

# Monthly Indicators

Residential Real Estate Activity for Summit and Park Counties



## June 2021

Percent changes calculated using year-over-year comparisons.

New Listings were down 3.3 percent for single family homes and 4.7 percent for townhouse-condo properties. Pending Sales landed at 112 for single family homes and 146 for townhouse-condo properties.

The Median Sales Price was up 63.9 percent to \$1,000,000 for single family homes and 21.3 percent to \$667,000 for townhouse-condo properties. Days on Market decreased 68.2 percent for single family homes and 67.2 percent for townhouse-condo properties.

The increase in sales prices comes with a slight decline in existing home sales nationwide, as homebuyers struggle with declining affordability amid a lack of inventory, forcing some buyers to simply wait it out in hopes of more inventory and less competition. Meanwhile, home builders are trying to meet the increased market demand, with housing starts up 3.6% in May from April, according to the Commerce Department. As we ease into new routines and look forward to a post-pandemic future, one thing remains certain: America desperately needs more homes.

## Activity Snapshot

**+ 56.4%**    **+ 35.4%**    **- 49.0%**

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	6-2020	6-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
<b>New Listings</b>		180	174	- 3.3%	559	645	+ 15.4%
<b>Pending Sales</b>		141	112	- 20.6%	349	518	+ 48.4%
<b>Sold Listings</b>		60	85	+ 41.7%	253	421	+ 66.4%
<b>Median Sales Price</b>		\$610,000	\$1,000,000	+ 63.9%	\$650,000	\$1,035,000	+ 59.2%
<b>Average Sales Price</b>		\$825,677	\$1,417,668	+ 71.7%	\$894,614	\$1,341,536	+ 50.0%
<b>Pct. of List Price Received</b>		97.1%	101.8%	+ 4.8%	96.5%	100.5%	+ 4.1%
<b>Days on Market Until Sale</b>		66	21	- 68.2%	84	38	- 54.8%
<b>Housing Affordability Index</b>		64	39	- 39.1%	60	37	- 38.3%
<b>Inventory of Active Listings</b>		363	187	- 48.5%	--	--	--
<b>Months Supply of Inventory</b>		5.6	1.9	- 66.1%	--	--	--

# Townhouse-Condo Market Overview



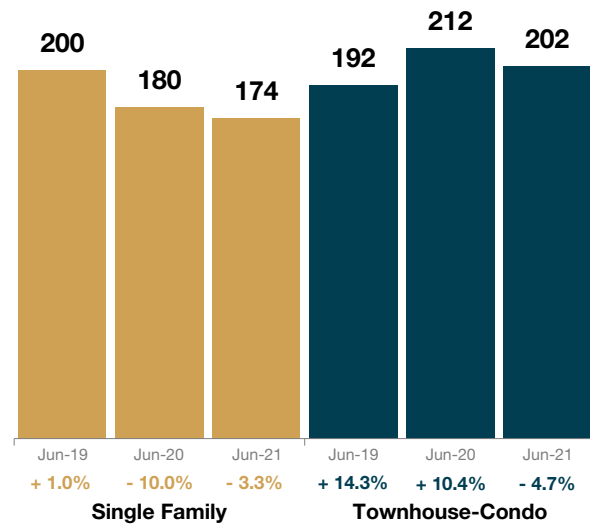
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2020	6-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
<b>New Listings</b>		212	<b>202</b>	- 4.7%	858	<b>1,048</b>	+ 22.1%
<b>Pending Sales</b>		165	<b>146</b>	- 11.5%	505	<b>840</b>	+ 66.3%
<b>Sold Listings</b>		89	<b>148</b>	+ 66.3%	403	<b>734</b>	+ 82.1%
<b>Median Sales Price</b>		\$550,000	<b>\$667,000</b>	+ 21.3%	\$564,950	<b>\$635,000</b>	+ 12.4%
<b>Average Sales Price</b>		\$603,333	<b>\$744,522</b>	+ 23.4%	\$617,179	<b>\$705,723</b>	+ 14.3%
<b>Pct. of List Price Received</b>		97.4%	<b>102.0%</b>	+ 4.7%	97.2%	<b>100.5%</b>	+ 3.4%
<b>Days on Market Until Sale</b>		61	<b>20</b>	- 67.2%	74	<b>45</b>	- 39.2%
<b>Housing Affordability Index</b>		80	<b>66</b>	- 17.5%	78	<b>69</b>	- 11.5%
<b>Inventory of Active Listings</b>		631	<b>320</b>	- 49.3%	--	--	--
<b>Months Supply of Inventory</b>		6.2	<b>2.0</b>	- 67.7%	--	--	--

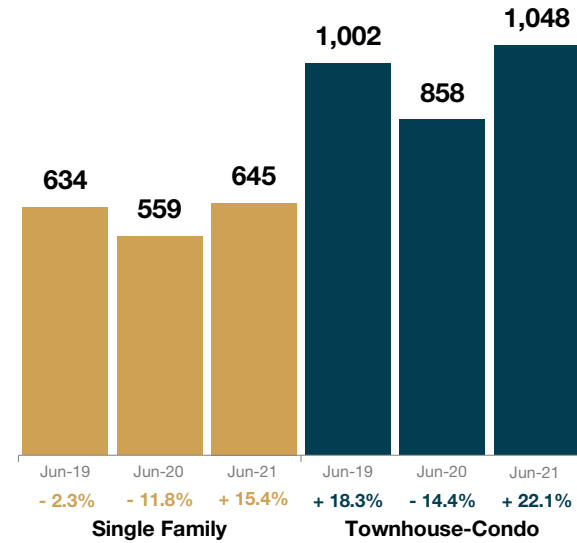
# New Listings



## June

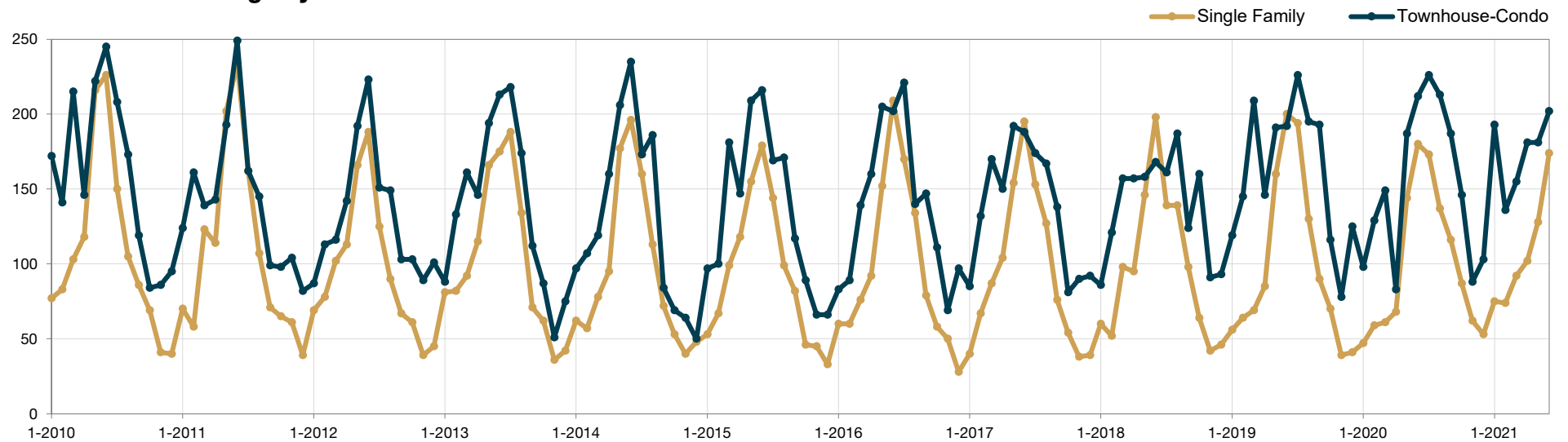


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
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%
<b>Jun-2021</b>	<b>174</b>	<b>-3.3%</b>	<b>202</b>	<b>-4.7%</b>

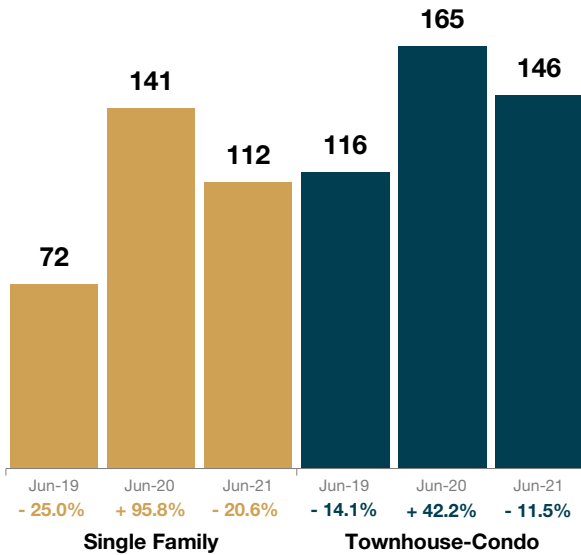
## Historical New Listings by Month



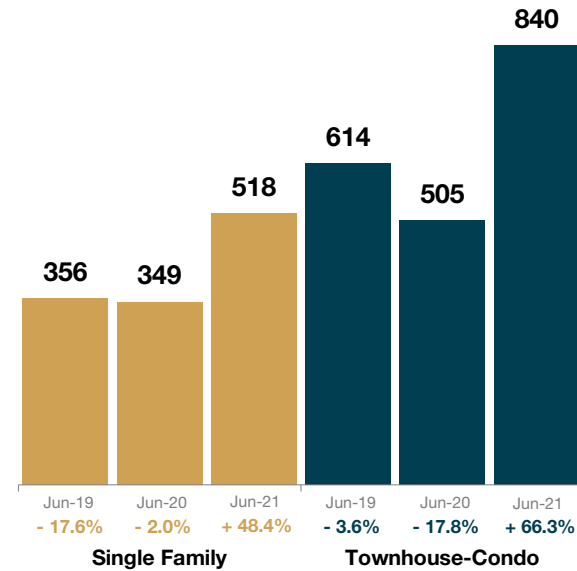
# Pending Sales



## June

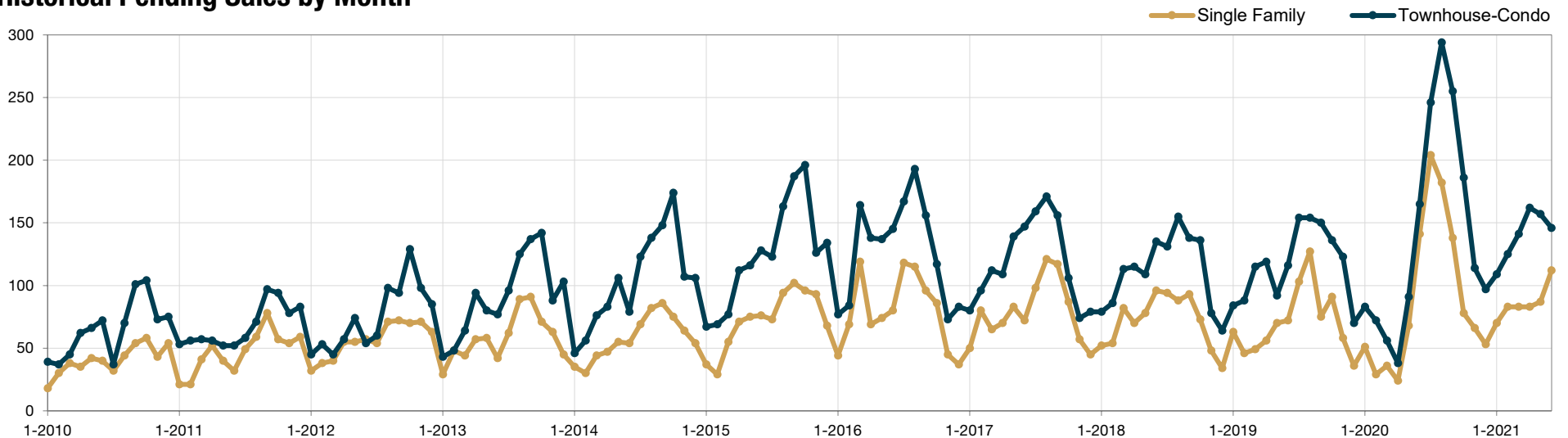


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2020	204	+98.1%	246	+59.7%
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%	97	+38.6%
Jan-2021	70	+37.3%	109	+31.3%
Feb-2021	83	+186.2%	125	+73.6%
Mar-2021	83	+130.6%	141	+151.8%
Apr-2021	83	+245.8%	162	+326.3%
May-2021	87	+27.9%	157	+72.5%
<b>Jun-2021</b>	<b>112</b>	<b>-20.6%</b>	<b>146</b>	<b>-11.5%</b>

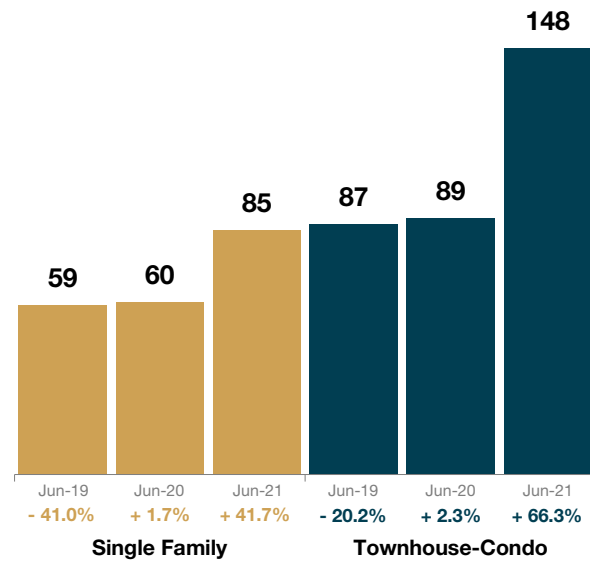
## Historical Pending Sales by Month



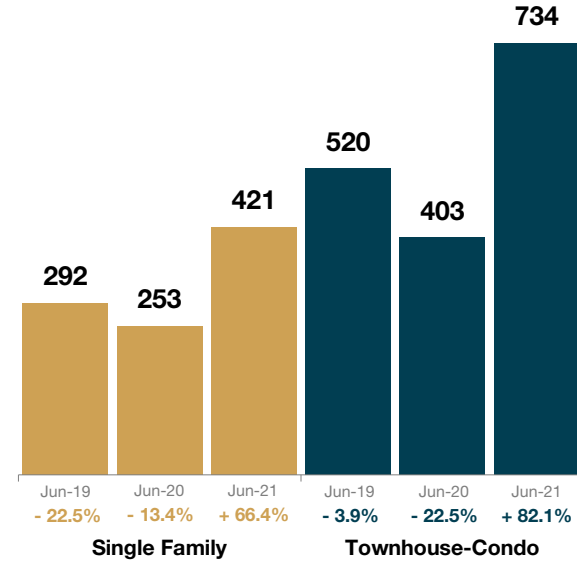
# Sold Listings



## June

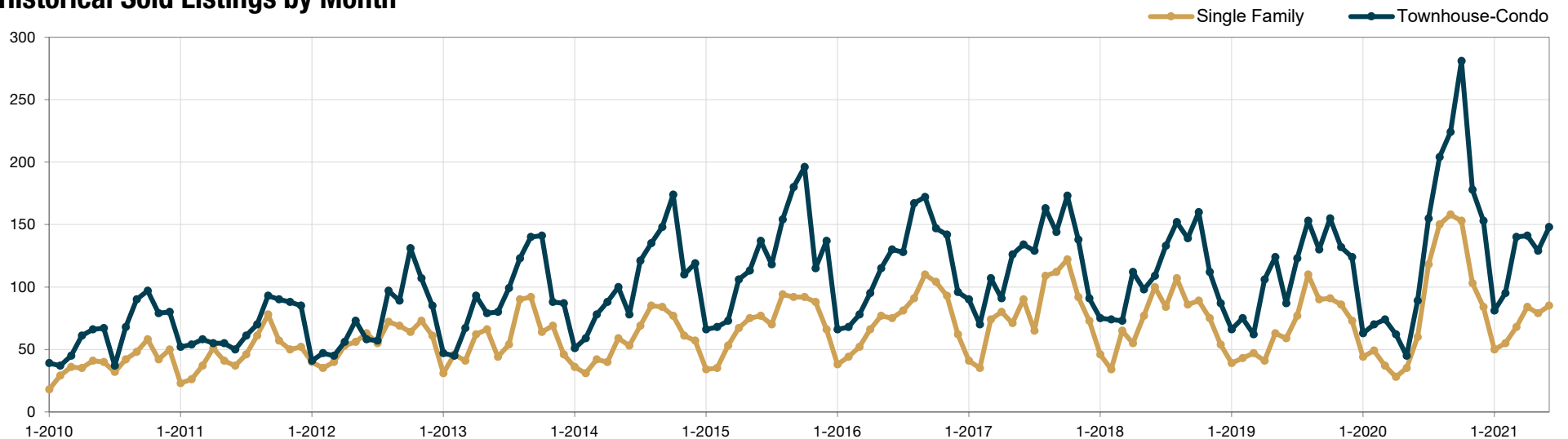


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	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%	129	+186.7%
<b>Jun-2021</b>	<b>85</b>	<b>+41.7%</b>	<b>148</b>	<b>+66.3%</b>

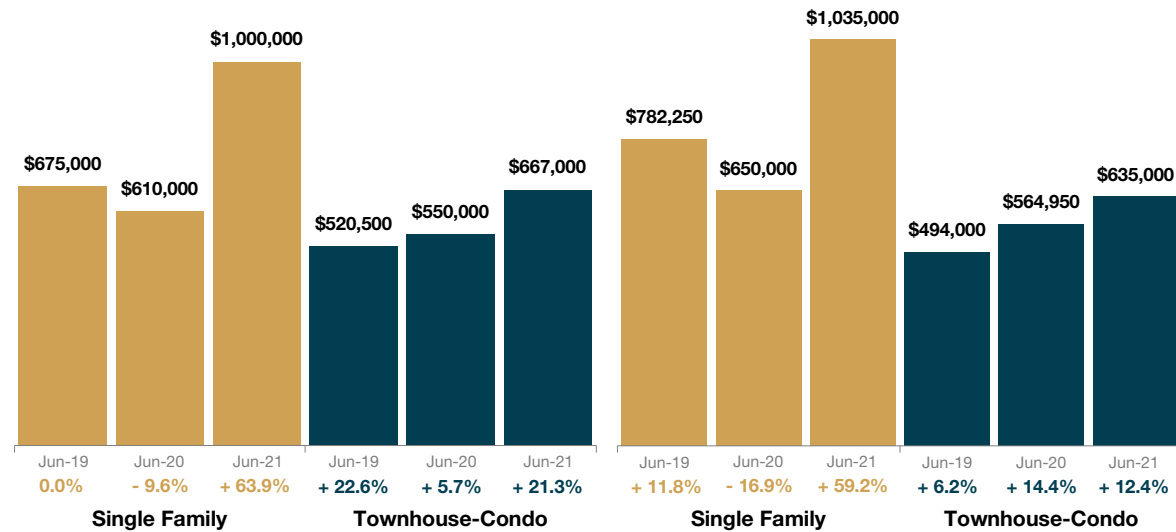
## Historical Sold Listings by Month



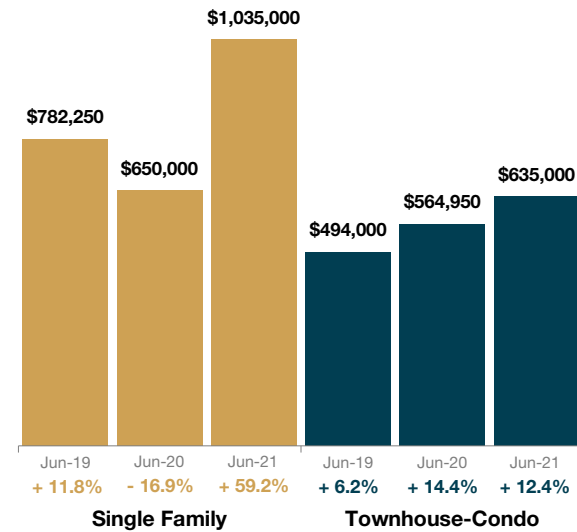
# Median Sales Price



## June

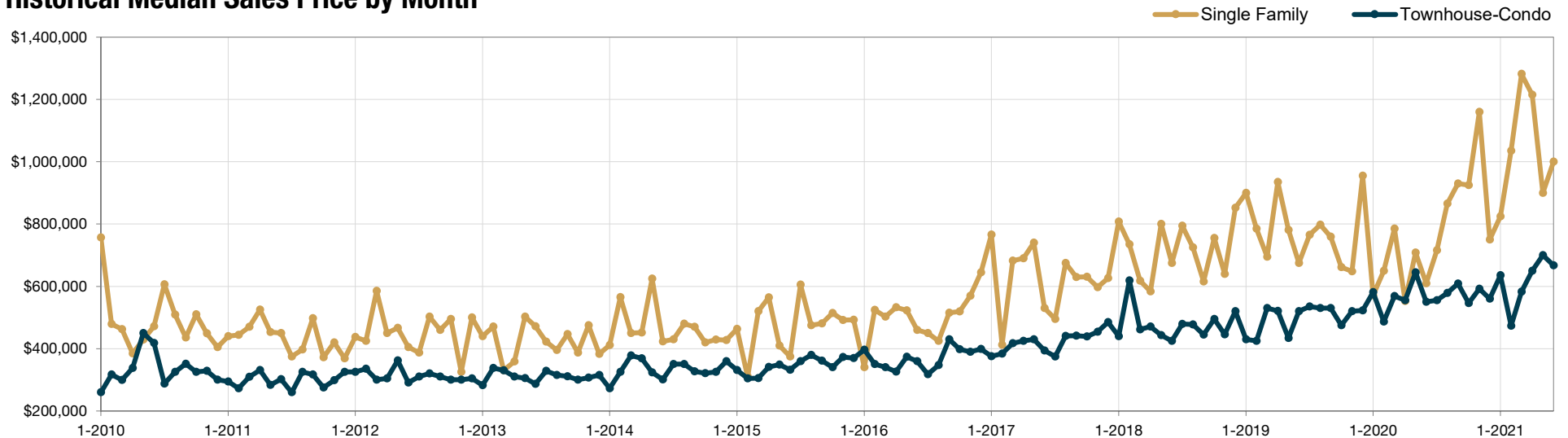


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$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%
<b>Jun-2021</b>	<b>\$1,000,000</b>	<b>+63.9%</b>	<b>\$667,000</b>	<b>+21.3%</b>

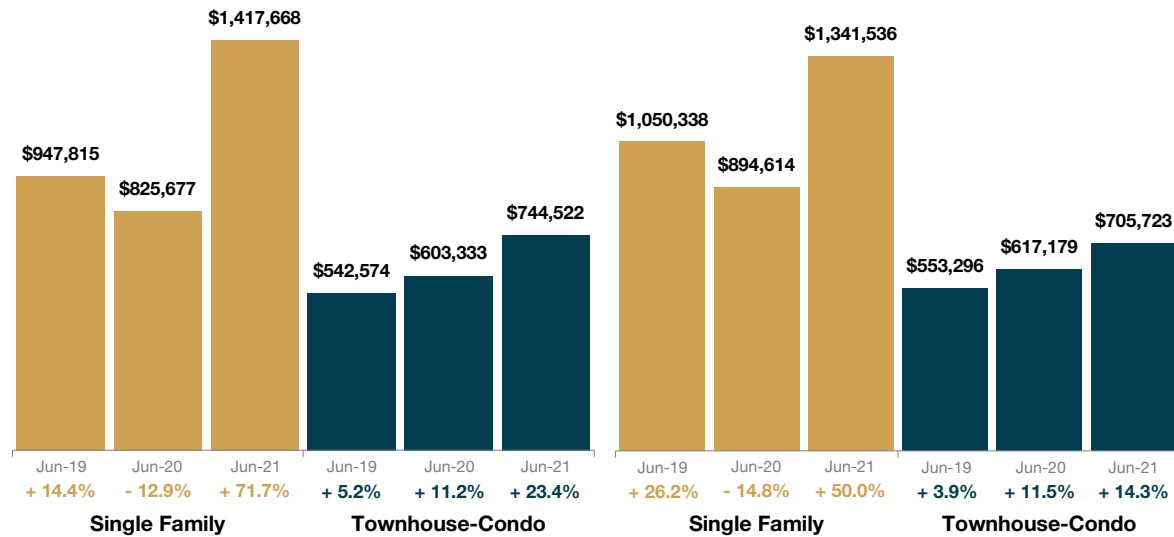
## Historical Median Sales Price by Month



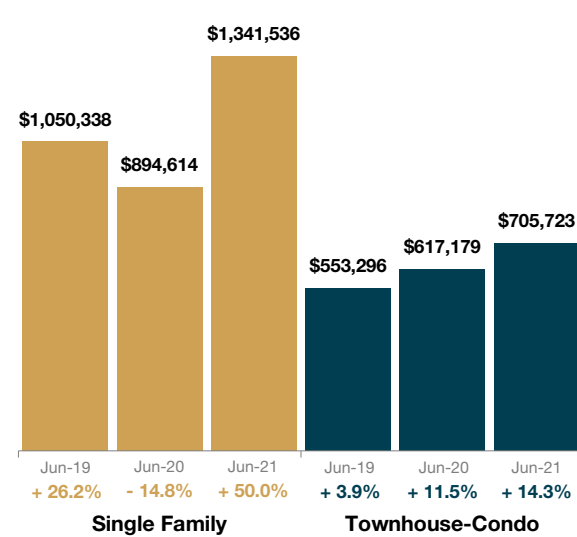
# Average Sales Price



## June

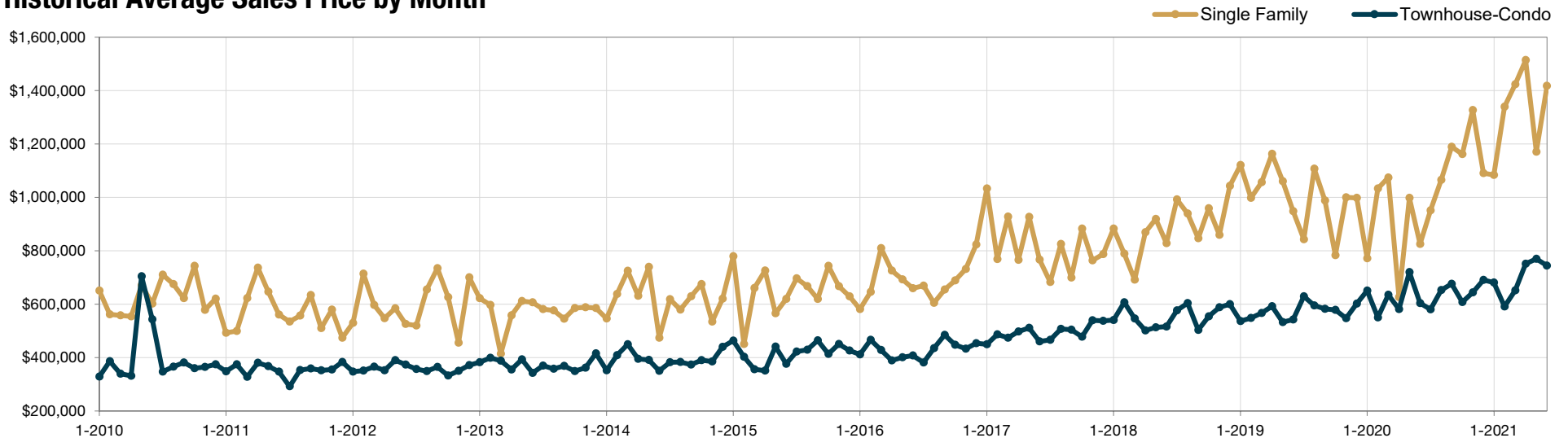


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$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%	\$770,052	+6.9%
<b>Jun-2021</b>	<b>\$1,417,668</b>	<b>+71.7%</b>	<b>\$744,522</b>	<b>+23.4%</b>

## Historical Average Sales Price by Month

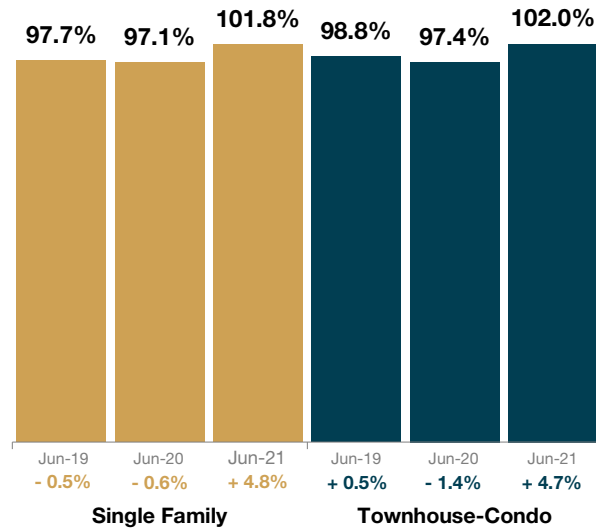




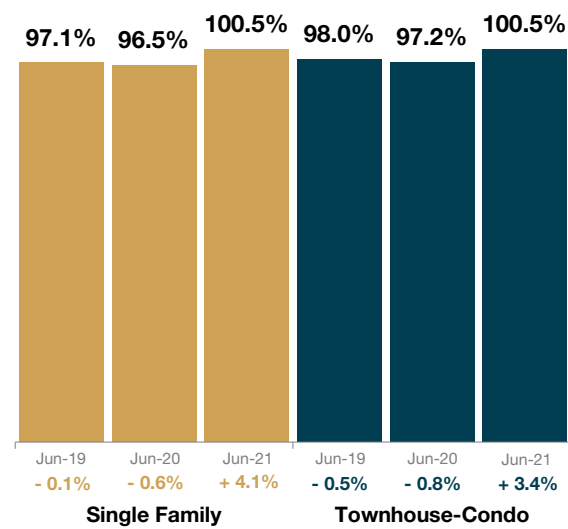
# Percent of List Price Received



## June

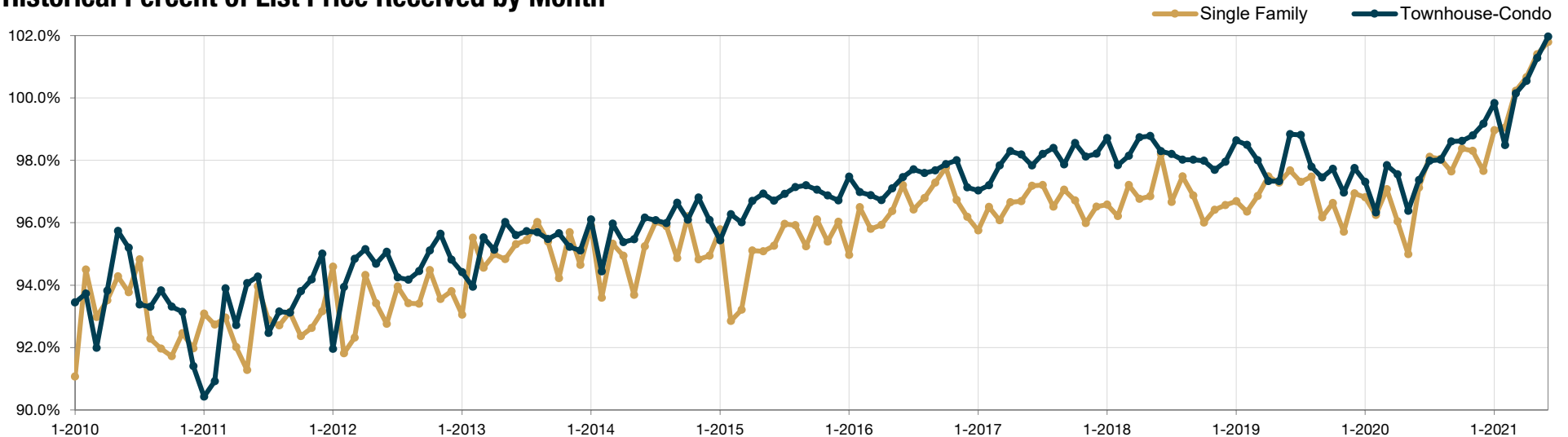


## Year to Date

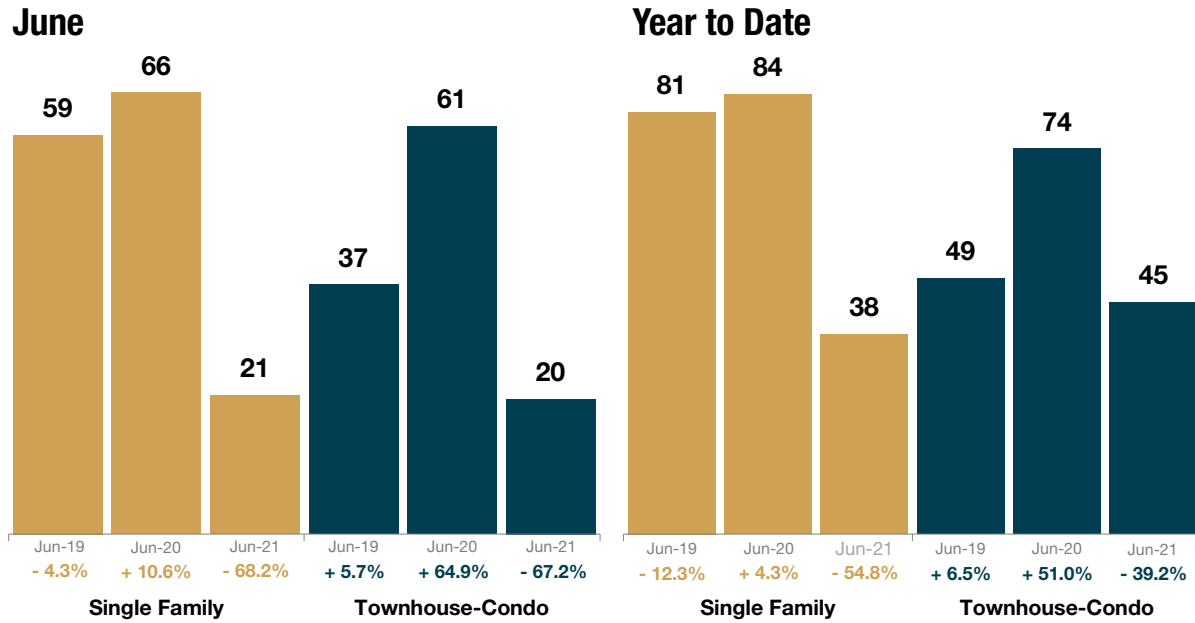


Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2020	98.1%	+0.8%	98.0%	-0.8%
Aug-2020	98.0%	+0.5%	98.0%	+0.2%
Sep-2020	97.6%	+1.5%	98.6%	+1.1%
Oct-2020	98.4%	+1.9%	98.6%	+0.9%
Nov-2020	98.3%	+2.7%	98.8%	+1.9%
Dec-2020	97.7%	+0.8%	99.2%	+1.4%
Jan-2021	99.0%	+2.3%	99.8%	+2.6%
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%	101.3%	+5.1%
<b>Jun-2021</b>	<b>101.8%</b>	<b>+4.8%</b>	<b>102.0%</b>	<b>+4.7%</b>

## Historical Percent of List Price Received by Month

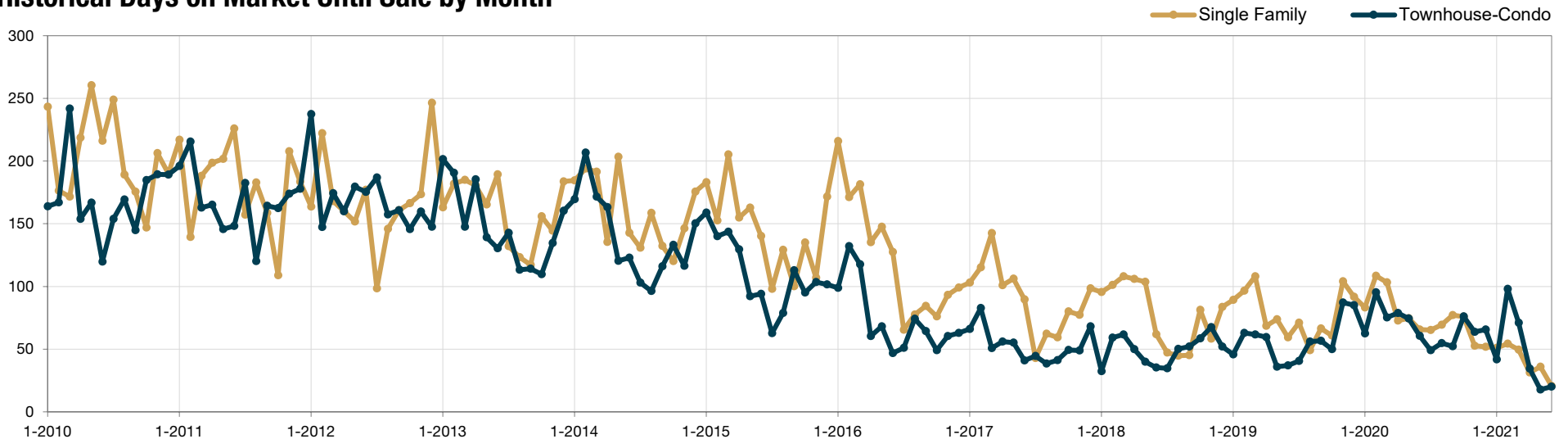


# Days on Market Until Sale



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
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%
<b>Jun-2021</b>	<b>21</b>	<b>-68.2%</b>	<b>20</b>	<b>-67.2%</b>

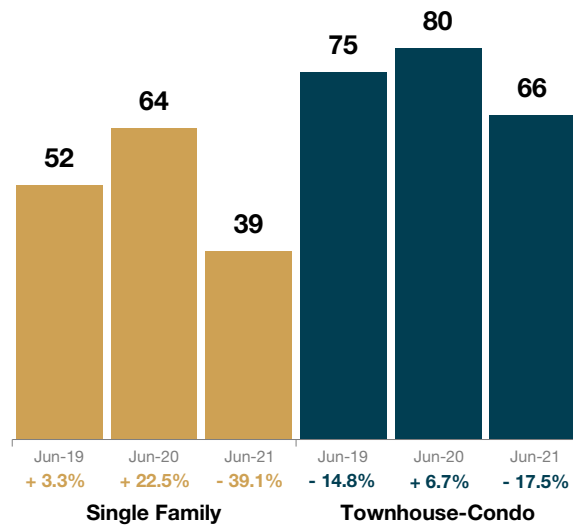
## Historical Days on Market Until Sale by Month



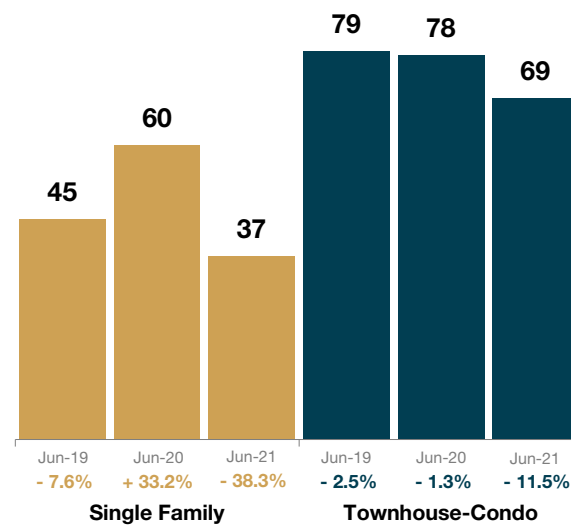
# Housing Affordability Index



## June

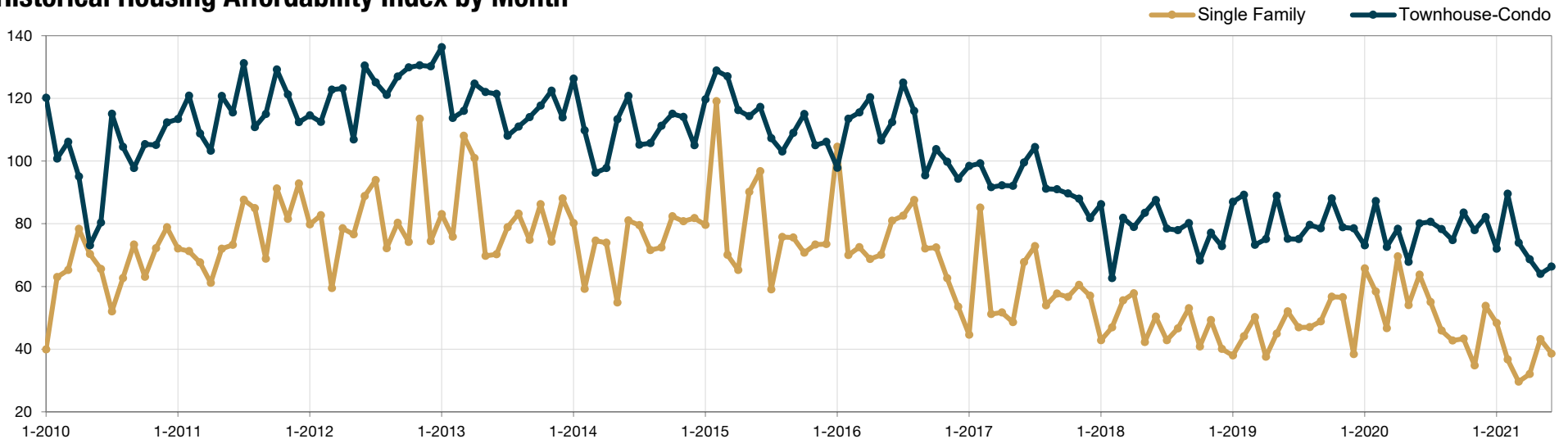


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	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%
<b>Jun-2021</b>	<b>39</b>	<b>-39.1%</b>	<b>66</b>	<b>-17.5%</b>

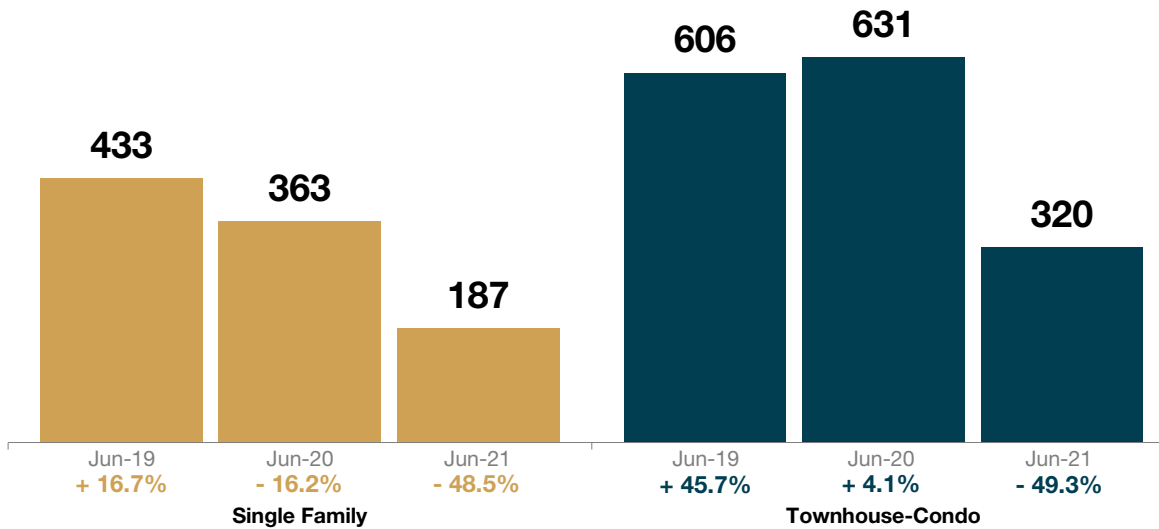
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

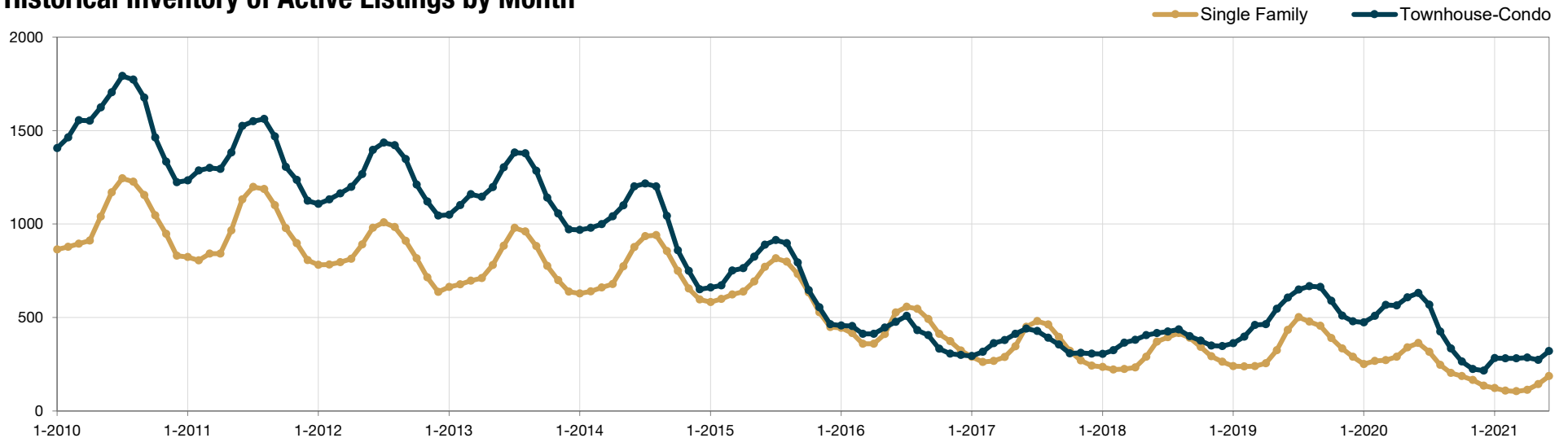


June



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2020	316	-37.1%	568	-12.6%
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	105	-61.3%	282	-50.3%
Apr-2021	112	-61.4%	285	-49.5%
May-2021	143	-57.9%	273	-55.0%
<b>Jun-2021</b>	<b>187</b>	<b>-48.5%</b>	<b>320</b>	<b>-49.3%</b>

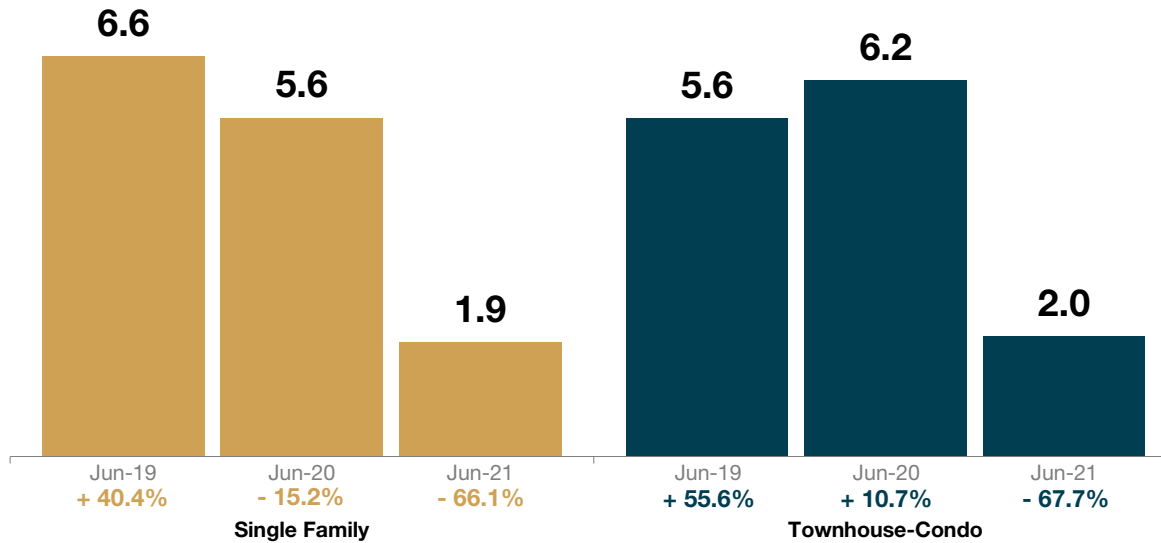
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

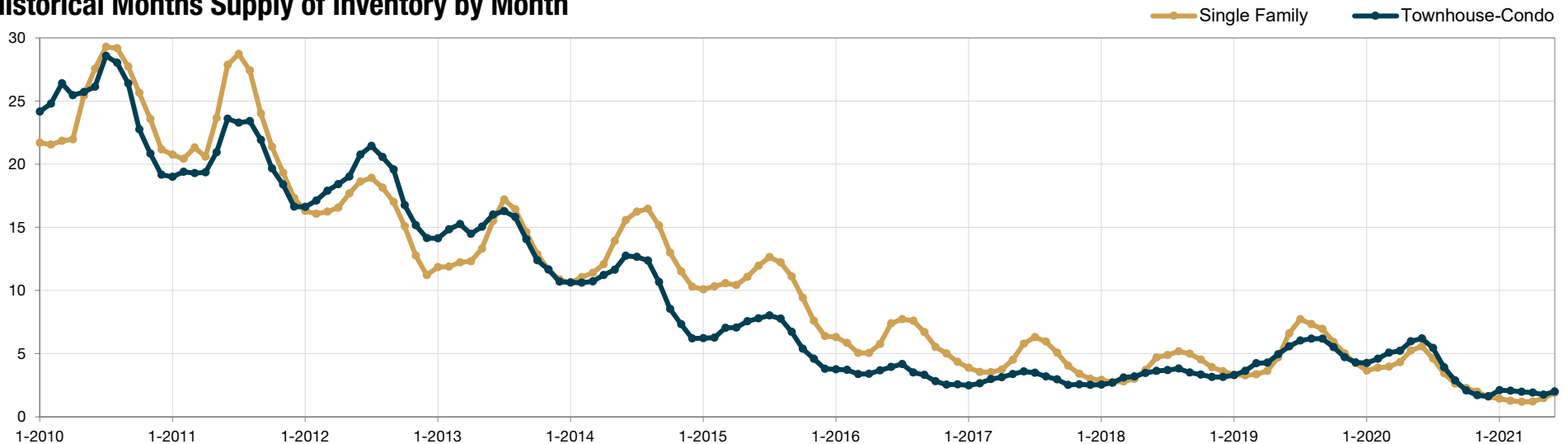


June



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	2.9	-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%
<b>Jun-2021</b>	<b>1.9</b>	<b>-66.1%</b>	<b>2.0</b>	<b>-67.7%</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.

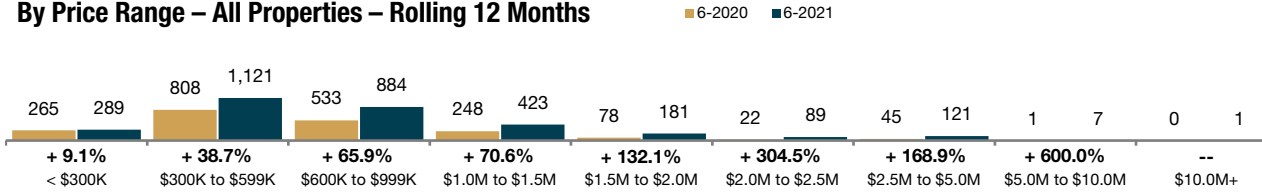
Key Metrics	Historical Sparkbars	6-2020	6-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
<b>New Listings</b>		392	<b>376</b>	- 4.1%	1,417	<b>1,693</b>	+ 19.5%
<b>Pending Sales</b>		306	<b>258</b>	- 15.7%	854	<b>1,358</b>	+ 59.0%
<b>Sold Listings</b>		149	<b>233</b>	+ 56.4%	656	<b>1,155</b>	+ 76.1%
<b>Median Sales Price</b>		\$552,000	<b>\$747,500</b>	+ 35.4%	\$581,000	<b>\$704,661</b>	+ 21.3%
<b>Average Sales Price</b>		\$692,867	<b>\$991,149</b>	+ 43.1%	\$724,341	<b>\$938,081</b>	+ 29.5%
<b>Pct. of List Price Received</b>		97.3%	<b>101.9%</b>	+ 4.7%	96.9%	<b>100.5%</b>	+ 3.7%
<b>Days on Market Until Sale</b>		63	<b>20</b>	- 68.3%	78	<b>42</b>	- 46.2%
<b>Housing Affordability Index</b>		70	<b>52</b>	- 25.7%	67	<b>55</b>	- 17.9%
<b>Inventory of Active Listings</b>		994	<b>507</b>	- 49.0%	--	--	--
<b>Months Supply of Inventory</b>		6.0	<b>2.0</b>	- 66.7%	--	--	--

# Sold Listings

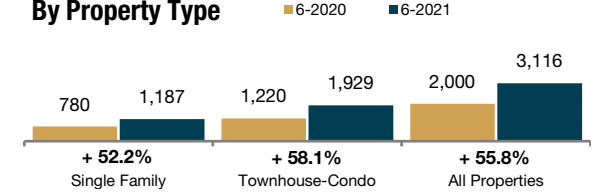
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	6-2020	6-2021	Change	6-2020	6-2021	Change
\$299,999 and Below	103	101	- 1.9%	162	188	+ 16.0%
\$300,000 to \$599,999	231	312	+ 35.1%	577	809	+ 40.2%
\$600,000 to \$999,999	178	222	+ 24.7%	355	662	+ 86.5%
\$1,000,000 to \$1,499,999	152	231	+ 52.0%	96	192	+ 100.0%
\$1,500,00 to \$1,999,999	57	129	+ 126.3%	21	52	+ 147.6%
\$2,000,000 to \$2,499,999	16	73	+ 356.3%	6	16	+ 166.7%
\$2,500,000 to \$4,999,999	42	111	+ 164.3%	3	10	+ 233.3%
\$5,000,000 to \$9,999,999	1	7	+ 600.0%	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>780</b>	<b>1,187</b>	<b>+ 52.2%</b>	<b>1,220</b>	<b>1,929</b>	<b>+ 58.1%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	5-2021	6-2021	Change	5-2021	6-2021	Change
\$299,999 and Below	10	4	- 60.0%	4	11	+ 175.0%
\$300,000 to \$599,999	13	13	0.0%	46	53	+ 15.2%
\$600,000 to \$999,999	18	25	+ 38.9%	57	57	0.0%
\$1,000,000 to \$1,499,999	19	18	- 5.3%	15	17	+ 13.3%
\$1,500,00 to \$1,999,999	7	13	+ 85.7%	3	7	+ 133.3%
\$2,000,000 to \$2,499,999	6	6	0.0%	2	1	- 50.0%
\$2,500,000 to \$4,999,999	5	5	0.0%	2	2	0.0%
\$5,000,000 to \$9,999,999	1	0	- 100.0%	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>79</b>	<b>85</b>	<b>+ 7.6%</b>	<b>129</b>	<b>148</b>	<b>+ 14.7%</b>

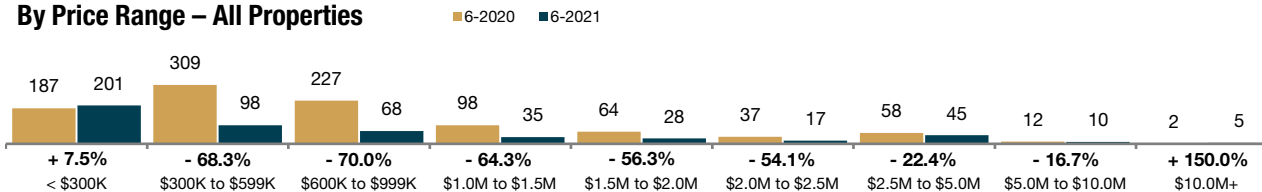
### Year to Date

By Price Range	Single Family			Condo		
	6-2020	6-2021	Change	6-2020	6-2021	Change
\$299,999 and Below	35	33	- 5.7%	61	75	+ 23.0%
\$300,000 to \$599,999	83	87	+ 4.8%	170	261	+ 53.5%
\$600,000 to \$999,999	52	86	+ 65.4%	126	280	+ 122.2%
\$1,000,000 to \$1,499,999	50	84	+ 68.0%	35	81	+ 131.4%
\$1,500,00 to \$1,999,999	13	54	+ 315.4%	7	22	+ 214.3%
\$2,000,000 to \$2,499,999	7	29	+ 314.3%	2	8	+ 300.0%
\$2,500,000 to \$4,999,999	13	44	+ 238.5%	2	7	+ 250.0%
\$5,000,000 to \$9,999,999	0	3	--	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>253</b>	<b>421</b>	<b>+ 66.4%</b>	<b>403</b>	<b>734</b>	<b>+ 82.1%</b>

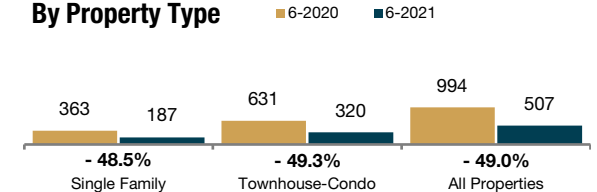
# Inventory of Active Listings

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		
	6-2020	6-2021	Change	6-2020	6-2021	Change
\$299,999 and Below	36	13	- 63.9%	151	188	+ 24.5%
\$300,000 to \$599,999	87	41	- 52.9%	222	57	- 74.3%
\$600,000 to \$999,999	51	31	- 39.2%	176	37	- 79.0%
\$1,000,000 to \$1,499,999	50	16	- 68.0%	48	19	- 60.4%
\$1,500,00 to \$1,999,999	42	20	- 52.4%	22	8	- 63.6%
\$2,000,000 to \$2,499,999	25	11	- 56.0%	12	6	- 50.0%
\$2,500,000 to \$4,999,999	58	40	- 31.0%	0	5	--
\$5,000,000 to \$9,999,999	12	10	- 16.7%	0	0	--
\$10,000,000 and Above	2	5	+ 150.0%	0	0	--
<b>All Price Ranges</b>	<b>363</b>	<b>187</b>	<b>- 48.5%</b>	<b>631</b>	<b>320</b>	<b>- 49.3%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	5-2021	6-2021	Change	5-2021	6-2021	Change
\$299,999 and Below	13	13	0.0%	171	188	+ 9.9%
\$300,000 to \$599,999	24	41	+ 70.8%	32	57	+ 78.1%
\$600,000 to \$999,999	22	31	+ 40.9%	26	37	+ 42.3%
\$1,000,000 to \$1,499,999	12	16	+ 33.3%	26	19	- 26.9%
\$1,500,00 to \$1,999,999	10	20	+ 100.0%	7	8	+ 14.3%
\$2,000,000 to \$2,499,999	13	11	- 15.4%	5	6	+ 20.0%
\$2,500,000 to \$4,999,999	35	40	+ 14.3%	6	5	- 16.7%
\$5,000,000 to \$9,999,999	8	10	+ 25.0%	0	0	--
\$10,000,000 and Above	6	5	- 16.7%	0	0	--
<b>All Price Ranges</b>	<b>143</b>	<b>187</b>	<b>+ 30.8%</b>	<b>273</b>	<b>320</b>	<b>+ 17.2%</b>

### Year to Date

By Price Range	Single Family			Condo		
	6-2020	6-2021	Change	6-2020	6-2021	Change
\$299,999 and Below	35	33	- 5.7%	61	75	+ 23.0%
\$300,000 to \$599,999	83	87	+ 4.8%	170	261	+ 53.5%
\$600,000 to \$999,999	52	86	+ 65.4%	126	280	+ 122.2%
\$1,000,000 to \$1,499,999	50	84	+ 68.0%	35	81	+ 131.4%
\$1,500,00 to \$1,999,999	13	54	+ 315.4%	7	22	+ 214.3%
\$2,000,000 to \$2,499,999	7	29	+ 314.3%	2	8	+ 300.0%
\$2,500,000 to \$4,999,999	13	44	+ 238.5%	2	7	+ 250.0%
\$5,000,000 to \$9,999,999	0	3	--	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>253</b>	<b>421</b>	<b>+ 66.4%</b>	<b>403</b>	<b>734</b>	<b>+ 82.1%</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.