

Monthly Indicators

Residential Real Estate Activity for Summit and Park Counties



July 2021

Percent changes calculated using year-over-year comparisons.

New Listings were down 15.6 percent for single family homes and 18.6 percent for townhouse-condo properties. Pending Sales landed at 117 for single family homes and 163 for townhouse-condo properties.

The Median Sales Price was up 28.5 percent to \$920,000 for single family homes and 2.7 percent to \$570,000 for townhouse-condo properties. Days on Market decreased 61.5 percent for single family homes and 67.3 percent for townhouse-condo properties.

The National Association of REALTORS® reported inventory of homes for sale nationwide rose slightly in June as more sellers list their homes, hoping to take advantage of record-high sales prices across the country. Even with renewed home seller interest, inventory overall remains 18.8% lower than a year ago, according to NAR.

Activity Snapshot

- 6.2% **+ 27.5%** **- 37.7%**

One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Active Listings All Properties
---	--	---

Residential real estate activity in Summit and Park counties composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
New Listings	4
Pending Sales	5
Sold Listings	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Days on Market Until Sale	10
Housing Affordability Index	11
Inventory of Active Listings	12
Months Supply of Inventory	13
Total Market Overview	14
Sold Listings and Inventory by Price Range	15
Glossary of Terms	16



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	7-2020	7-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		173	146	- 15.6%	732	791	+ 8.1%
Pending Sales		204	117	- 42.6%	553	625	+ 13.0%
Sold Listings		118	115	- 2.5%	371	536	+ 44.5%
Median Sales Price		\$716,000	\$920,000	+ 28.5%	\$650,000	\$992,500	+ 52.7%
Average Sales Price		\$950,694	\$1,211,464	+ 27.4%	\$912,451	\$1,313,628	+ 44.0%
Pct. of List Price Received		98.1%	100.1%	+ 2.0%	97.0%	100.5%	+ 3.6%
Days on Market Until Sale		65	25	- 61.5%	78	36	- 53.8%
Housing Affordability Index		55	42	- 23.6%	61	39	- 36.1%
Inventory of Active Listings		316	212	- 32.9%	--	--	--
Months Supply of Inventory		4.6	2.1	- 54.3%	--	--	--

Townhouse-Condo Market Overview



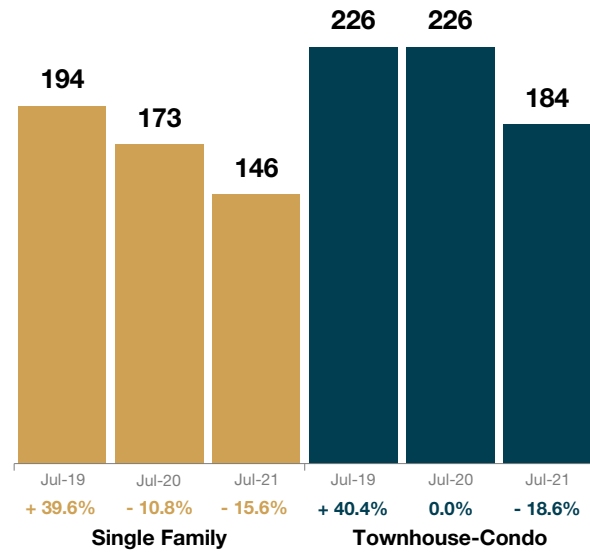
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	7-2020	7-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		226	184	- 18.6%	1,084	1,233	+ 13.7%
Pending Sales		246	163	- 33.7%	751	996	+ 32.6%
Sold Listings		155	141	- 9.0%	558	878	+ 57.3%
Median Sales Price		\$555,000	\$570,000	+ 2.7%	\$555,000	\$630,000	+ 13.5%
Average Sales Price		\$580,040	\$696,377	+ 20.1%	\$606,844	\$703,400	+ 15.9%
Pct. of List Price Received		98.0%	101.1%	+ 3.2%	97.4%	100.6%	+ 3.3%
Days on Market Until Sale		49	16	- 67.3%	67	40	- 40.3%
Housing Affordability Index		81	78	- 3.7%	81	71	- 12.3%
Inventory of Active Listings		568	339	- 40.3%	--	--	--
Months Supply of Inventory		5.4	2.1	- 61.1%	--	--	--

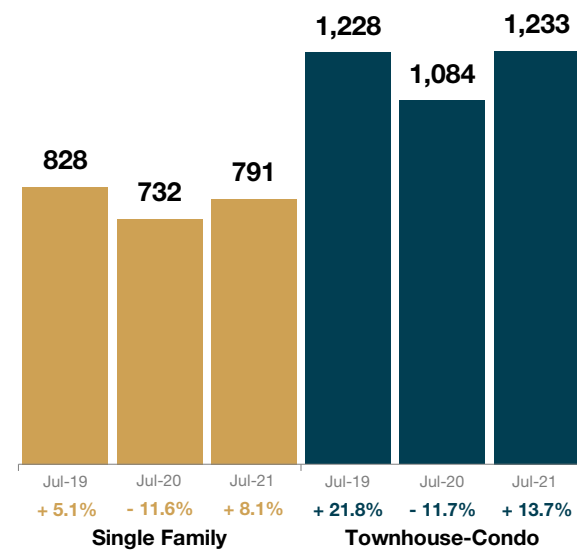
New Listings



July

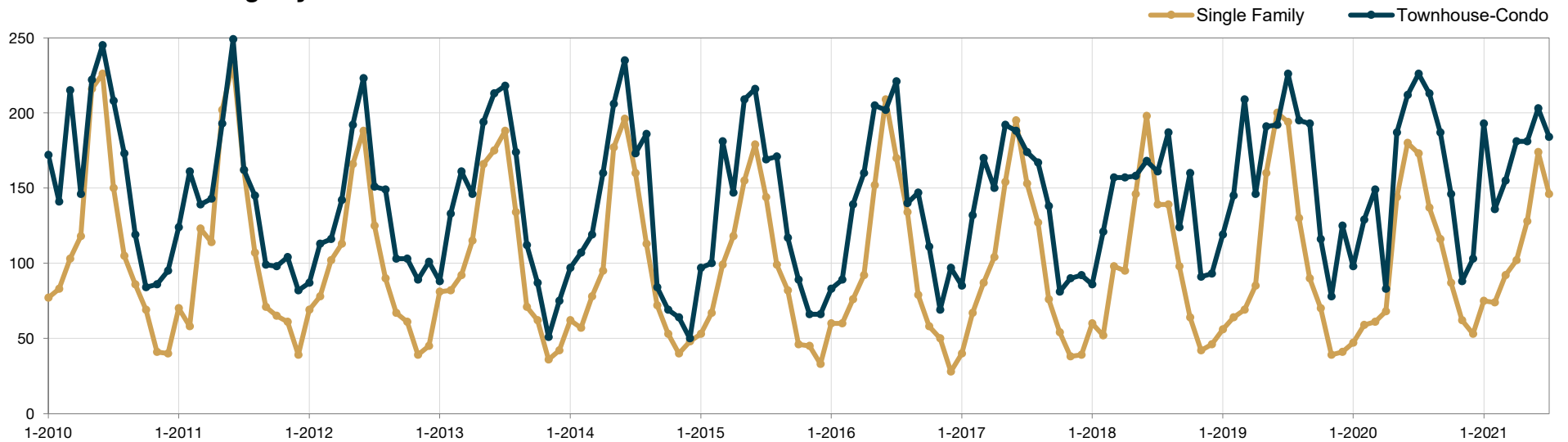


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2020	137	+5.4%	213	+9.2%
Sep-2020	116	+28.9%	187	-3.1%
Oct-2020	87	+24.3%	146	+25.9%
Nov-2020	62	+59.0%	88	+12.8%
Dec-2020	53	+29.3%	103	-17.6%
Jan-2021	75	+59.6%	193	+96.9%
Feb-2021	74	+25.4%	136	+5.4%
Mar-2021	92	+50.8%	155	+4.0%
Apr-2021	102	+50.0%	181	+118.1%
May-2021	128	-11.1%	181	-3.2%
Jun-2021	174	-3.3%	203	-4.2%
Jul-2021	146	-15.6%	184	-18.6%

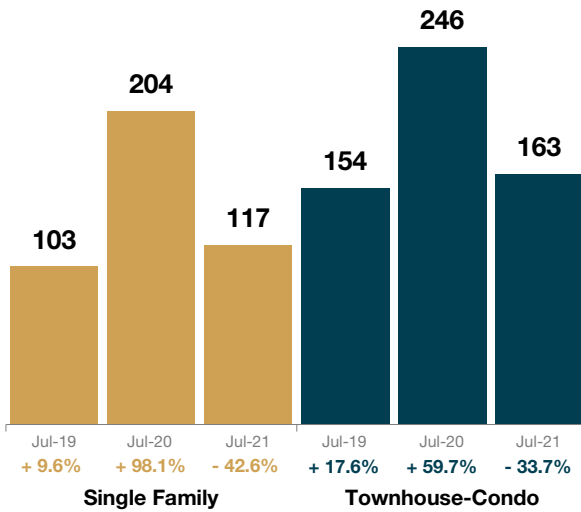
Historical New Listings by Month



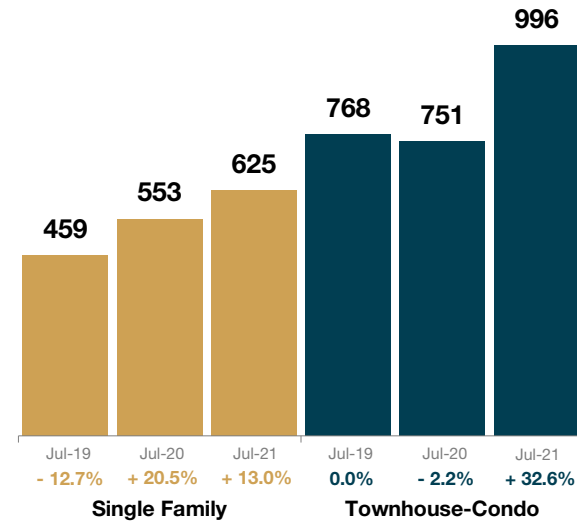
Pending Sales



July

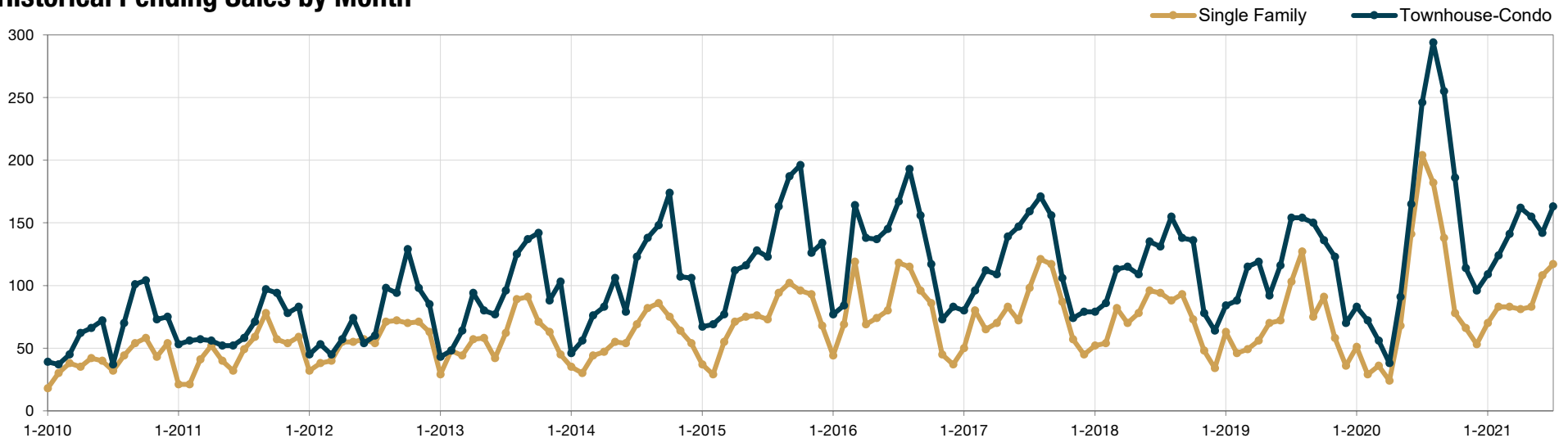


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2020	182	+43.3%	294	+90.9%
Sep-2020	138	+84.0%	255	+70.0%
Oct-2020	78	-14.3%	186	+36.8%
Nov-2020	66	+13.8%	114	-7.3%
Dec-2020	53	+47.2%	96	+37.1%
Jan-2021	70	+37.3%	109	+31.3%
Feb-2021	83	+186.2%	124	+72.2%
Mar-2021	83	+130.6%	141	+151.8%
Apr-2021	81	+237.5%	162	+326.3%
May-2021	83	+22.1%	155	+70.3%
Jun-2021	108	-23.4%	142	-13.9%
Jul-2021	117	-42.6%	163	-33.7%

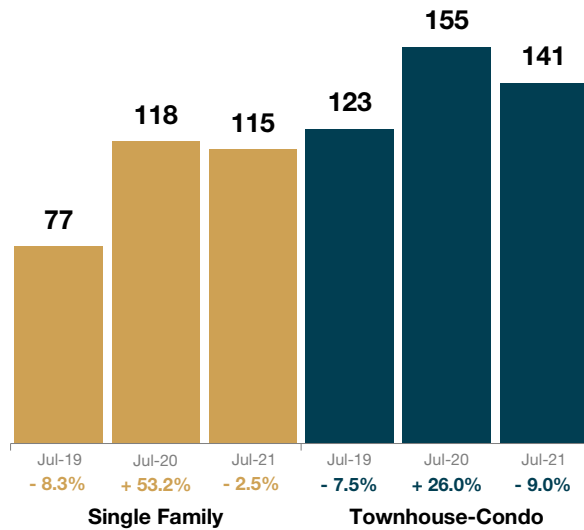
Historical Pending Sales by Month



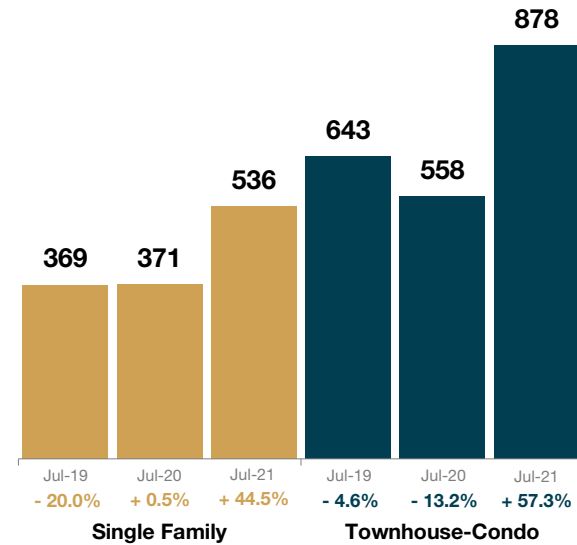
Sold Listings



July

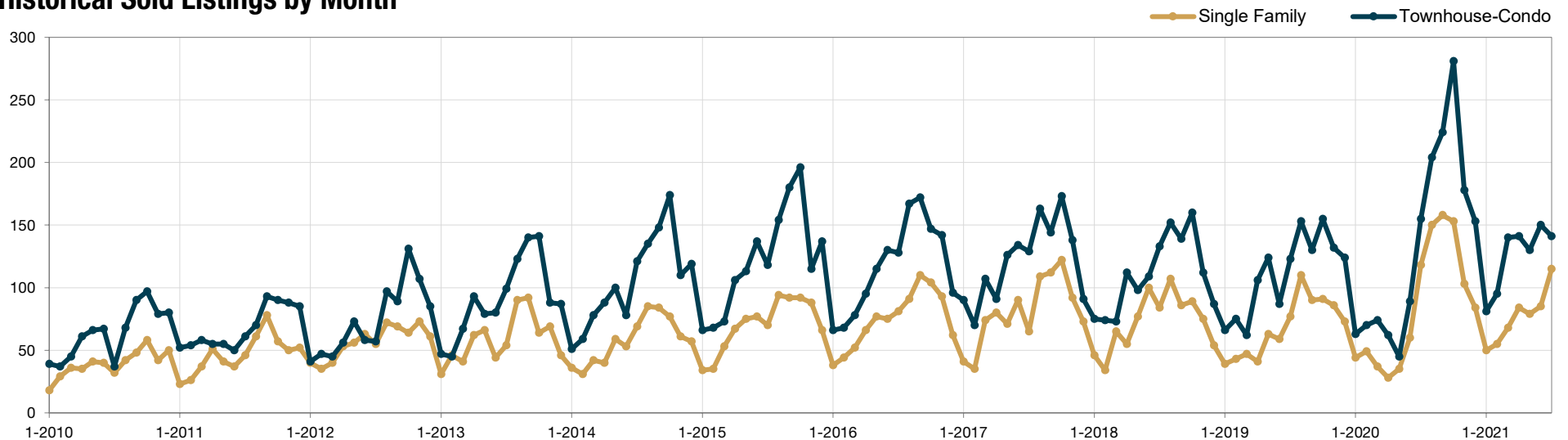


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2020	150	+36.4%	204	+33.3%
Sep-2020	158	+75.6%	224	+72.3%
Oct-2020	153	+68.1%	281	+81.3%
Nov-2020	103	+19.8%	178	+34.8%
Dec-2020	84	+15.1%	153	+23.4%
Jan-2021	50	+13.6%	81	+28.6%
Feb-2021	55	+12.2%	95	+35.7%
Mar-2021	68	+83.8%	140	+89.2%
Apr-2021	84	+200.0%	141	+127.4%
May-2021	79	+125.7%	130	+188.9%
Jun-2021	85	+41.7%	150	+68.5%
Jul-2021	115	-2.5%	141	-9.0%

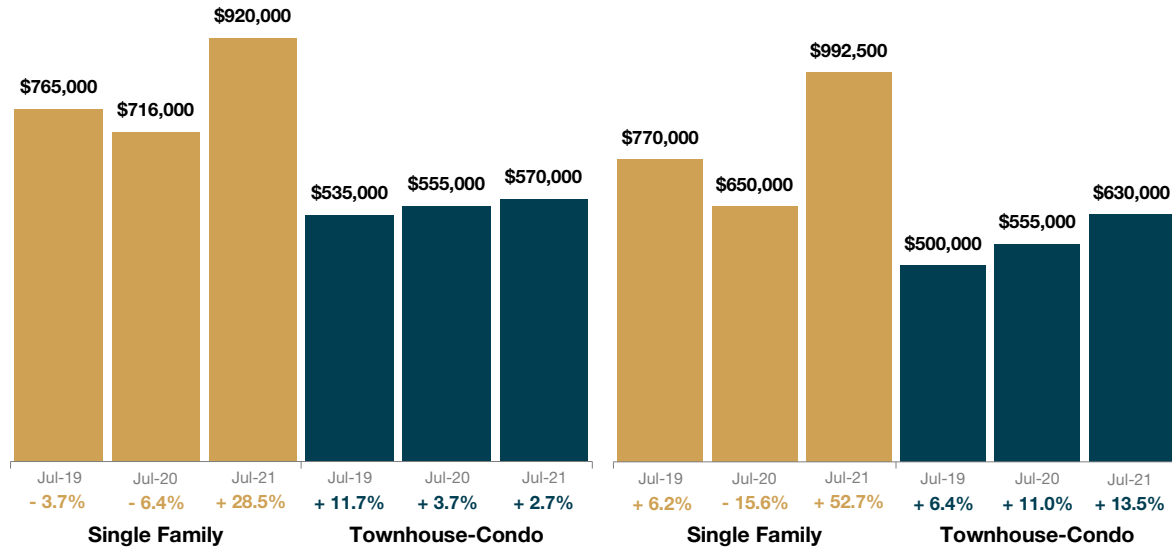
Historical Sold Listings by Month



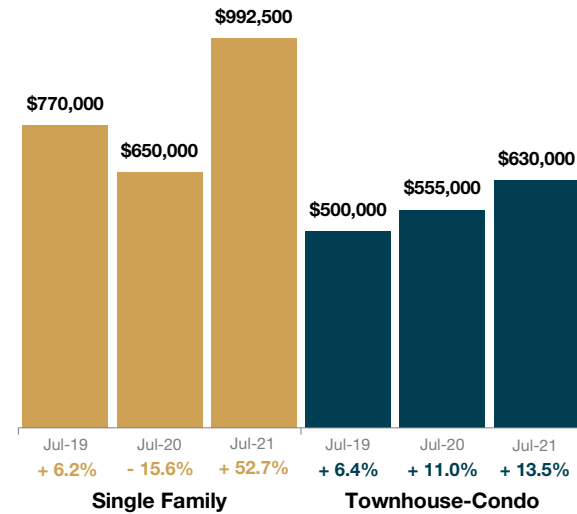
Median Sales Price



July

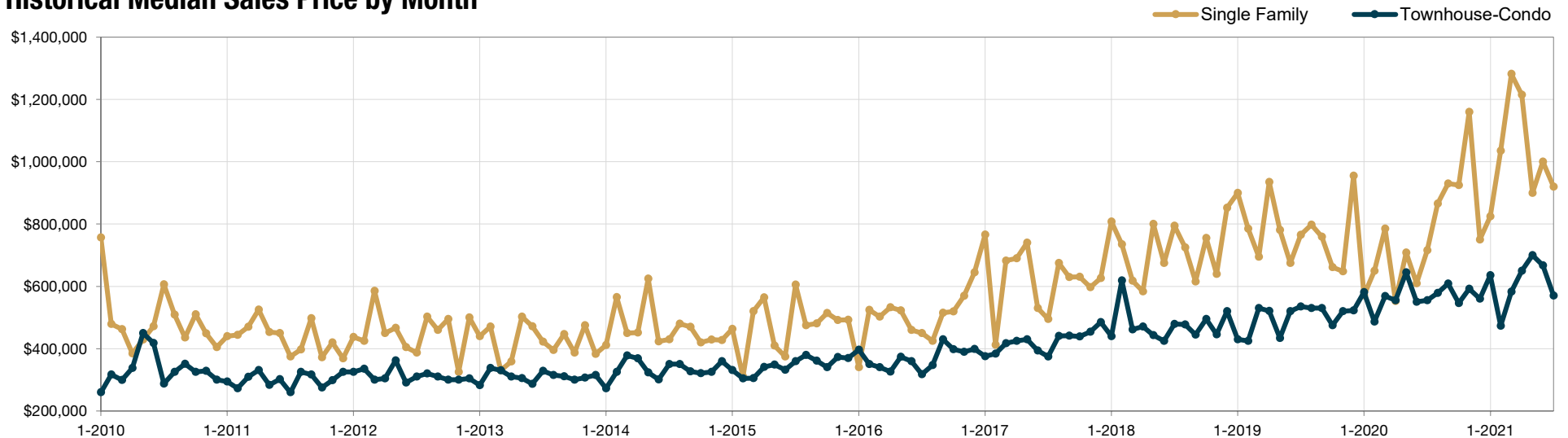


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2020	\$865,500	+8.5%	\$578,500	+9.2%
Sep-2020	\$930,000	+22.5%	\$609,000	+14.9%
Oct-2020	\$925,000	+39.9%	\$546,000	+14.9%
Nov-2020	\$1,160,000	+79.0%	\$592,500	+13.9%
Dec-2020	\$750,000	-21.5%	\$560,000	+7.2%
Jan-2021	\$825,000	+44.5%	\$636,000	+9.5%
Feb-2021	\$1,035,000	+59.2%	\$473,000	-2.9%
Mar-2021	\$1,282,000	+63.3%	\$582,500	+2.4%
Apr-2021	\$1,215,000	+119.9%	\$649,500	+17.0%
May-2021	\$900,000	+27.1%	\$700,000	+8.5%
Jun-2021	\$1,000,000	+63.9%	\$667,000	+21.3%
Jul-2021	\$920,000	+28.5%	\$570,000	+2.7%

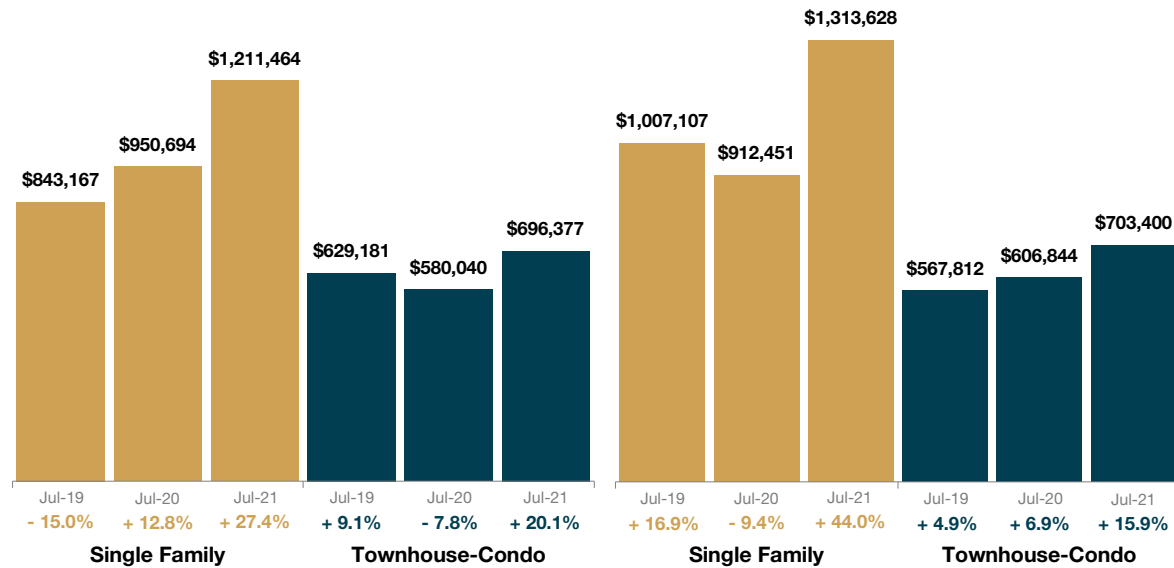
Historical Median Sales Price by Month



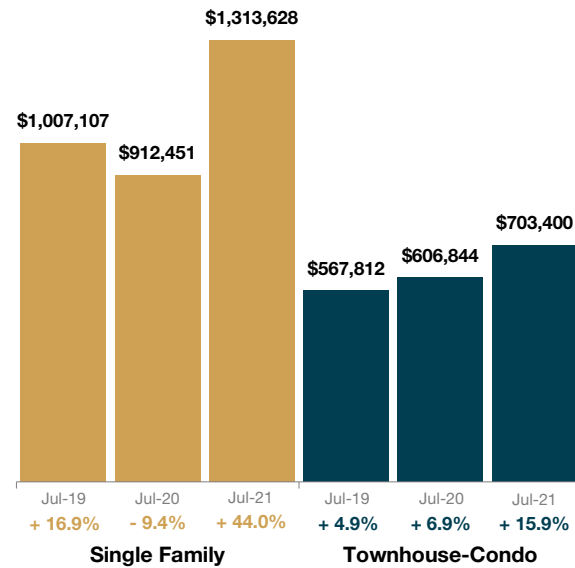
Average Sales Price



July

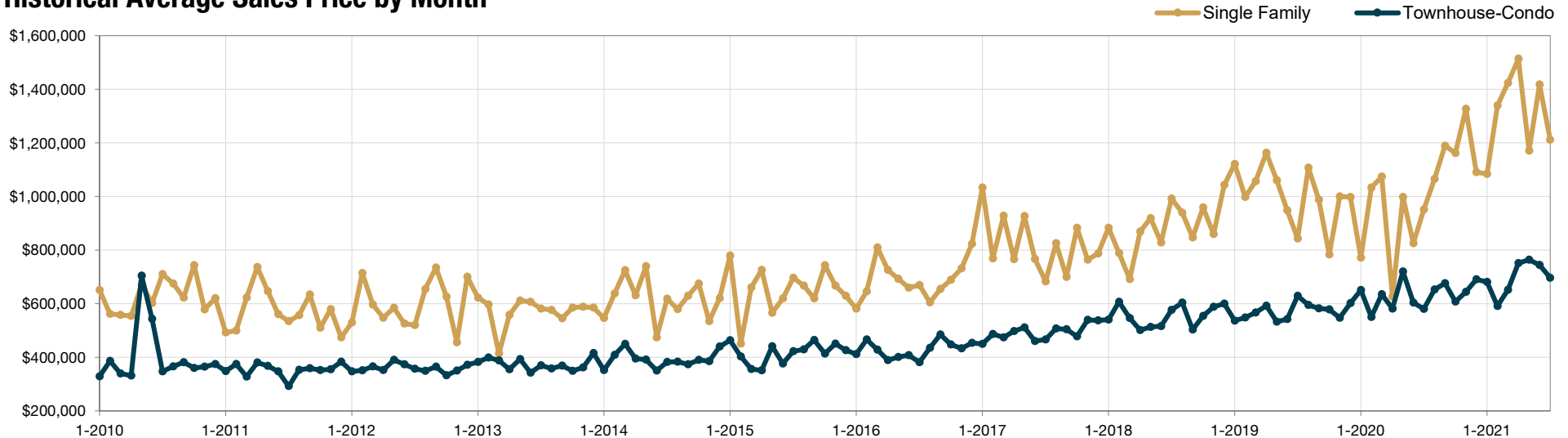


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2020	\$1,064,825	-3.9%	\$652,111	+9.6%
Sep-2020	\$1,188,894	+20.3%	\$676,349	+16.2%
Oct-2020	\$1,161,725	+48.4%	\$607,959	+5.1%
Nov-2020	\$1,326,462	+32.7%	\$643,934	+17.7%
Dec-2020	\$1,090,765	+9.3%	\$690,528	+14.8%
Jan-2021	\$1,083,804	+40.4%	\$680,685	+4.6%
Feb-2021	\$1,339,832	+29.6%	\$590,712	+7.4%
Mar-2021	\$1,423,097	+32.5%	\$652,023	+2.6%
Apr-2021	\$1,513,993	+141.6%	\$751,117	+29.2%
May-2021	\$1,170,351	+17.3%	\$764,150	+6.1%
Jun-2021	\$1,417,668	+71.7%	\$743,924	+23.3%
Jul-2021	\$1,211,464	+27.4%	\$696,377	+20.1%

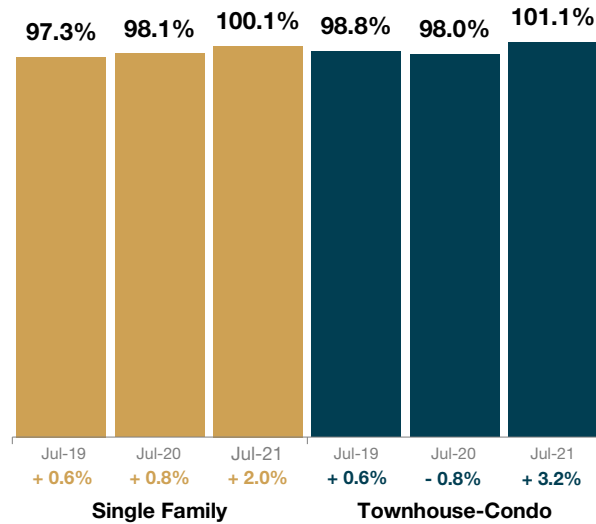
Historical Average Sales Price by Month



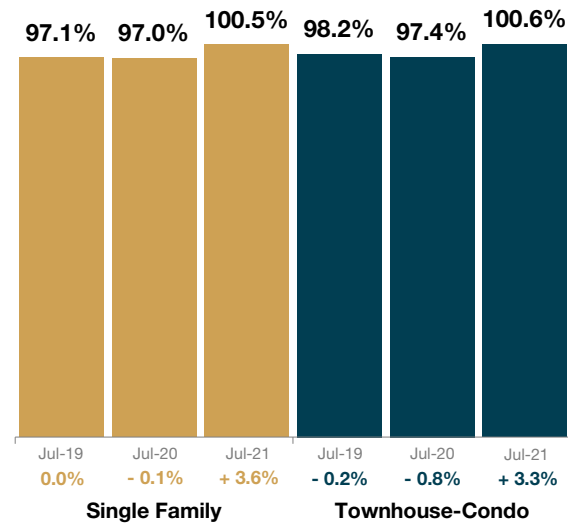
Percent of List Price Received



July

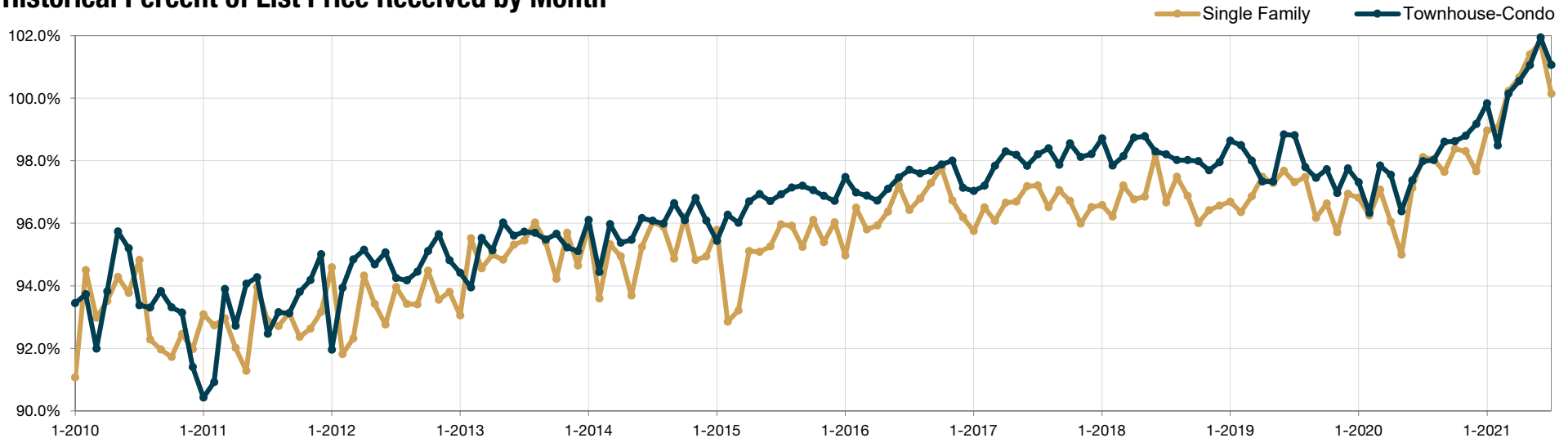


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2020	98.0%	+0.5%	98.0%	+0.2%
Sep-2020	97.6%	+1.5%	98.6%	+1.1%
Oct-2020	98.4%	+1.9%	98.6%	+0.9%
Nov-2020	98.3%	+2.7%	98.8%	+1.9%
Dec-2020	97.7%	+0.8%	99.2%	+1.4%
Jan-2021	99.0%	+2.3%	99.8%	+2.6%
Feb-2021	99.0%	+2.9%	98.5%	+2.3%
Mar-2021	100.2%	+3.2%	100.1%	+2.4%
Apr-2021	100.7%	+4.9%	100.5%	+3.1%
May-2021	101.4%	+6.7%	101.1%	+4.9%
Jun-2021	101.8%	+4.8%	101.9%	+4.6%
Jul-2021	100.1%	+2.0%	101.1%	+3.2%

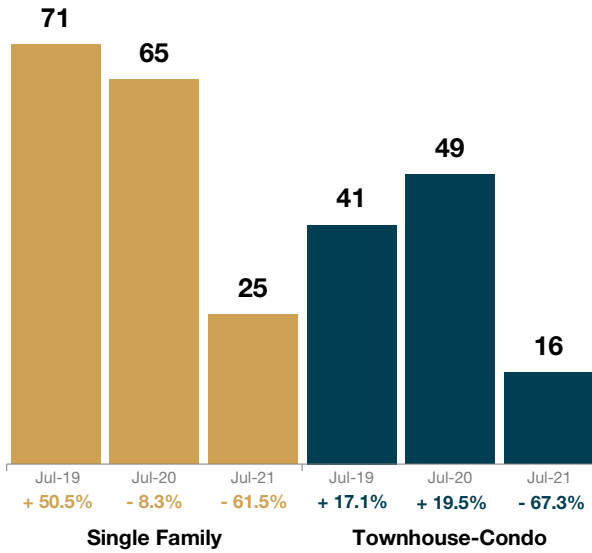
Historical Percent of List Price Received by Month



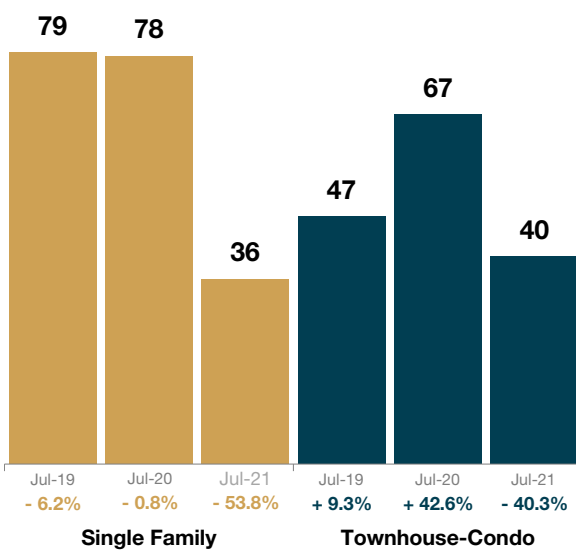
Days on Market Until Sale



July

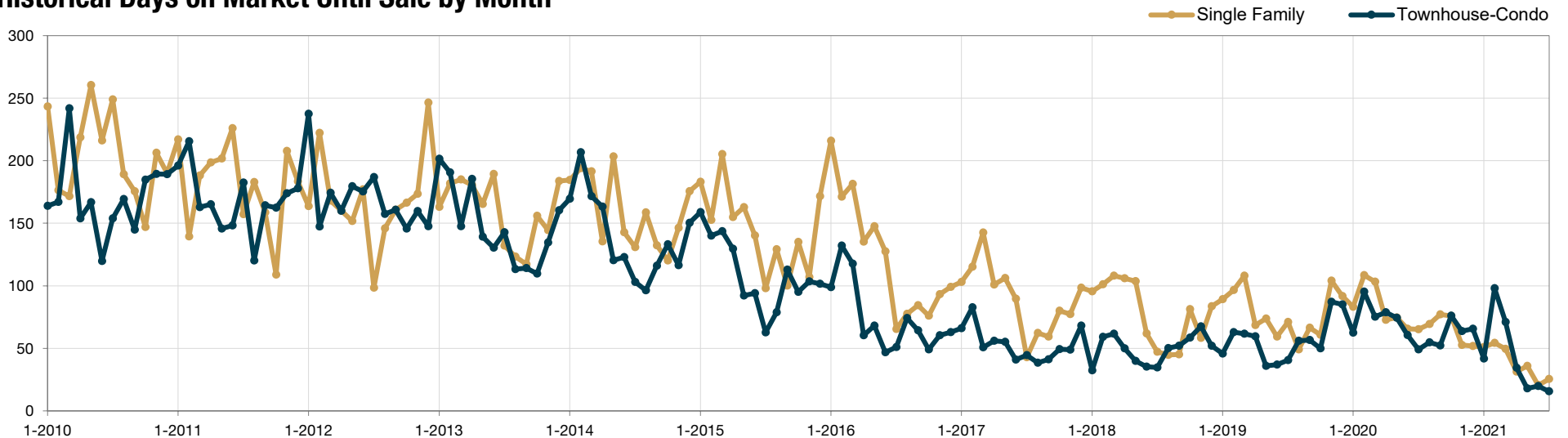


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2020	69	+40.8%	55	-1.8%
Sep-2020	77	+16.7%	52	-8.8%
Oct-2020	76	+24.6%	76	+52.0%
Nov-2020	53	-49.0%	64	-26.4%
Dec-2020	52	-43.5%	66	-22.4%
Jan-2021	51	-38.6%	42	-33.3%
Feb-2021	54	-50.0%	98	+3.2%
Mar-2021	50	-51.5%	71	-5.3%
Apr-2021	31	-57.5%	34	-57.0%
May-2021	36	-52.0%	18	-75.7%
Jun-2021	21	-68.2%	20	-67.2%
Jul-2021	25	-61.5%	16	-67.3%

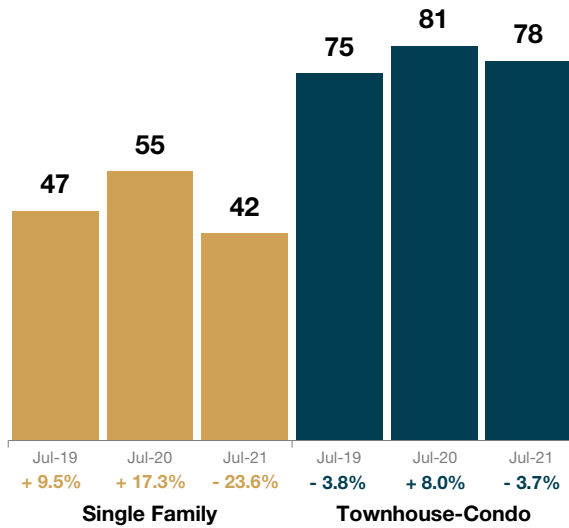
Historical Days on Market Until Sale by Month



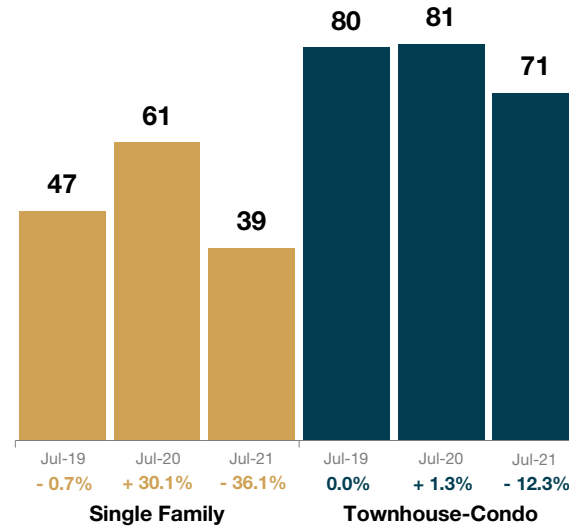
Housing Affordability Index



July

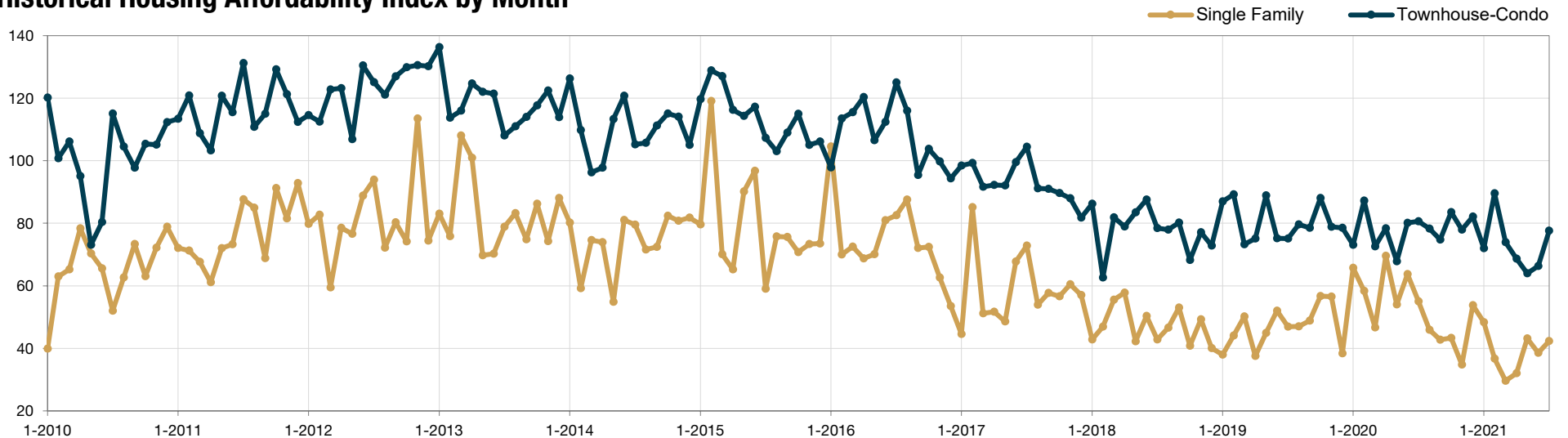


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2020	46	-2.1%	78	-2.5%
Sep-2020	43	-12.2%	75	-5.1%
Oct-2020	43	-24.6%	84	-4.5%
Nov-2020	35	-38.6%	78	-1.3%
Dec-2020	54	+42.1%	82	+3.8%
Jan-2021	48	-27.3%	72	-1.4%
Feb-2021	37	-36.2%	90	+3.4%
Mar-2021	30	-36.2%	74	+1.4%
Apr-2021	32	-54.3%	69	-11.5%
May-2021	43	-20.4%	64	-5.9%
Jun-2021	39	-39.1%	66	-17.5%
Jul-2021	42	-23.6%	78	-3.7%

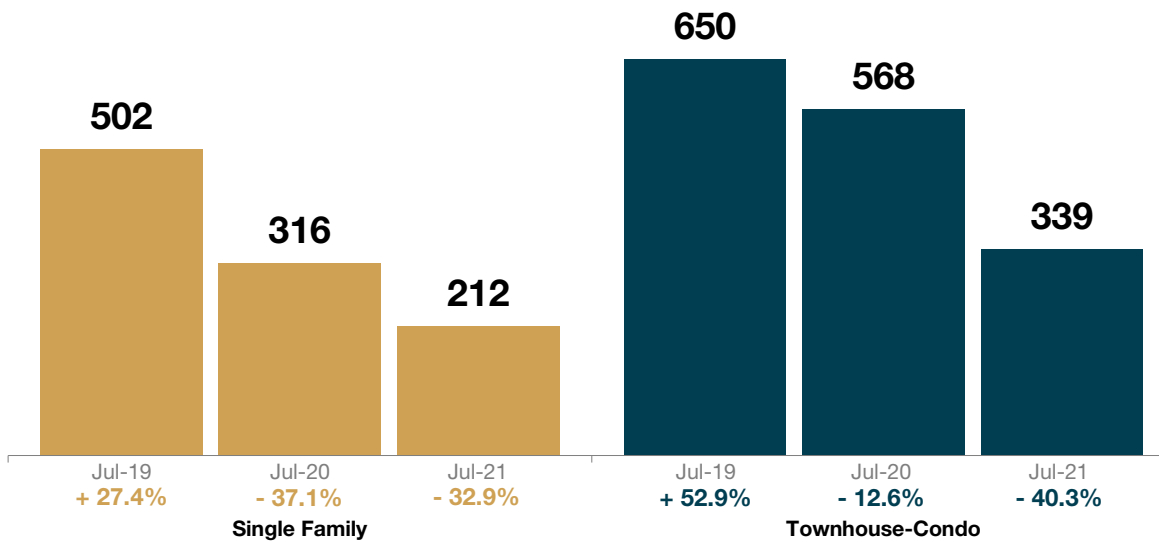
Historical Housing Affordability Index by Month



Inventory of Active Listings

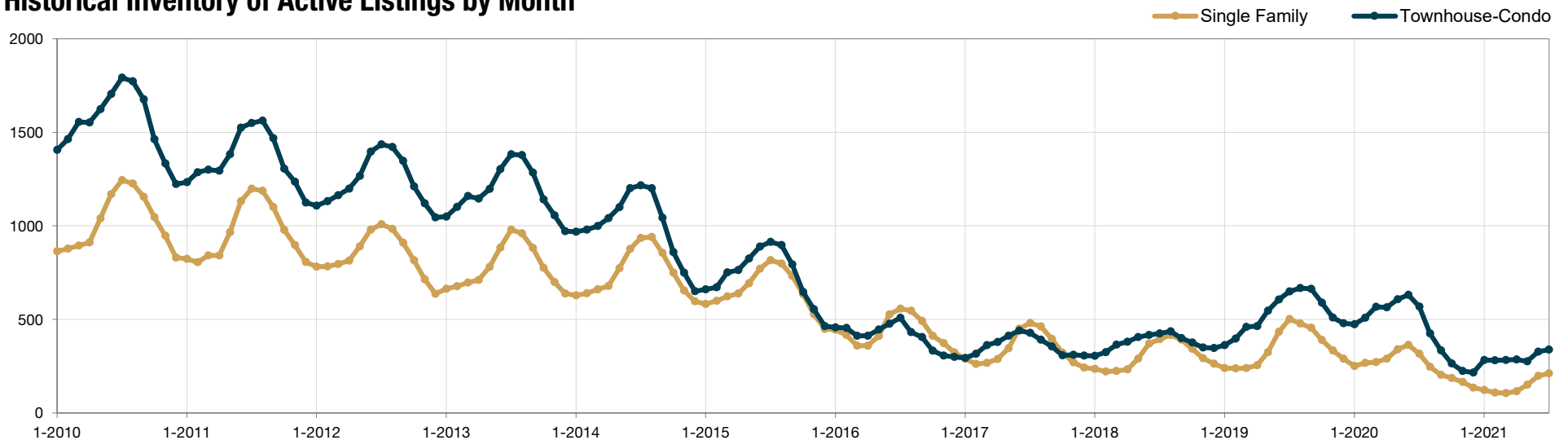


July



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2020	247	-48.3%	425	-36.3%
Sep-2020	203	-55.5%	334	-49.6%
Oct-2020	187	-52.1%	265	-55.0%
Nov-2020	166	-50.3%	224	-56.1%
Dec-2020	135	-53.3%	216	-54.9%
Jan-2021	123	-51.0%	283	-40.3%
Feb-2021	109	-59.3%	281	-44.8%
Mar-2021	106	-60.9%	283	-50.1%
Apr-2021	115	-60.3%	286	-49.3%
May-2021	150	-55.9%	276	-54.5%
Jun-2021	198	-45.5%	328	-48.0%
Jul-2021	212	-32.9%	339	-40.3%

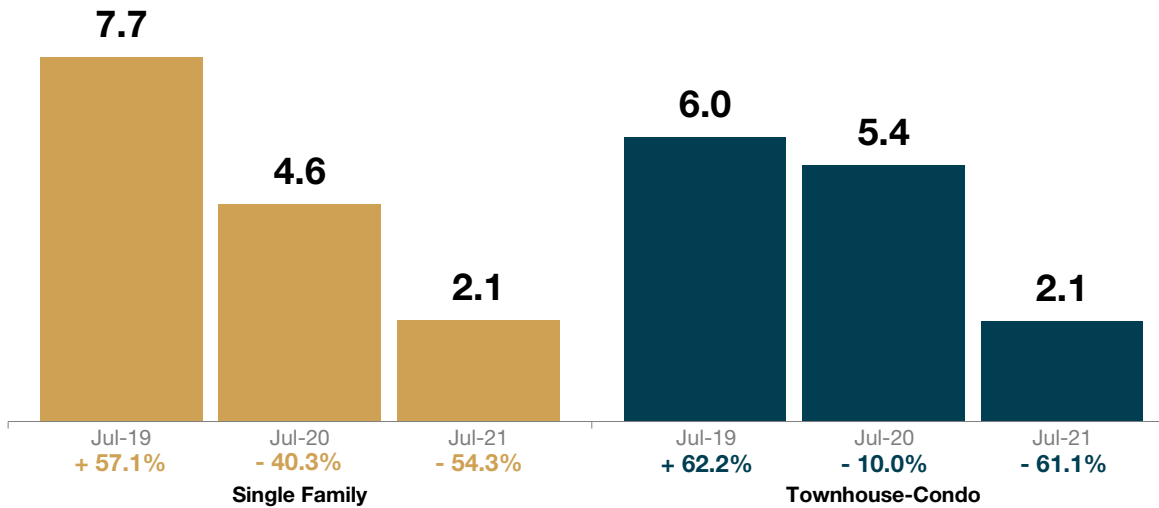
Historical Inventory of Active Listings by Month



Months Supply of Inventory

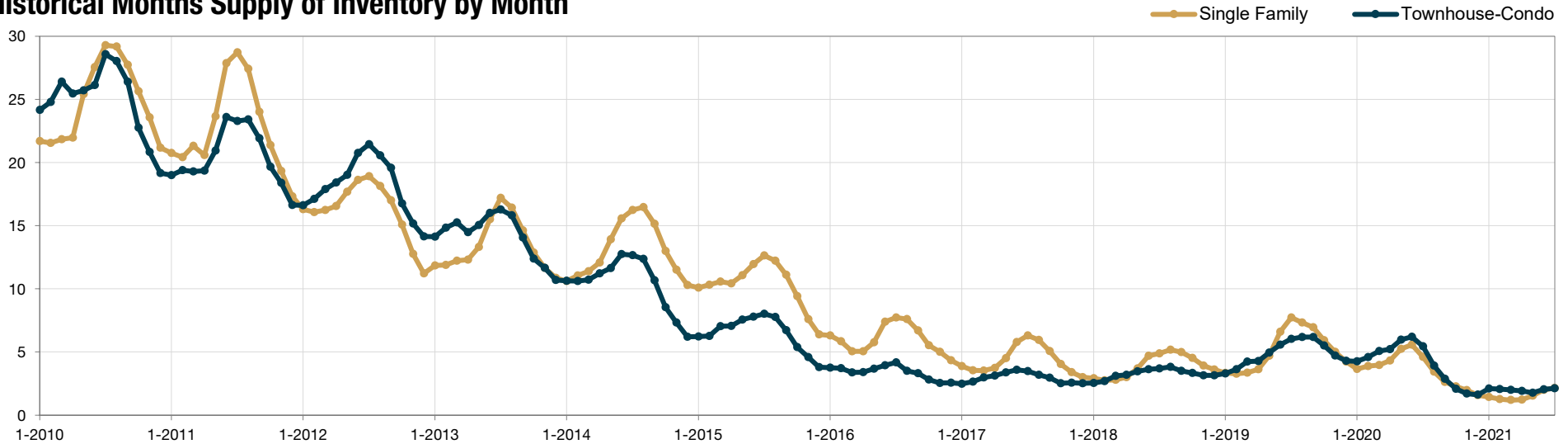


July



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2020	3.4	-53.4%	3.9	-37.1%
Sep-2020	2.6	-62.9%	2.9	-53.2%
Oct-2020	2.3	-61.0%	2.1	-61.8%
Nov-2020	2.0	-60.0%	1.7	-63.8%
Dec-2020	1.6	-61.9%	1.6	-62.8%
Jan-2021	1.4	-62.2%	2.1	-51.2%
Feb-2021	1.3	-66.7%	2.1	-54.3%
Mar-2021	1.2	-70.0%	2.0	-60.8%
Apr-2021	1.2	-72.1%	1.9	-63.5%
May-2021	1.5	-71.2%	1.8	-70.0%
Jun-2021	2.0	-64.3%	2.0	-67.7%
Jul-2021	2.1	-54.3%	2.1	-61.1%

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.

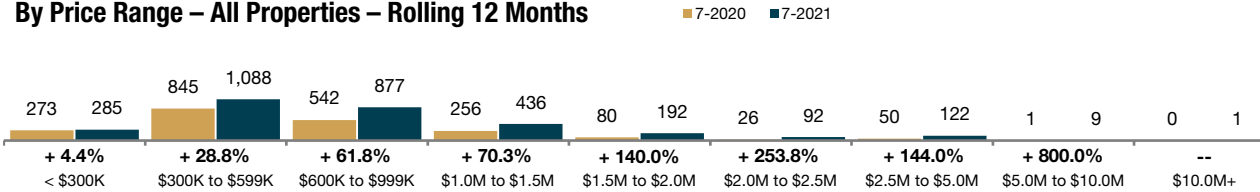
Key Metrics	Historical Sparkbars	7-2020	7-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		399	330	- 17.3%	1,816	2,024	+ 11.5%
Pending Sales		450	280	- 37.8%	1,304	1,621	+ 24.3%
Sold Listings		273	256	- 6.2%	929	1,414	+ 52.2%
Median Sales Price		\$572,000	\$729,500	+ 27.5%	\$578,500	\$710,000	+ 22.7%
Average Sales Price		\$740,250	\$927,764	+ 25.3%	\$729,021	\$935,209	+ 28.3%
Pct. of List Price Received		98.0%	100.7%	+ 2.8%	97.2%	100.5%	+ 3.4%
Days on Market Until Sale		56	20	- 64.3%	72	38	- 47.2%
Housing Affordability Index		69	53	- 23.2%	68	55	- 19.1%
Inventory of Active Listings		884	551	- 37.7%	--	--	--
Months Supply of Inventory		5.1	2.1	- 58.8%	--	--	--

Sold Listings

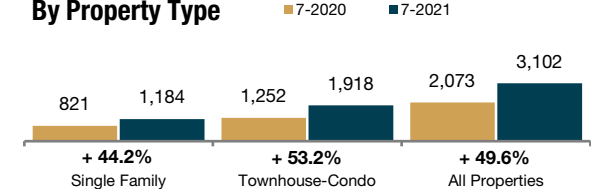
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Condo		
	7-2020	7-2021	Change	7-2020	7-2021	Change
\$299,999 and Below	104	96	- 7.7%	169	189	+ 11.8%
\$300,000 to \$599,999	258	297	+ 15.1%	587	791	+ 34.8%
\$600,000 to \$999,999	175	225	+ 28.6%	367	652	+ 77.7%
\$1,000,000 to \$1,499,999	152	237	+ 55.9%	104	199	+ 91.3%
\$1,500,00 to \$1,999,999	62	132	+ 112.9%	18	60	+ 233.3%
\$2,000,000 to \$2,499,999	21	76	+ 261.9%	5	16	+ 220.0%
\$2,500,000 to \$4,999,999	48	111	+ 131.3%	2	11	+ 450.0%
\$5,000,000 to \$9,999,999	1	9	+ 800.0%	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
All Price Ranges	821	1,184	+ 44.2%	1,252	1,918	+ 53.2%

Compared to Prior Month

By Price Range	Single Family			Condo		
	6-2021	7-2021	Change	6-2021	7-2021	Change
\$299,999 and Below	4	7	+ 75.0%	11	20	+ 81.8%
\$300,000 to \$599,999	13	29	+ 123.1%	53	54	+ 1.9%
\$600,000 to \$999,999	25	27	+ 8.0%	59	35	- 40.7%
\$1,000,000 to \$1,499,999	18	21	+ 16.7%	17	22	+ 29.4%
\$1,500,00 to \$1,999,999	13	13	0.0%	7	9	+ 28.6%
\$2,000,000 to \$2,499,999	6	9	+ 50.0%	1	0	- 100.0%
\$2,500,000 to \$4,999,999	5	7	+ 40.0%	2	1	- 50.0%
\$5,000,000 to \$9,999,999	0	2	--	0	0	--
\$10,000,000 and Above	1	0	- 100.0%	0	0	--
All Price Ranges	85	115	+ 35.3%	150	141	- 6.0%

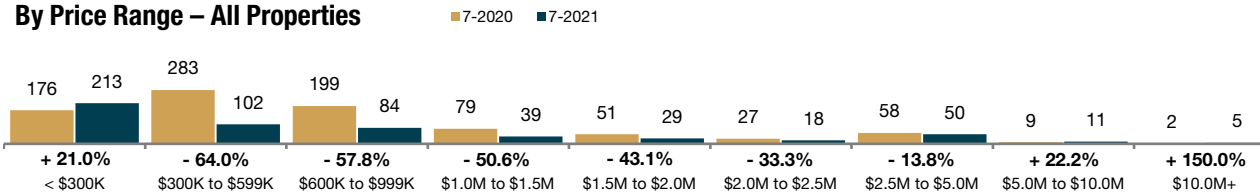
Year to Date

By Price Range	Single Family			Condo		
	7-2020	7-2021	Change	7-2020	7-2021	Change
\$299,999 and Below	47	40	- 14.9%	81	96	+ 18.5%
\$300,000 to \$599,999	127	116	- 8.7%	242	315	+ 30.2%
\$600,000 to \$999,999	76	113	+ 48.7%	173	317	+ 83.2%
\$1,000,000 to \$1,499,999	65	105	+ 61.5%	50	103	+ 106.0%
\$1,500,00 to \$1,999,999	23	67	+ 191.3%	8	31	+ 287.5%
\$2,000,000 to \$2,499,999	13	38	+ 192.3%	2	8	+ 300.0%
\$2,500,000 to \$4,999,999	20	51	+ 155.0%	2	8	+ 300.0%
\$5,000,000 to \$9,999,999	0	5	--	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
All Price Ranges	371	536	+ 44.5%	558	878	+ 57.3%

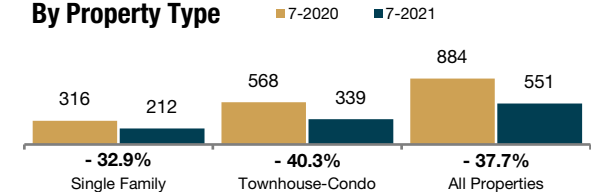
Inventory of Active Listings

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		
	7-2020	7-2021	Change	7-2020	7-2021	Change
\$299,999 and Below	37	17	- 54.1%	139	196	+ 41.0%
\$300,000 to \$599,999	82	47	- 42.7%	201	55	- 72.6%
\$600,000 to \$999,999	40	35	- 12.5%	159	49	- 69.2%
\$1,000,000 to \$1,499,999	36	18	- 50.0%	43	21	- 51.2%
\$1,500,00 to \$1,999,999	36	22	- 38.9%	15	7	- 53.3%
\$2,000,000 to \$2,499,999	17	12	- 29.4%	10	6	- 40.0%
\$2,500,000 to \$4,999,999	57	45	- 21.1%	1	5	+ 400.0%
\$5,000,000 to \$9,999,999	9	11	+ 22.2%	0	0	--
\$10,000,000 and Above	2	5	+ 150.0%	0	0	--
All Price Ranges	316	212	- 32.9%	568	339	- 40.3%

Compared to Prior Month

By Price Range	Single Family			Condo		
	6-2021	7-2021	Change	6-2021	7-2021	Change
\$299,999 and Below	19	17	- 10.5%	188	196	+ 4.3%
\$300,000 to \$599,999	42	47	+ 11.9%	59	55	- 6.8%
\$600,000 to \$999,999	32	35	+ 9.4%	41	49	+ 19.5%
\$1,000,000 to \$1,499,999	16	18	+ 12.5%	21	21	0.0%
\$1,500,00 to \$1,999,999	20	22	+ 10.0%	8	7	- 12.5%
\$2,000,000 to \$2,499,999	11	12	+ 9.1%	6	6	0.0%
\$2,500,000 to \$4,999,999	43	45	+ 4.7%	5	5	0.0%
\$5,000,000 to \$9,999,999	10	11	+ 10.0%	0	0	--
\$10,000,000 and Above	5	5	0.0%	0	0	--
All Price Ranges	198	212	+ 7.1%	328	339	+ 3.4%

Year to Date

By Price Range	Single Family			Condo		
	7-2020	7-2021	Change	7-2020	7-2021	Change
\$299,999 and Below	47	40	- 14.9%	81	96	+ 18.5%
\$300,000 to \$599,999	127	116	- 8.7%	242	315	+ 30.2%
\$600,000 to \$999,999	76	113	+ 48.7%	173	317	+ 83.2%
\$1,000,000 to \$1,499,999	65	105	+ 61.5%	50	103	+ 106.0%
\$1,500,00 to \$1,999,999	23	67	+ 191.3%	8	31	+ 287.5%
\$2,000,000 to \$2,499,999	13	38	+ 192.3%	2	8	+ 300.0%
\$2,500,000 to \$4,999,999	20	51	+ 155.0%	2	8	+ 300.0%
\$5,000,000 to \$9,999,999	0	5	--	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
All Price Ranges	371	536	+ 44.5%	558	878	+ 57.3%

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®



New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending Sales	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.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	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.
Inventory of Active Listings	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.
Months Supply of Inventory	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.