

Monthly Indicators

Residential Real Estate Activity for Summit and Park Counties



January 2021

Percent changes calculated using year-over-year comparisons.

New Listings were up 59.6 percent for single family homes and 96.9 percent for townhouse-condo properties. Pending Sales landed at 72 for single family homes and 112 for townhouse-condo properties.

The Median Sales Price was up 44.5 percent to \$825,000 for single family homes and 8.5 percent to \$630,500 for townhouse-condo properties. Days on Market decreased 38.6 percent for single family homes and 33.3 percent for townhouse-condo properties.

The Mortgage Bankers Association's January research estimates approximately 2.7 million homeowners with mortgages are currently in forbearance plans. Some of these homes may eventually come to market, but given the strong appreciation in most market segments in recent years, these eventual home sales are likely to be mostly traditional sellers. However, a modest increase in short sales and foreclosures at some point this year would not be surprising.

Activity Snapshot

+ 21.5% **+ 20.8%** **- 45.5%**

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	1-2020	1-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		47	75	+ 59.6%	47	75	+ 59.6%
Pending Sales		51	72	+ 41.2%	51	72	+ 41.2%
Sold Listings		44	50	+ 13.6%	44	50	+ 13.6%
Median Sales Price		\$570,783	\$825,000	+ 44.5%	\$570,783	\$825,000	+ 44.5%
Average Sales Price		\$771,964	\$1,083,804	+ 40.4%	\$771,964	\$1,083,804	+ 40.4%
Pct. of List Price Received		96.8%	99.0%	+ 2.3%	96.8%	99.0%	+ 2.3%
Days on Market Until Sale		83	51	- 38.6%	83	51	- 38.6%
Housing Affordability Index		66	48	- 27.3%	66	48	- 27.3%
Inventory of Active Listings		251	120	- 52.2%	--	--	--
Months Supply of Inventory		3.7	1.4	- 62.2%	--	--	--

Townhouse-Condo Market Overview



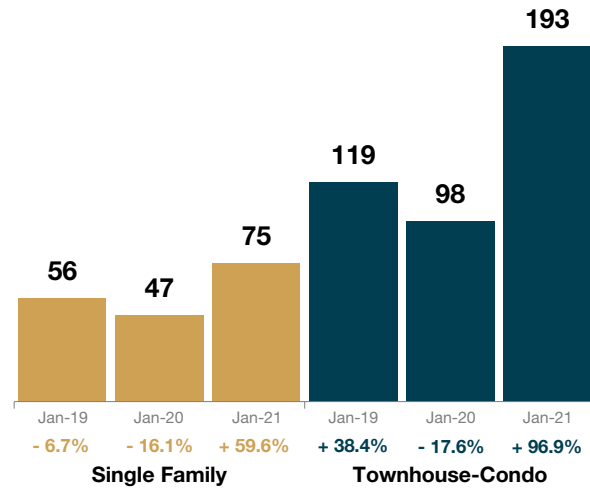
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	1-2020	1-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		98	193	+ 96.9%	98	193	+ 96.9%
Pending Sales		83	112	+ 34.9%	83	112	+ 34.9%
Sold Listings		63	80	+ 27.0%	63	80	+ 27.0%
Median Sales Price		\$581,000	\$630,500	+ 8.5%	\$581,000	\$630,500	+ 8.5%
Average Sales Price		\$650,841	\$676,381	+ 3.9%	\$650,841	\$676,381	+ 3.9%
Pct. of List Price Received		97.3%	99.8%	+ 2.6%	97.3%	99.8%	+ 2.6%
Days on Market Until Sale		63	42	- 33.3%	63	42	- 33.3%
Housing Affordability Index		73	73	0.0%	73	73	0.0%
Inventory of Active Listings		474	275	- 42.0%	--	--	--
Months Supply of Inventory		4.3	2.0	- 53.5%	--	--	--

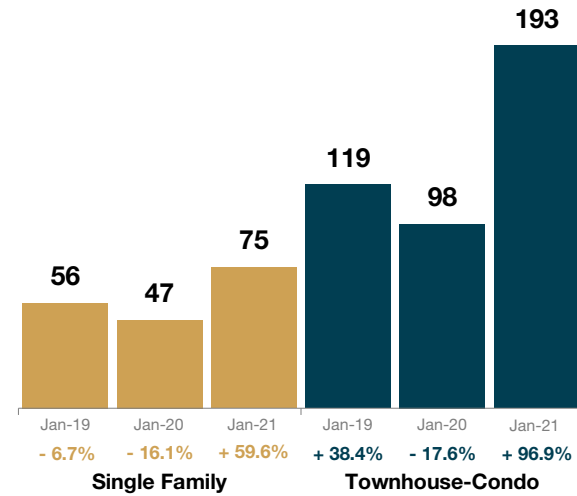
New Listings



January

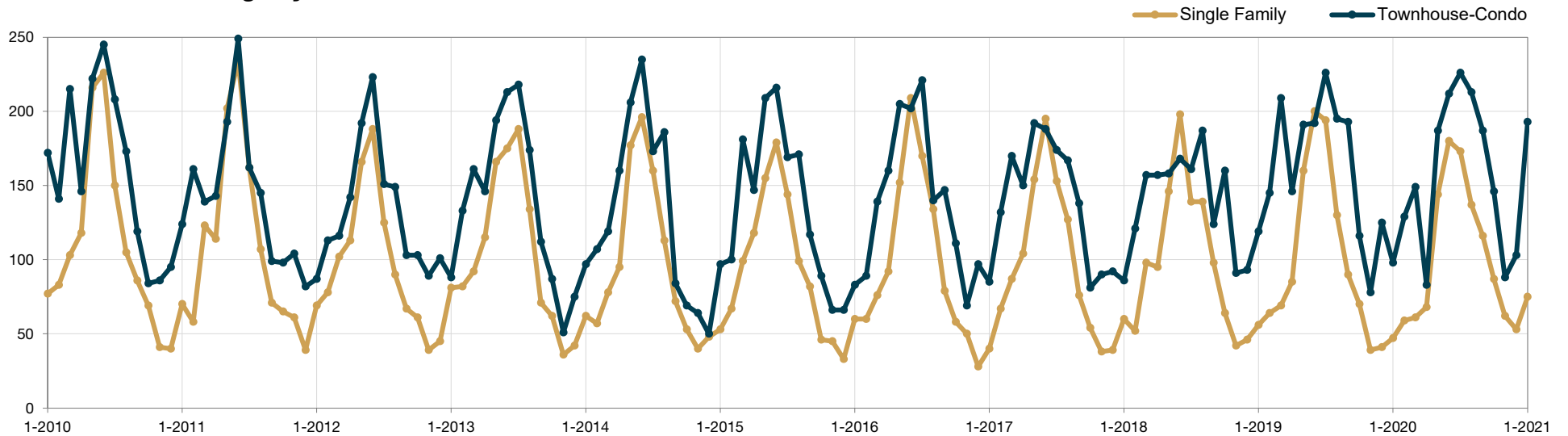


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2020	59	-7.8%	129	-11.0%
Mar-2020	61	-11.6%	149	-28.7%
Apr-2020	68	-20.0%	83	-43.2%
May-2020	144	-10.0%	187	-2.1%
Jun-2020	180	-10.0%	212	+10.4%
Jul-2020	173	-10.8%	226	0.0%
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%

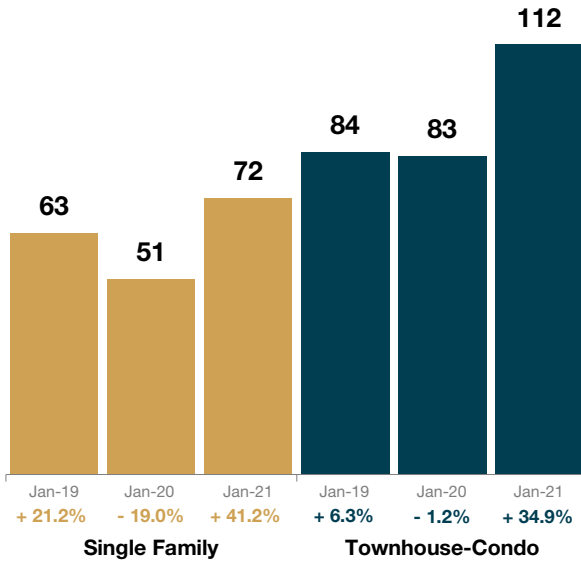
Historical New Listings by Month



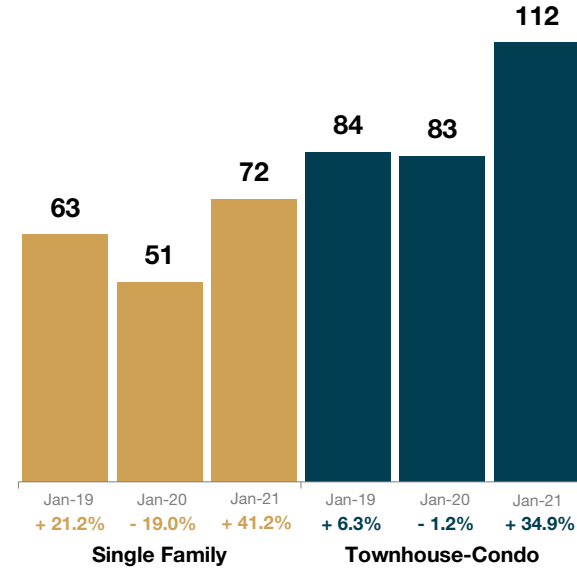
Pending Sales



January

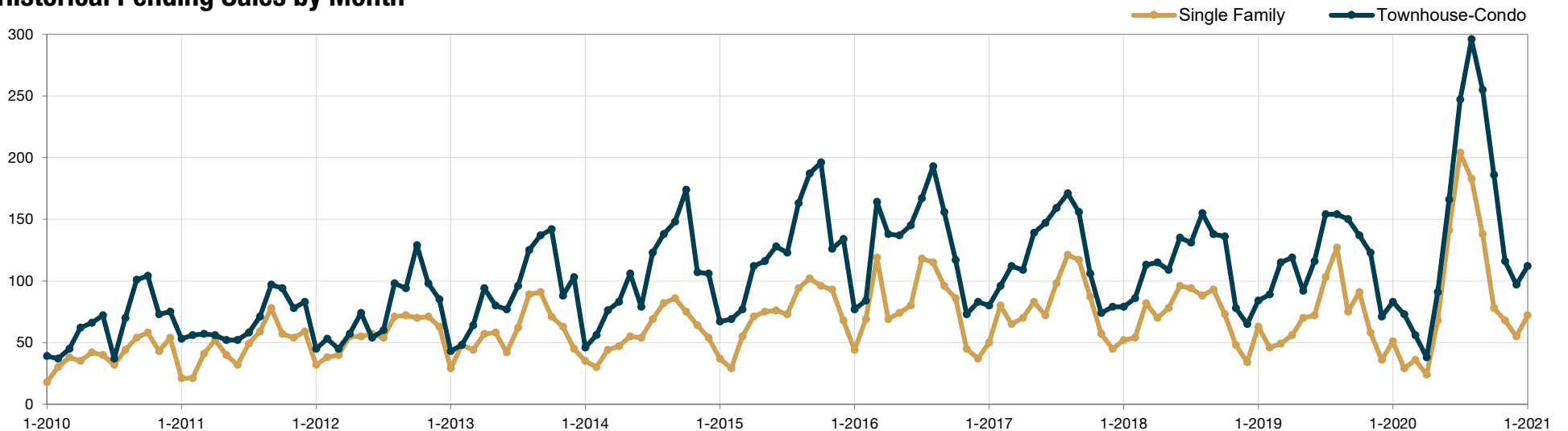


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2020	29	-37.0%	73	-18.0%
Mar-2020	36	-26.5%	56	-51.3%
Apr-2020	24	-57.1%	38	-68.1%
May-2020	68	-2.9%	91	-1.1%
Jun-2020	141	+95.8%	166	+43.1%
Jul-2020	204	+98.1%	247	+60.4%
Aug-2020	183	+44.1%	296	+92.2%
Sep-2020	138	+84.0%	255	+70.0%
Oct-2020	78	-14.3%	186	+35.8%
Nov-2020	68	+17.2%	116	-5.7%
Dec-2020	55	+52.8%	97	+36.6%
Jan-2021	72	+41.2%	112	+34.9%

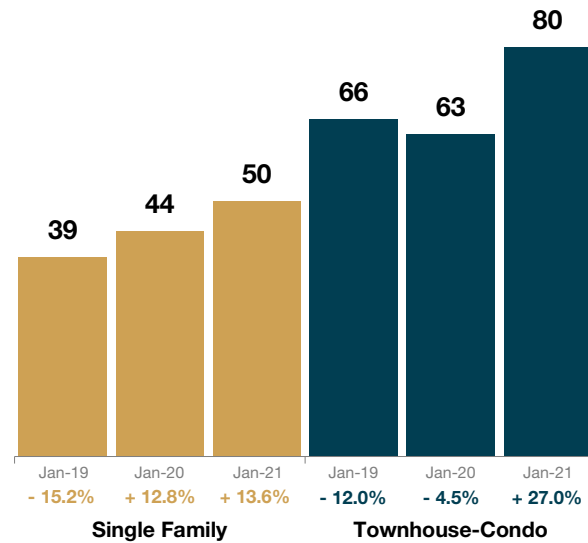
Historical Pending Sales by Month



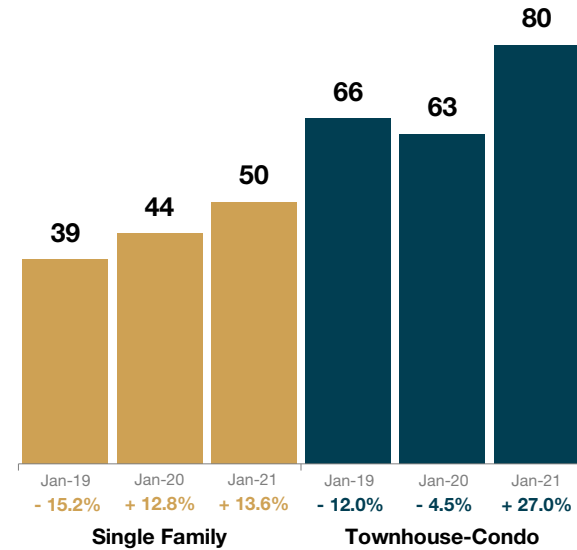
Sold Listings



January

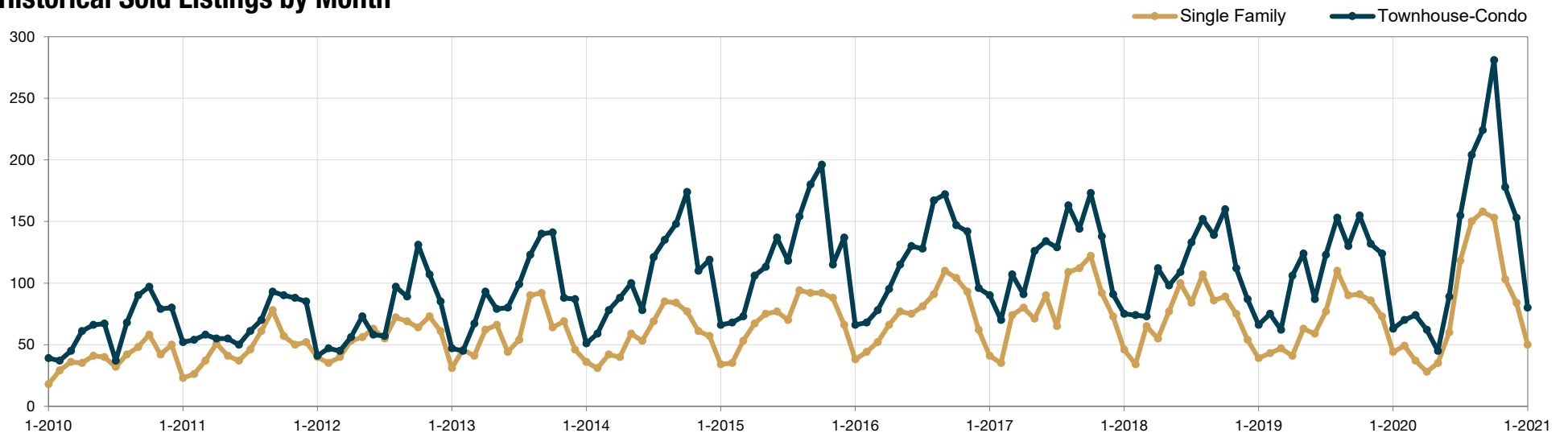


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2020	49	+14.0%	70	-6.7%
Mar-2020	37	-21.3%	74	+19.4%
Apr-2020	28	-31.7%	62	-41.5%
May-2020	35	-44.4%	45	-63.7%
Jun-2020	60	+1.7%	89	+2.3%
Jul-2020	118	+53.2%	155	+26.0%
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%	80	+27.0%

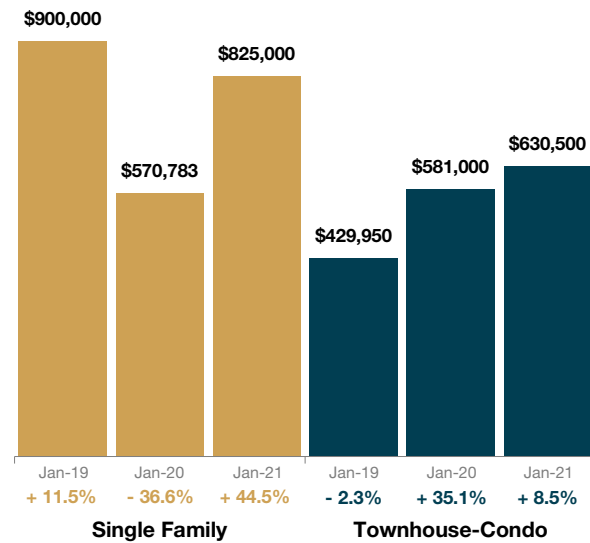
Historical Sold Listings by Month



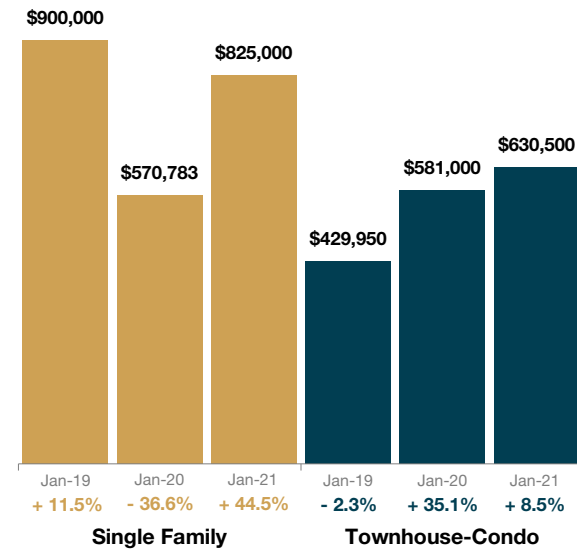
Median Sales Price



January

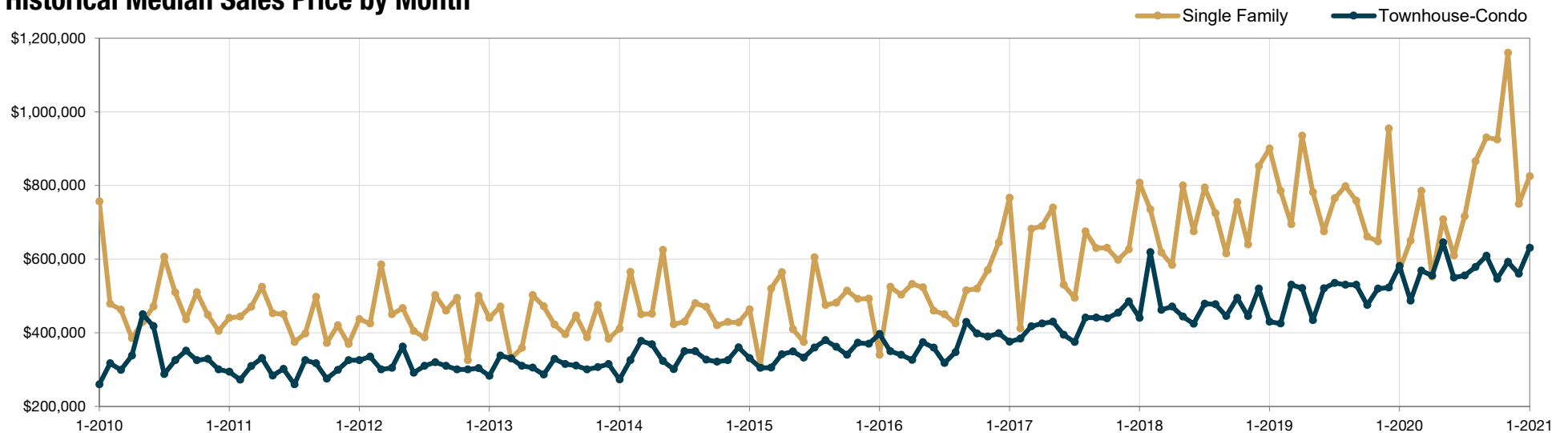


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2020	\$650,000	-17.2%	\$487,000	+14.6%
Mar-2020	\$785,000	+13.0%	\$568,750	+7.2%
Apr-2020	\$552,450	-40.9%	\$555,000	+6.5%
May-2020	\$708,000	-9.4%	\$645,000	+48.6%
Jun-2020	\$610,000	-9.6%	\$550,000	+5.7%
Jul-2020	\$716,000	-6.4%	\$555,000	+3.7%
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%	\$630,500	+8.5%

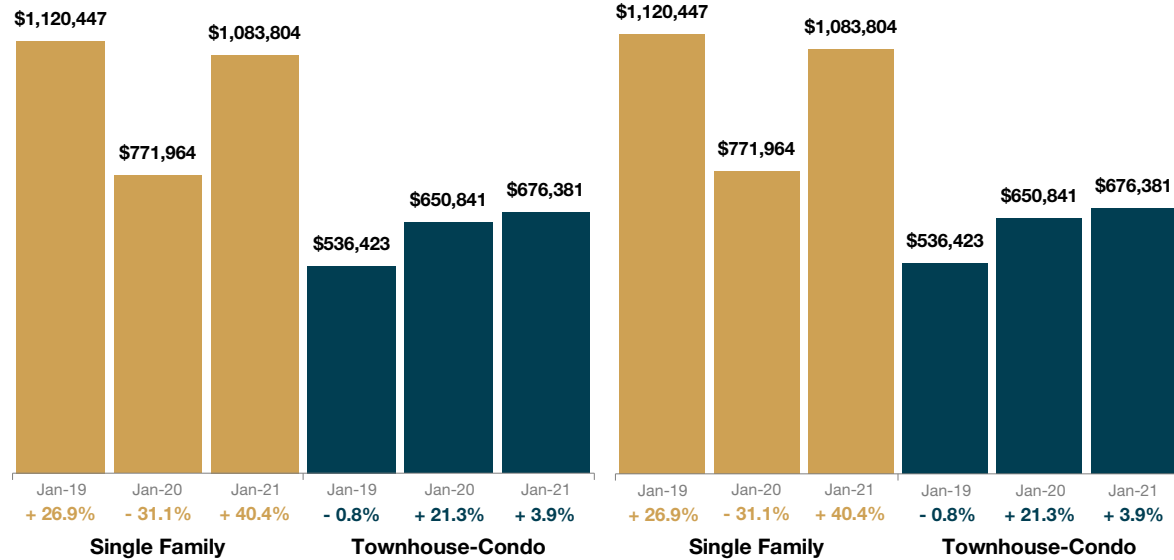
Historical Median Sales Price by Month



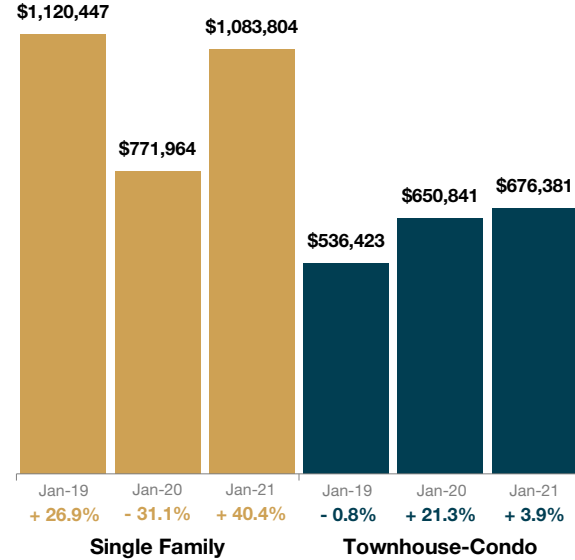
Average Sales Price



January

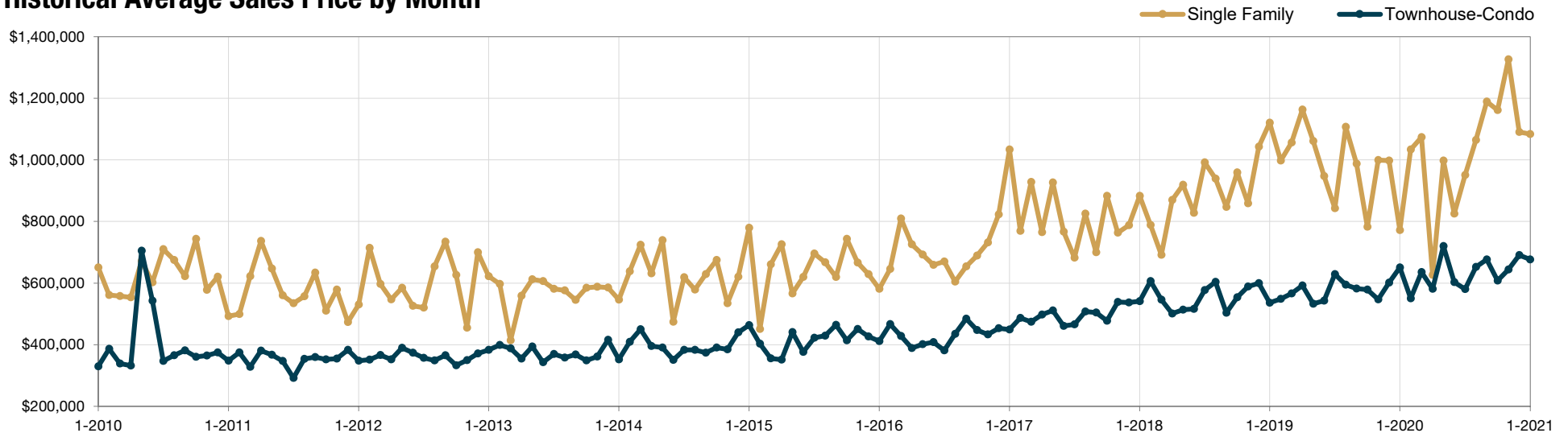


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2020	\$1,033,458	+3.5%	\$550,065	+0.3%
Mar-2020	\$1,073,704	+1.7%	\$635,486	+12.2%
Apr-2020	\$626,710	-46.1%	\$581,309	-1.9%
May-2020	\$997,601	-6.0%	\$720,350	+35.1%
Jun-2020	\$825,677	-12.9%	\$603,333	+11.2%
Jul-2020	\$950,694	+12.8%	\$580,040	-7.8%
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%	\$676,381	+3.9%

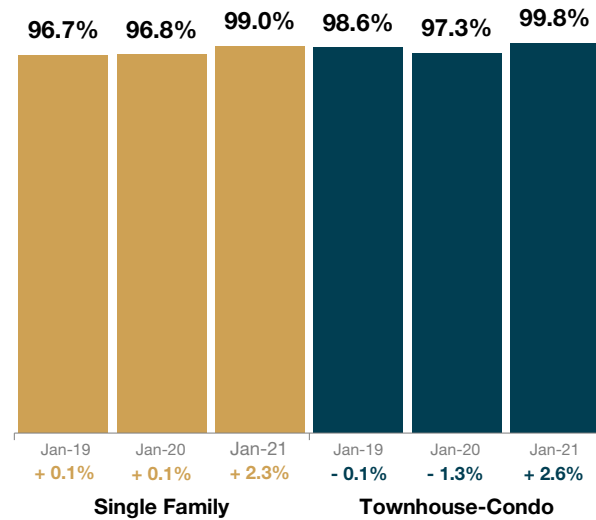
Historical Average Sales Price by Month



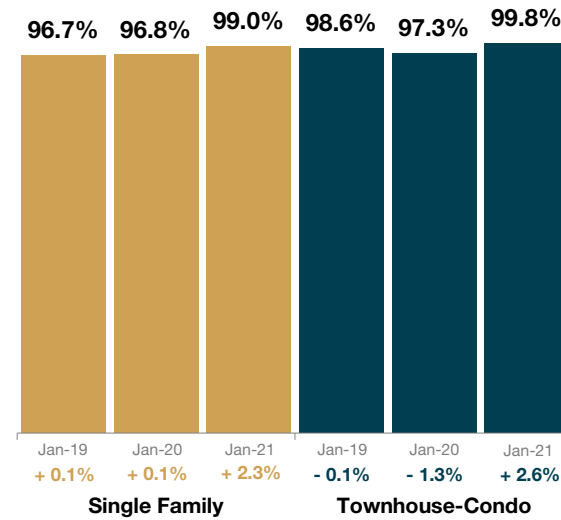
Percent of List Price Received



January

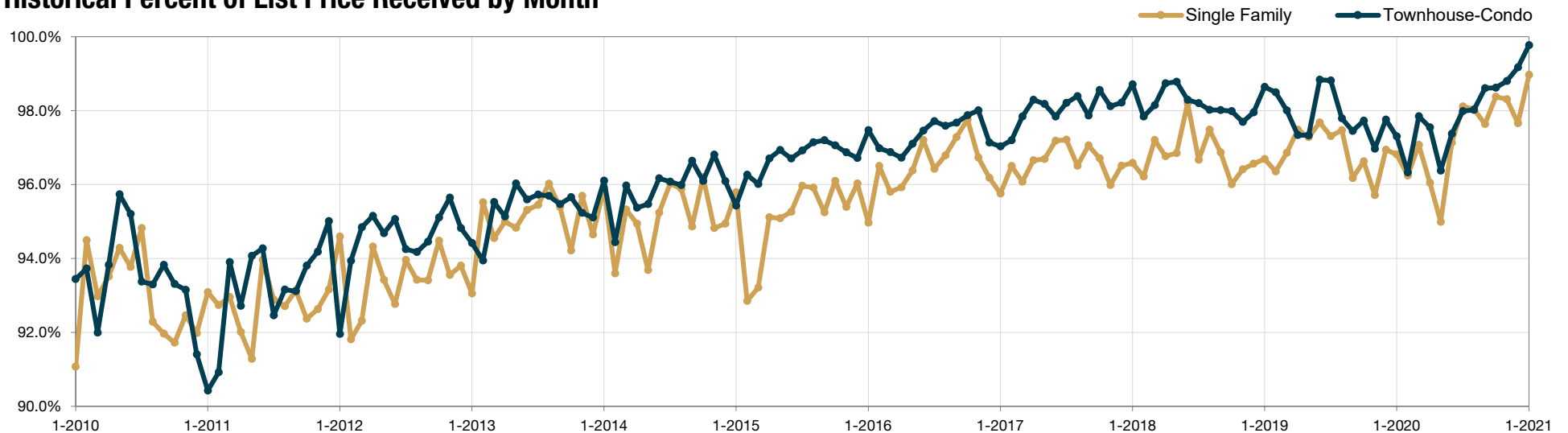


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2020	96.2%	-0.2%	96.3%	-2.2%
Mar-2020	97.1%	+0.2%	97.8%	-0.2%
Apr-2020	96.0%	-1.5%	97.5%	+0.2%
May-2020	95.0%	-2.4%	96.4%	-0.9%
Jun-2020	97.1%	-0.6%	97.4%	-1.4%
Jul-2020	98.1%	+0.8%	98.0%	-0.8%
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%

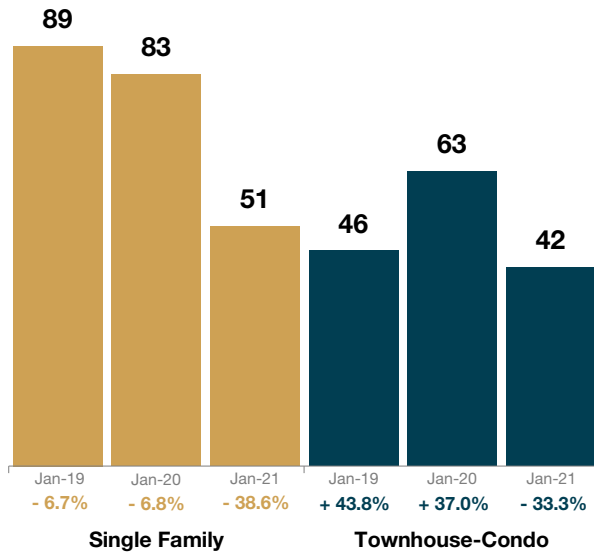
Historical Percent of List Price Received by Month



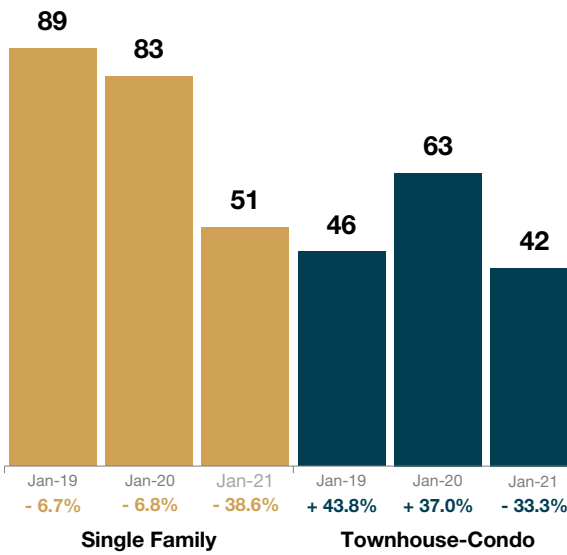
Days on Market Until Sale



January

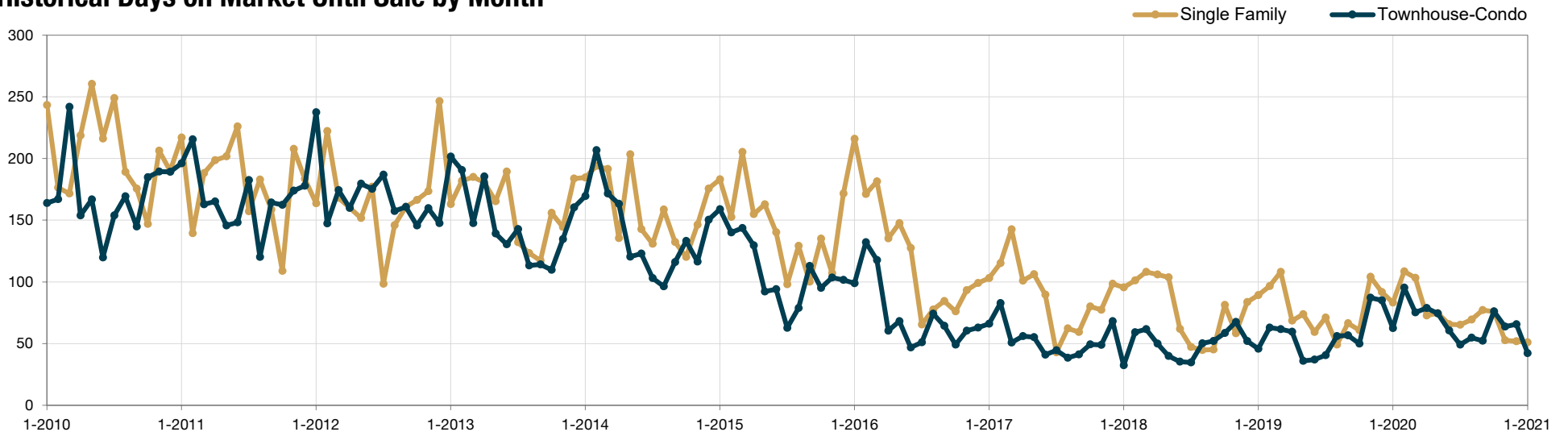


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2020	108	+12.5%	95	+50.8%
Mar-2020	103	-4.6%	75	+21.0%
Apr-2020	73	+5.8%	79	+31.7%
May-2020	75	+1.4%	74	+105.6%
Jun-2020	66	+11.9%	61	+64.9%
Jul-2020	65	-8.5%	49	+19.5%
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%

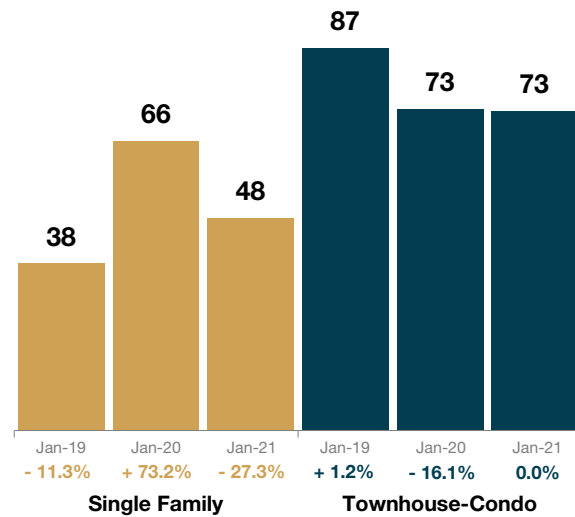
Historical Days on Market Until Sale by Month



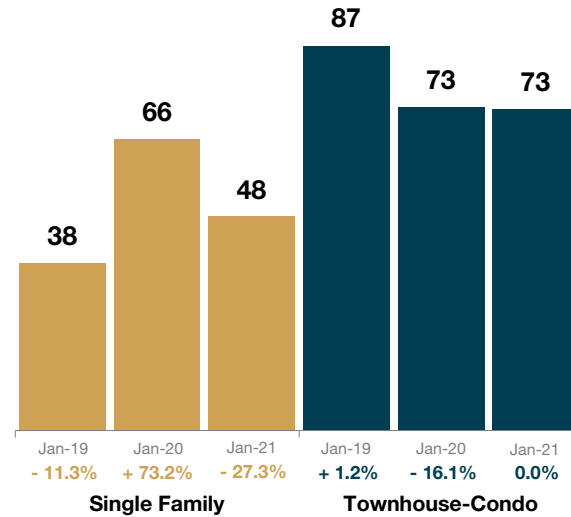
Housing Affordability Index



January

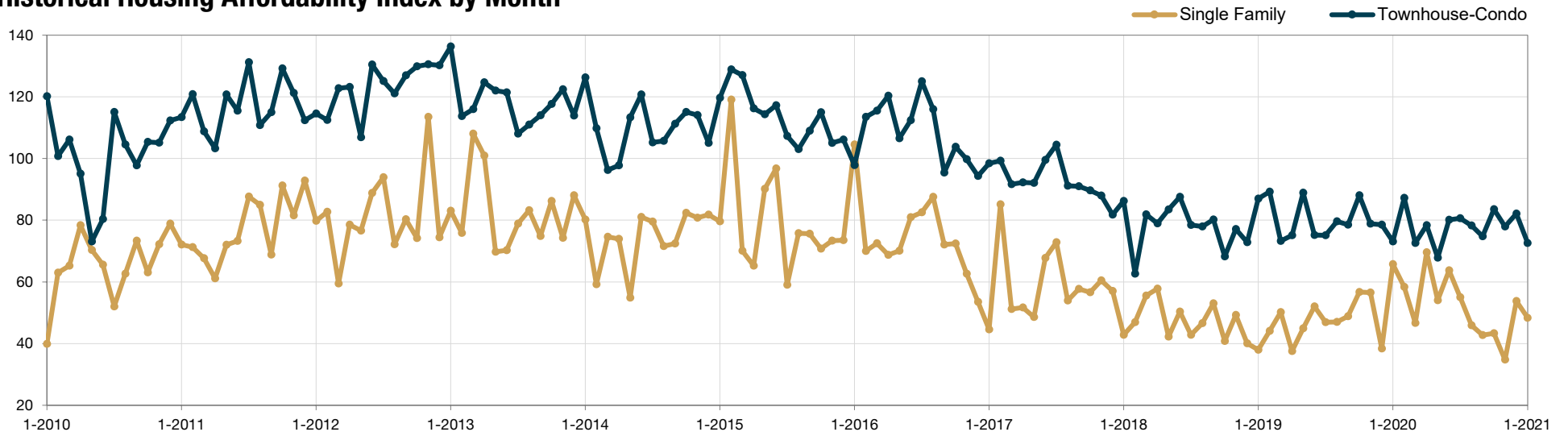


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2020	58	+31.8%	87	-2.2%
Mar-2020	47	-6.0%	73	0.0%
Apr-2020	70	+84.2%	78	+4.0%
May-2020	54	+20.0%	68	-23.6%
Jun-2020	64	+23.1%	80	+6.7%
Jul-2020	55	+17.0%	81	+8.0%
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%	73	0.0%

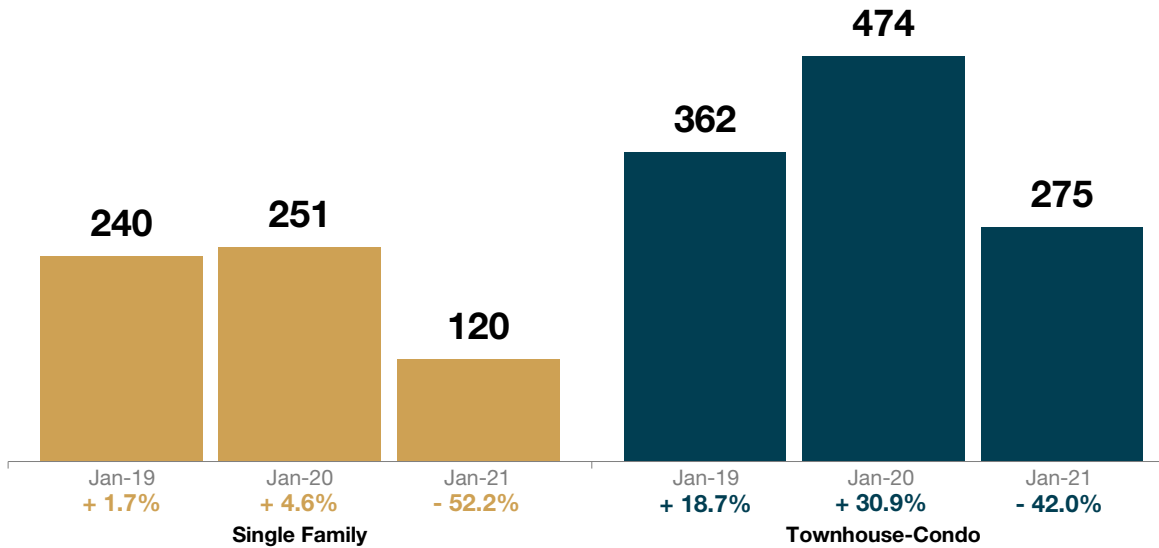
Historical Housing Affordability Index by Month



Inventory of Active Listings

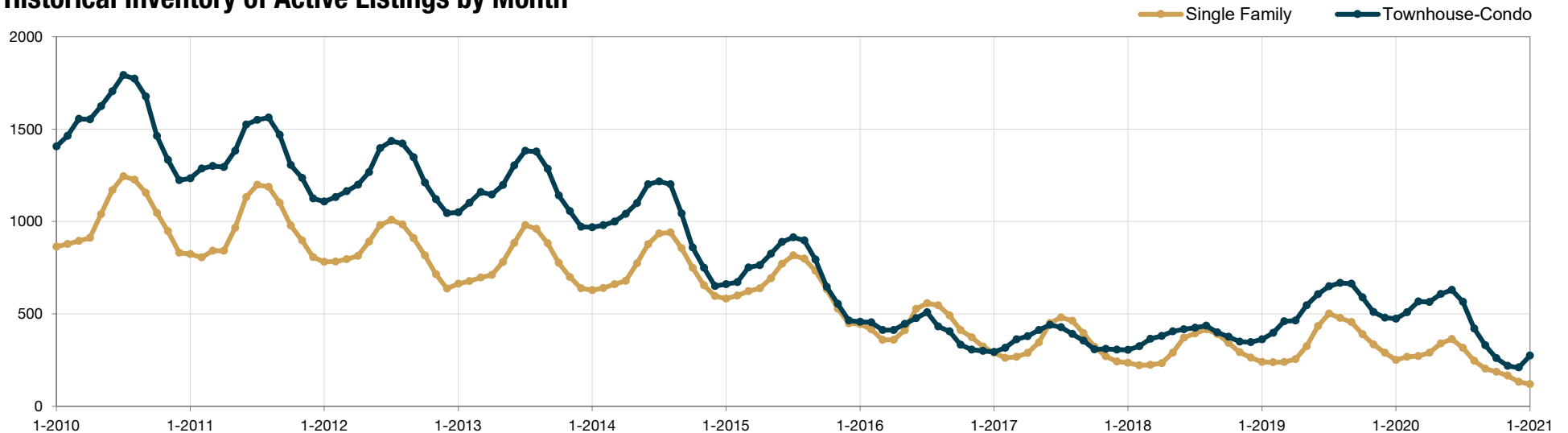


January



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2020	268	+12.6%	509	+28.2%
Mar-2020	271	+12.9%	567	+23.3%
Apr-2020	290	+13.7%	564	+21.6%
May-2020	340	+4.9%	607	+11.2%
Jun-2020	363	-16.2%	630	+4.0%
Jul-2020	316	-37.1%	566	-12.9%
Aug-2020	247	-48.3%	421	-36.9%
Sep-2020	203	-55.5%	330	-50.2%
Oct-2020	187	-52.1%	261	-55.7%
Nov-2020	165	-50.6%	218	-57.3%
Dec-2020	132	-54.3%	210	-56.2%
Jan-2021	120	-52.2%	275	-42.0%

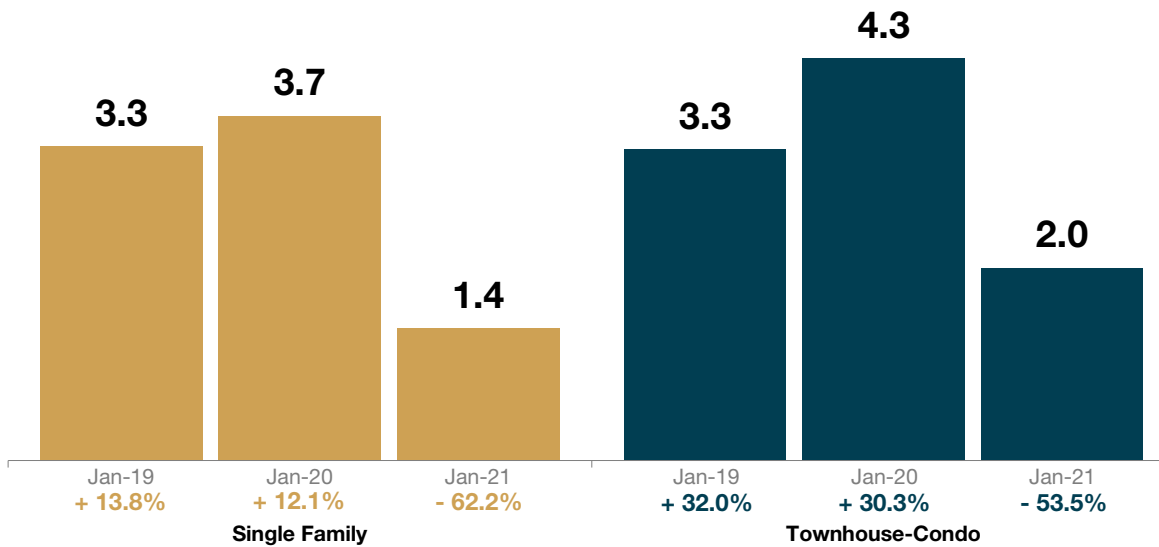
Historical Inventory of Active Listings by Month



Months Supply of Inventory

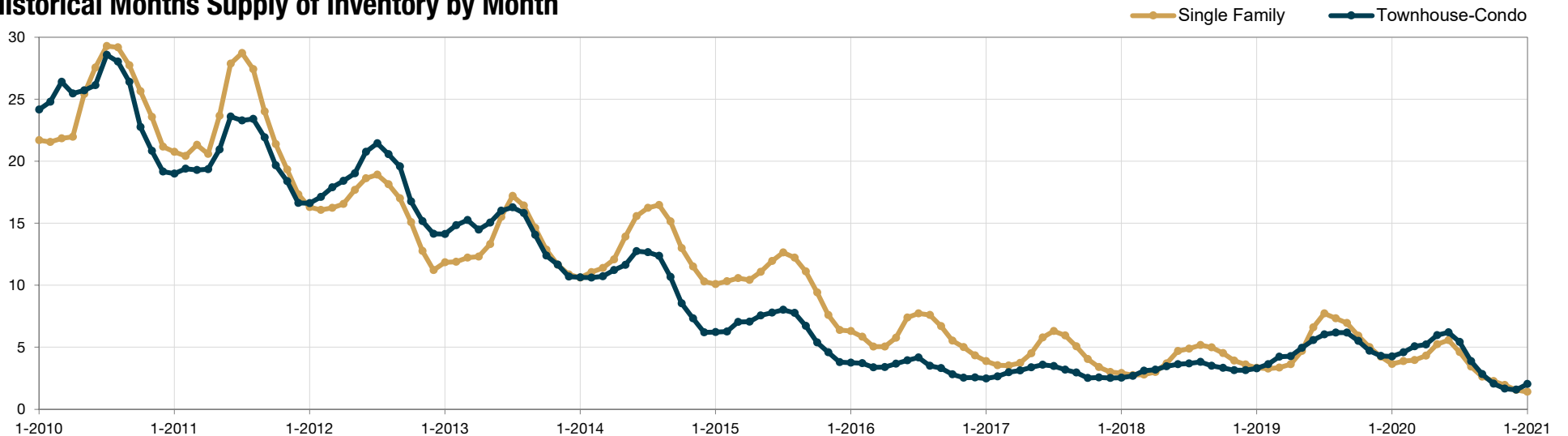


January



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2020	3.9	+18.2%	4.6	+27.8%
Mar-2020	4.0	+17.6%	5.1	+21.4%
Apr-2020	4.3	+19.4%	5.2	+20.9%
May-2020	5.2	+10.6%	6.0	+22.4%
Jun-2020	5.6	-15.2%	6.2	+10.7%
Jul-2020	4.6	-40.3%	5.4	-10.0%
Aug-2020	3.4	-53.4%	3.9	-37.1%
Sep-2020	2.6	-62.9%	2.8	-54.8%
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%	2.0	-53.5%

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.

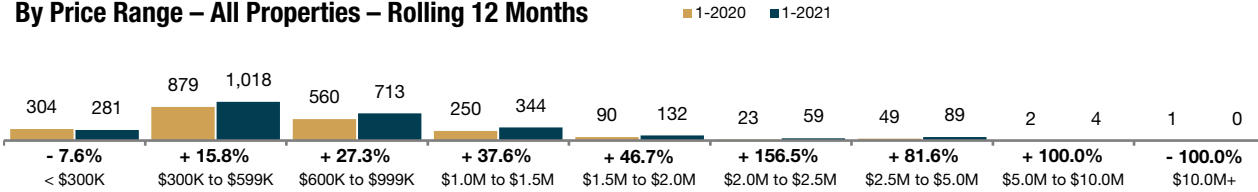
Key Metrics	Historical Sparkbars	1-2020	1-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		145	268	+ 84.8%	145	268	+ 84.8%
Pending Sales		134	184	+ 37.3%	134	184	+ 37.3%
Sold Listings		107	130	+ 21.5%	107	130	+ 21.5%
Median Sales Price		\$581,000	\$702,000	+ 20.8%	\$581,000	\$702,000	+ 20.8%
Average Sales Price		\$700,649	\$833,082	+ 18.9%	\$700,649	\$833,082	+ 18.9%
Pct. of List Price Received		97.1%	99.5%	+ 2.5%	97.1%	99.5%	+ 2.5%
Days on Market Until Sale		71	46	- 35.2%	71	46	- 35.2%
Housing Affordability Index		65	57	- 12.3%	65	57	- 12.3%
Inventory of Active Listings		725	395	- 45.5%	--	--	--
Months Supply of Inventory		4.0	1.8	- 55.0%	--	--	--

Sold Listings

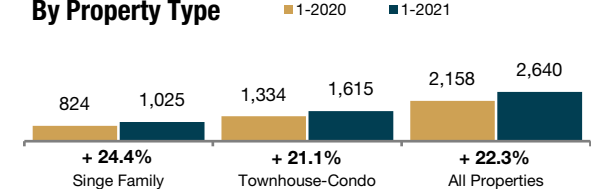
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Condo		
	1-2020	1-2021	Change	1-2020	1-2021	Change
\$299,999 and Below	107	104	-2.8%	197	177	-10.2%
\$300,000 to \$599,999	231	301	+30.3%	648	717	+10.6%
\$600,000 to \$999,999	201	194	-3.5%	359	519	+44.6%
\$1,000,000 to \$1,499,999	150	196	+30.7%	100	148	+48.0%
\$1,500,00 to \$1,999,999	69	93	+34.8%	21	39	+85.7%
\$2,000,000 to \$2,499,999	17	49	+188.2%	6	10	+66.7%
\$2,500,000 to \$4,999,999	46	84	+82.6%	3	5	+66.7%
\$5,000,000 to \$9,999,999	2	4	+100.0%	0	0	--
\$10,000,000 and Above	1	0	-100.0%	0	0	--
All Price Ranges	824	1,025	+24.4%	1,334	1,615	+21.1%

Compared to Prior Month

By Price Range	Single Family			Condo		
	12-2020	1-2021	Change	12-2020	1-2021	Change
\$299,999 and Below	8	4	-50.0%	13	10	-23.1%
\$300,000 to \$599,999	28	13	-53.6%	72	26	-63.9%
\$600,000 to \$999,999	15	15	0.0%	43	32	-25.6%
\$1,000,000 to \$1,499,999	15	7	-53.3%	14	9	-35.7%
\$1,500,00 to \$1,999,999	6	6	0.0%	6	3	-50.0%
\$2,000,000 to \$2,499,999	5	1	-80.0%	5	0	-100.0%
\$2,500,000 to \$4,999,999	6	4	-33.3%	0	0	--
\$5,000,000 to \$9,999,999	1	0	-100.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	84	50	-40.5%	153	80	-47.7%

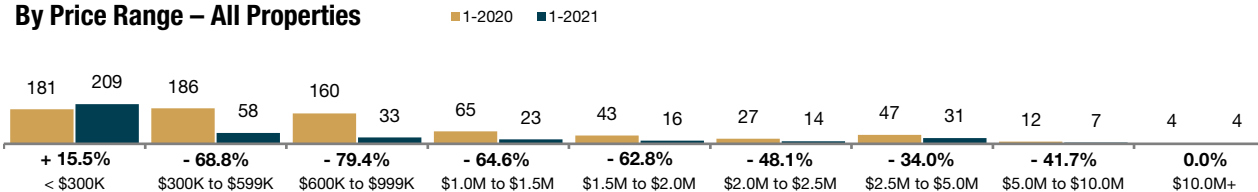
Year to Date

By Price Range	Single Family			Condo		
	1-2020	1-2021	Change	1-2020	1-2021	Change
\$299,999 and Below	3	4	+33.3%	7	10	+42.9%
\$300,000 to \$599,999	20	13	-35.0%	27	26	-3.7%
\$600,000 to \$999,999	9	15	+66.7%	21	32	+52.4%
\$1,000,000 to \$1,499,999	8	7	-12.5%	7	9	+28.6%
\$1,500,00 to \$1,999,999	1	6	+500.0%	1	3	+200.0%
\$2,000,000 to \$2,499,999	3	1	-66.7%	0	0	--
\$2,500,000 to \$4,999,999	0	4	--	0	0	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	44	50	+13.6%	63	80	+27.0%

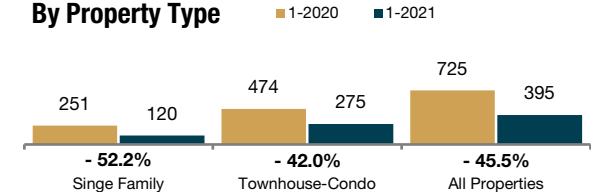
Inventory of Active Listings

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		
	1-2020	1-2021	Change	1-2020	1-2021	Change
\$299,999 and Below	32	21	-34.4%	149	188	+26.2%
\$300,000 to \$599,999	60	19	-68.3%	126	39	-69.0%
\$600,000 to \$999,999	26	11	-57.7%	134	22	-83.6%
\$1,000,000 to \$1,499,999	28	9	-67.9%	37	14	-62.2%
\$1,500,00 to \$1,999,999	26	11	-57.7%	17	5	-70.6%
\$2,000,000 to \$2,499,999	16	9	-43.8%	11	5	-54.5%
\$2,500,000 to \$4,999,999	47	29	-38.3%	0	2	--
\$5,000,000 to \$9,999,999	12	7	-41.7%	0	0	--
\$10,000,000 and Above	4	4	0.0%	0	0	--
All Price Ranges	251	120	-52.2%	474	275	-42.0%

Compared to Prior Month

By Price Range	Single Family			Condo		
	12-2020	1-2021	Change	12-2020	1-2021	Change
\$299,999 and Below	25	21	-16.0%	116	188	+62.1%
\$300,000 to \$599,999	23	19	-17.4%	28	39	+39.3%
\$600,000 to \$999,999	12	11	-8.3%	31	22	-29.0%
\$1,000,000 to \$1,499,999	8	9	+12.5%	17	14	-17.6%
\$1,500,00 to \$1,999,999	10	11	+10.0%	10	5	-50.0%
\$2,000,000 to \$2,499,999	10	9	-10.0%	5	5	0.0%
\$2,500,000 to \$4,999,999	33	29	-12.1%	3	2	-33.3%
\$5,000,000 to \$9,999,999	8	7	-12.5%	0	0	--
\$10,000,000 and Above	3	4	+33.3%	0	0	--
All Price Ranges	132	120	-9.1%	210	275	+31.0%

Year to Date

By Price Range	Single Family			Condo		
	1-2020	1-2021	Change	1-2020	1-2021	Change
\$299,999 and Below	3	4	+33.3%	7	10	+42.9%
\$300,000 to \$599,999	20	13	-35.0%	27	26	-3.7%
\$600,000 to \$999,999	9	15	+66.7%	21	32	+52.4%
\$1,000,000 to \$1,499,999	8	7	-12.5%	7	9	+28.6%
\$1,500,00 to \$1,999,999	1	6	+500.0%	1	3	+200.0%
\$2,000,000 to \$2,499,999	3	1	-66.7%	0	0	--
\$2,500,000 to \$4,999,999	0	4	--	0	0	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	44	50	+13.6%	63	80	+27.0%

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.