b>	- 7.1%	\$680,455	<b>\$731,606</b>	+ 7.5%
<b>Pct. of List Price Received</b>		97.3%	<b>97.3%</b>	0.0%	97.7%	<b>97.6%</b>	- 0.1%
<b>Days on Market Until Sale</b>		67	<b>58</b>	- 13.4%	61	<b>65</b>	+ 6.6%
<b>Housing Affordability Index</b>		60	<b>71</b>	+ 18.3%	59	<b>67</b>	+ 13.6%
<b>Inventory of Active Listings</b>		1,029	<b>957</b>	- 7.0%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>		5.5	<b>5.6</b>	+ 1.8%	--	<b>--</b>	--

# Sold Listings

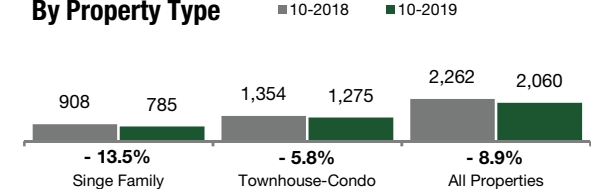
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	10-2018	10-2019	Change	10-2018	10-2019	Change
\$299,999 and Below	165	112	-32.1%	221	201	-9.0%
\$300,000 to \$599,999	234	198	-15.4%	695	622	-10.5%
\$600,000 to \$999,999	237	206	-13.1%	356	331	-7.0%
\$1,000,000 to \$1,499,999	150	133	-11.3%	54	86	+59.3%
\$1,500,000 to \$1,999,999	61	69	+13.1%	18	20	+11.1%
\$2,000,000 to \$2,499,999	29	20	-31.0%	3	10	+233.3%
\$2,500,000 to \$4,999,999	31	45	+45.2%	7	5	-28.6%
\$5,000,000 to \$9,999,999	1	1	0.0%	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>908</b>	<b>785</b>	<b>-13.5%</b>	<b>1,354</b>	<b>1,275</b>	<b>-5.8%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	9-2019	10-2019	Change	9-2019	10-2019	Change
\$299,999 and Below	14	15	+7.1%	15	22	+46.7%
\$300,000 to \$599,999	26	26	0.0%	68	77	+13.2%
\$600,000 to \$999,999	19	22	+15.8%	33	38	+15.2%
\$1,000,000 to \$1,499,999	13	17	+30.8%	9	12	+33.3%
\$1,500,000 to \$1,999,999	8	6	-25.0%	3	2	-33.3%
\$2,000,000 to \$2,499,999	3	0	-100.0%	0	1	--
\$2,500,000 to \$4,999,999	6	2	-66.7%	0	0	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>89</b>	<b>88</b>	<b>-1.1%</b>	<b>128</b>	<b>152</b>	<b>+18.8%</b>

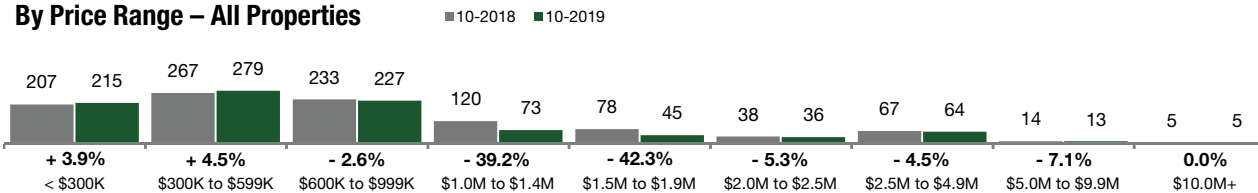
### Year to Date

By Price Range	Single Family			Condo		
	10-2018	10-2019	Change	10-2018	10-2019	Change
\$299,999 and Below	123	94	-23.6%	177	167	-5.6%
\$300,000 to \$599,999	195	166	-14.9%	582	526	-9.6%
\$600,000 to \$999,999	190	171	-10.0%	295	283	-4.1%
\$1,000,000 to \$1,499,999	127	110	-13.4%	48	74	+54.2%
\$1,500,000 to \$1,999,999	56	61	+8.9%	16	17	+6.3%
\$2,000,000 to \$2,499,999	26	12	-53.8%	2	6	+200.0%
\$2,500,000 to \$4,999,999	26	40	+53.8%	5	3	-40.0%
\$5,000,000 to \$9,999,999	0	1	--	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>743</b>	<b>656</b>	<b>-11.7%</b>	<b>1,125</b>	<b>1,076</b>	<b>-4.4%</b>

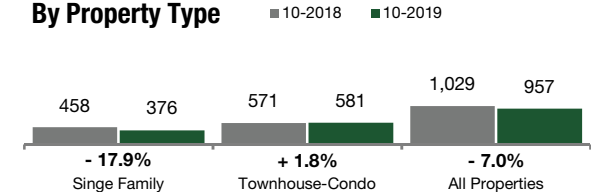
# Inventory of Active Listings

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		
	10-2018	10-2019	Change	10-2018	10-2019	Change
\$299,999 and Below	53	47	-11.3%	154	168	+9.1%
\$300,000 to \$599,999	93	97	+4.3%	174	182	+4.6%
\$600,000 to \$999,999	85	52	-38.8%	148	175	+18.2%
\$1,000,000 to \$1,499,999	69	43	-37.7%	51	30	-41.2%
\$1,500,000 to \$1,999,999	55	32	-41.8%	23	13	-43.5%
\$2,000,000 to \$2,499,999	22	25	+13.6%	16	11	-31.3%
\$2,500,000 to \$4,999,999	62	62	0.0%	5	2	-60.0%
\$5,000,000 to \$9,999,999	14	13	-7.1%	0	0	--
\$10,000,000 and Above	5	5	0.0%	0	0	--
<b>All Price Ranges</b>	<b>458</b>	<b>376</b>	<b>-17.9%</b>	<b>571</b>	<b>581</b>	<b>+1.8%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	9-2019	10-2019	Change	9-2019	10-2019	Change
\$299,999 and Below	63	47	-25.4%	208	168	-19.2%
\$300,000 to \$599,999	151	97	-35.8%	290	182	-37.2%
\$600,000 to \$999,999	89	52	-41.6%	217	175	-19.4%
\$1,000,000 to \$1,499,999	78	43	-44.9%	57	30	-47.4%
\$1,500,000 to \$1,999,999	45	32	-28.9%	20	13	-35.0%
\$2,000,000 to \$2,499,999	28	25	-10.7%	11	11	0.0%
\$2,500,000 to \$4,999,999	68	62	-8.8%	2	2	0.0%
\$5,000,000 to \$9,999,999	12	13	+8.3%	0	0	--
\$10,000,000 and Above	5	5	0.0%	0	0	--
<b>All Price Ranges</b>	<b>539</b>	<b>376</b>	<b>-30.2%</b>	<b>805</b>	<b>581</b>	<b>-27.8%</b>

### Year to Date

By Price Range	Single Family			Condo		
	10-2018	10-2019	Change	10-2018	10-2019	Change
\$299,999 and Below	123	94	-23.6%	177	167	-5.6%
\$300,000 to \$599,999	195	166	-14.9%	582	526	-9.6%
\$600,000 to \$999,999	190	171	-10.0%	295	283	-4.1%
\$1,000,000 to \$1,499,999	127	110	-13.4%	48	74	+54.2%
\$1,500,000 to \$1,999,999	56	61	+8.9%	16	17	+6.3%
\$2,000,000 to \$2,499,999	26	12	-53.8%	2	6	+200.0%
\$2,500,000 to \$4,999,999	26	40	+53.8%	5	3	-40.0%
\$5,000,000 to \$9,999,999	0	1	--	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>743</b>	<b>656</b>	<b>-11.7%</b>	<b>1,125</b>	<b>1,076</b>	<b>-4.4%</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.