

Monthly Indicators

Residential Real Estate Activity for Summit and Park Counties



February 2021

Percent changes calculated using year-over-year comparisons.

New Listings were up 23.7 percent for single family homes and 4.7 percent for townhouse-condo properties. Pending Sales landed at 87 for single family homes and 133 for townhouse-condo properties.

The Median Sales Price was up 69.2 percent to \$1,100,000 for single family homes but decreased 2.9 percent to \$473,000 for townhouse-condo properties. Days on Market decreased 50.0 percent for single family homes but increased 3.2 percent for townhouse-condo properties.

For homeowners currently struggling due to COVID-19, government agencies are continuing efforts to help those in need. The Federal Housing Finance Agency announced they will allow homeowners with loans backed by Fannie Mae and Freddie Mac to receive an additional three months of forbearance, extending total payment relief to up to 18 months. Qualified homeowners must already be in a forbearance plan as of the end of February.

Activity Snapshot

+ 24.4% **+ 7.9%** **- 52.6%**

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
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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	2-2020	2-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		59	73	+ 23.7%	106	148	+ 39.6%
Pending Sales		29	87	+ 200.0%	80	158	+ 97.5%
Sold Listings		49	53	+ 8.2%	93	103	+ 10.8%
Median Sales Price		\$650,000	\$1,100,000	+ 69.2%	\$625,000	\$950,000	+ 52.0%
Average Sales Price		\$1,033,458	\$1,371,033	+ 32.7%	\$909,740	\$1,231,601	+ 35.4%
Pct. of List Price Received		96.2%	99.2%	+ 3.1%	96.5%	99.1%	+ 2.7%
Days on Market Until Sale		108	54	- 50.0%	96	53	- 44.8%
Housing Affordability Index		58	35	- 39.7%	61	40	- 34.4%
Inventory of Active Listings		268	102	- 61.9%	--	--	--
Months Supply of Inventory		3.9	1.2	- 69.2%	--	--	--

Townhouse-Condo Market Overview



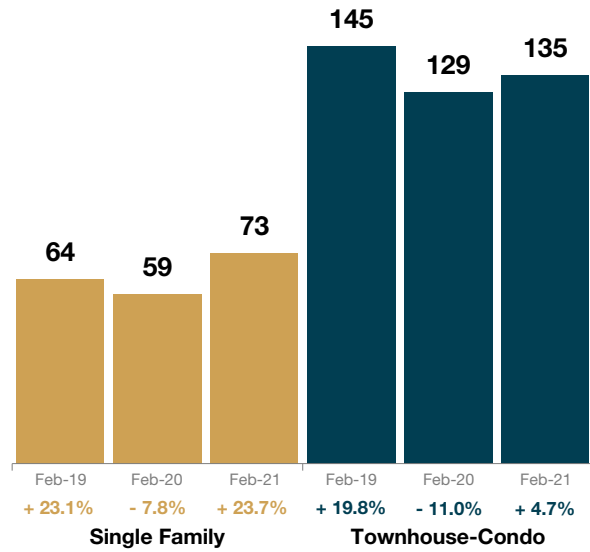
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	2-2020	2-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		129	135	+ 4.7%	227	328	+ 44.5%
Pending Sales		73	133	+ 82.2%	156	243	+ 55.8%
Sold Listings		70	95	+ 35.7%	133	175	+ 31.6%
Median Sales Price		\$487,000	\$473,000	- 2.9%	\$530,000	\$584,500	+ 10.3%
Average Sales Price		\$550,065	\$590,712	+ 7.4%	\$597,801	\$630,100	+ 5.4%
Pct. of List Price Received		96.3%	98.5%	+ 2.3%	96.8%	99.1%	+ 2.4%
Days on Market Until Sale		95	98	+ 3.2%	80	72	- 10.0%
Housing Affordability Index		87	90	+ 3.4%	81	74	- 8.6%
Inventory of Active Listings		509	266	- 47.7%	--	--	--
Months Supply of Inventory		4.6	1.9	- 58.7%	--	--	--

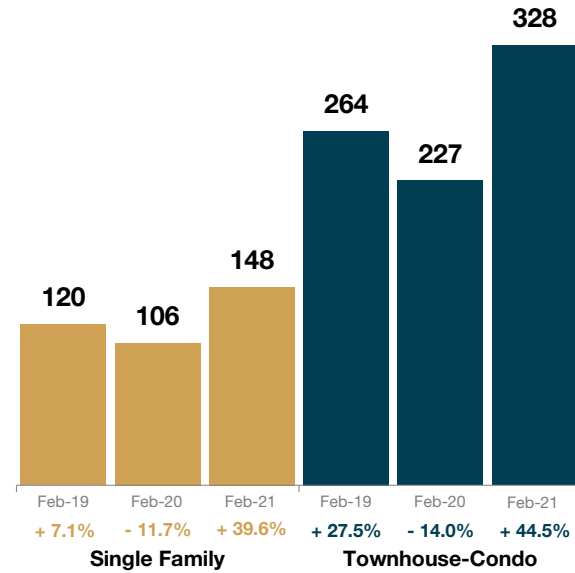
New Listings



February

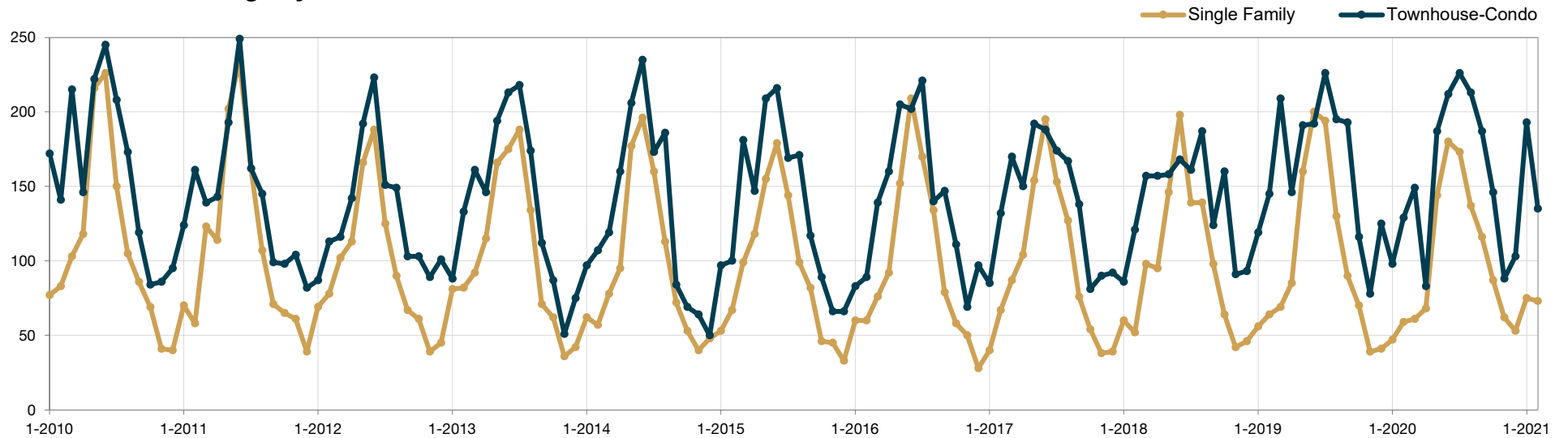


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Feb-2021	73	+23.7%	135	+4.7%

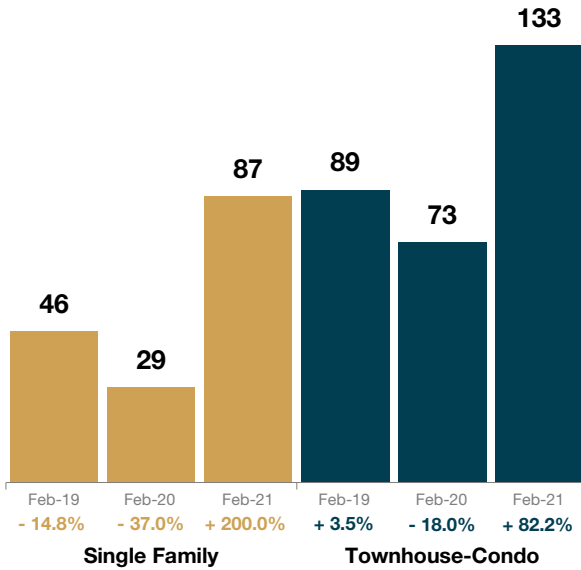
Historical New Listings by Month



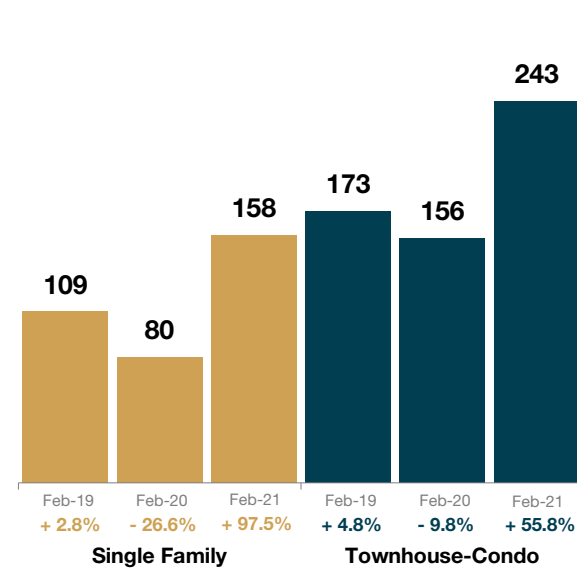
Pending Sales



February

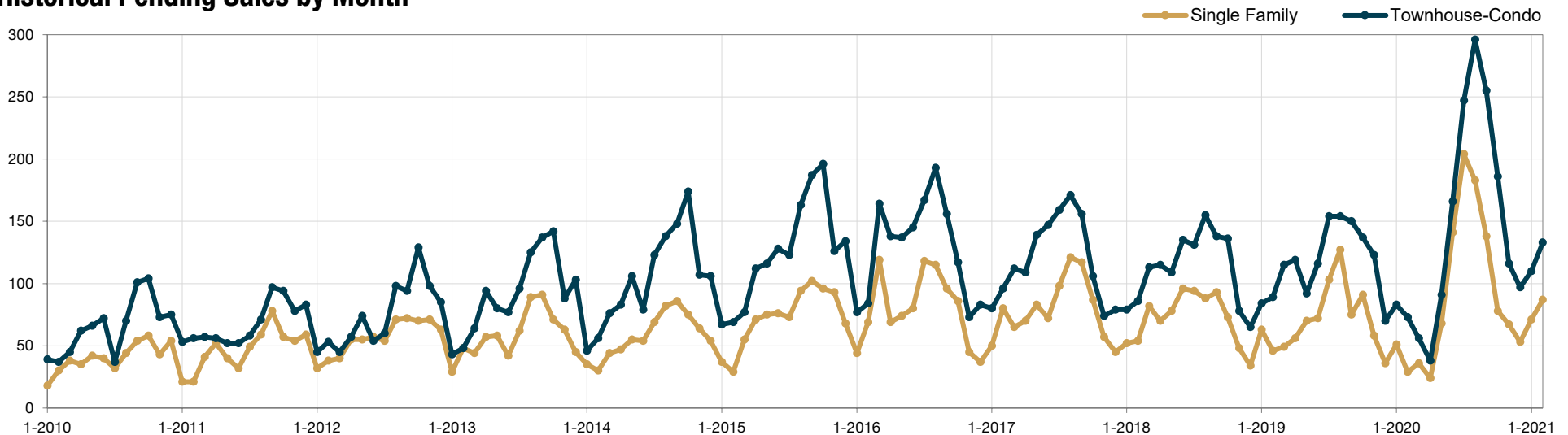


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	67	+15.5%	116	-5.7%
Dec-2020	53	+47.2%	97	+38.6%
Jan-2021	71	+39.2%	110	+32.5%
Feb-2021	87	+200.0%	133	+82.2%

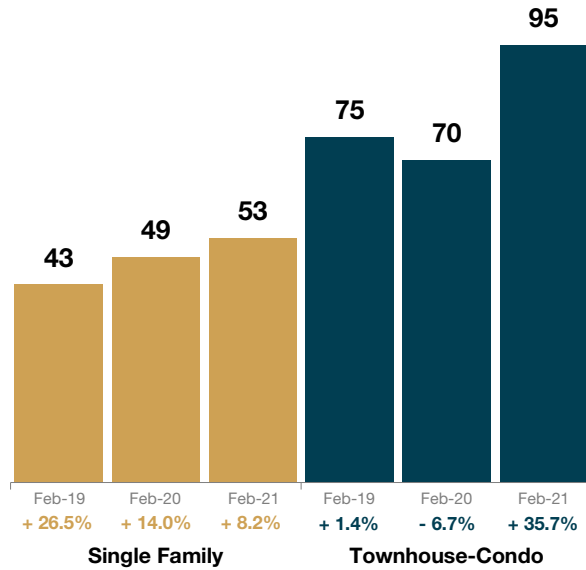
Historical Pending Sales by Month



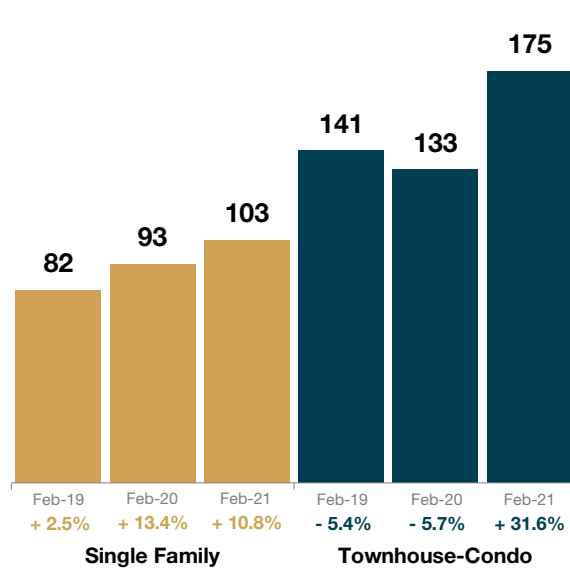
Sold Listings



February

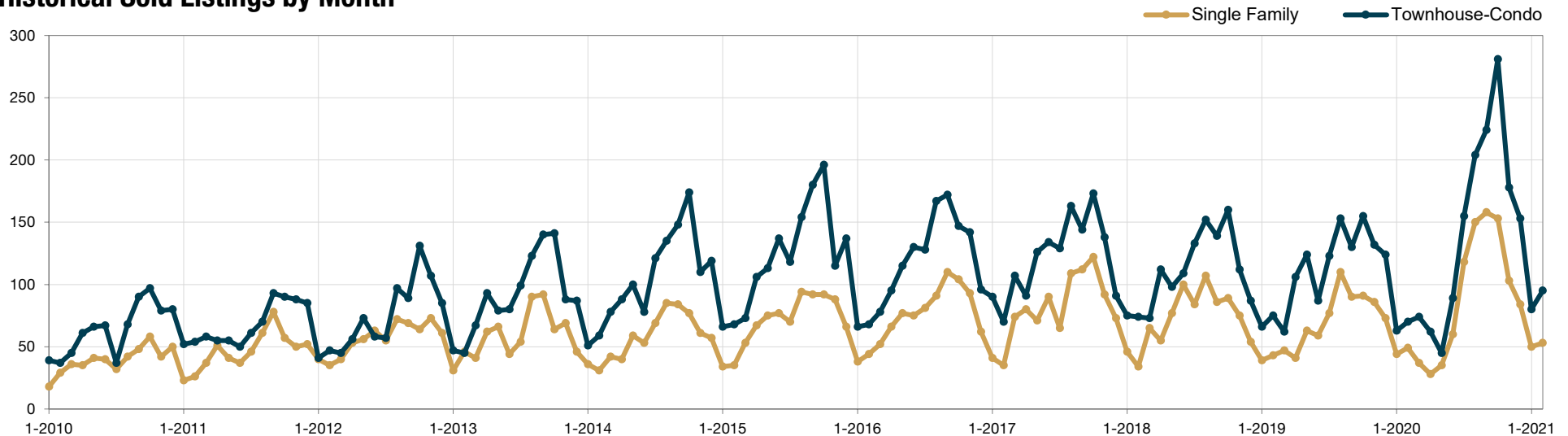


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Feb-2021	53	+8.2%	95	+35.7%

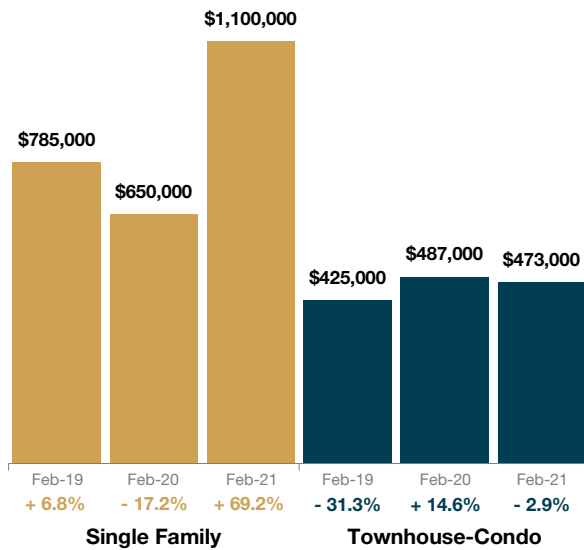
Historical Sold Listings by Month



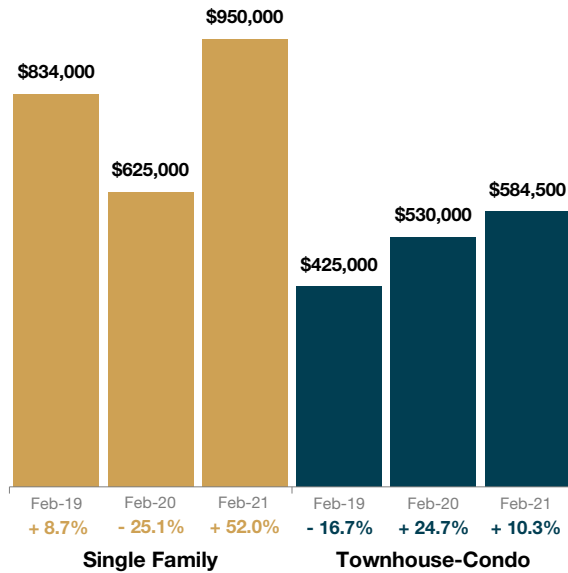
Median Sales Price



February

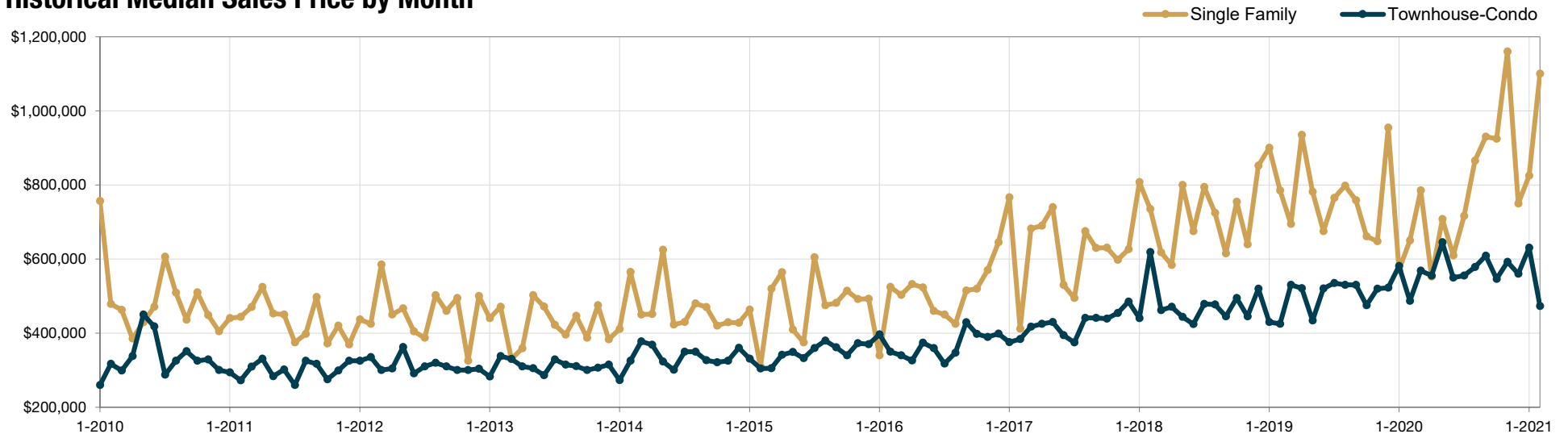


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Feb-2021	\$1,100,000	+69.2%	\$473,000	-2.9%

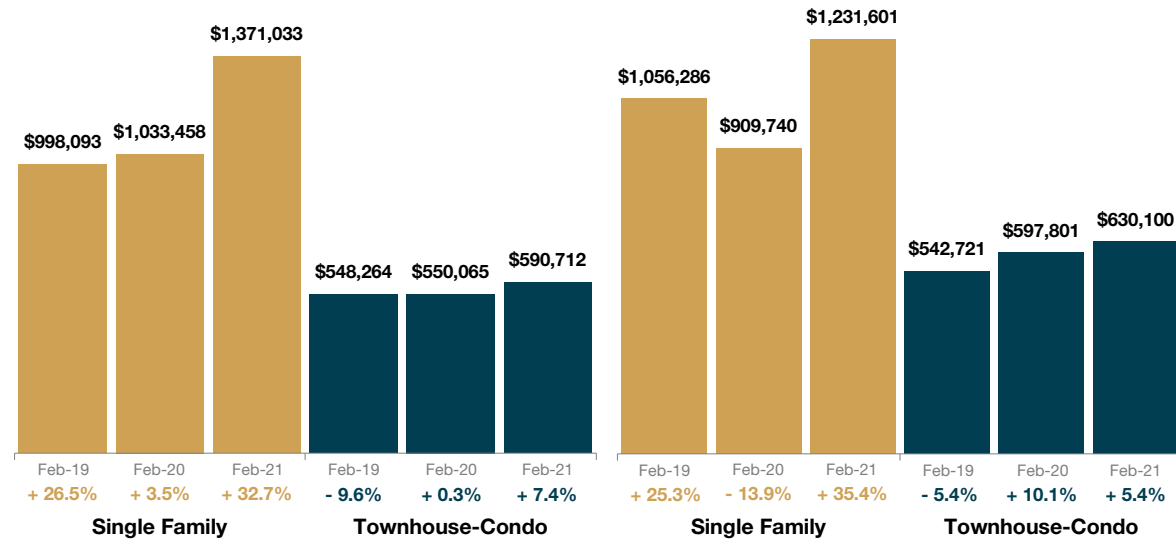
Historical Median Sales Price by Month



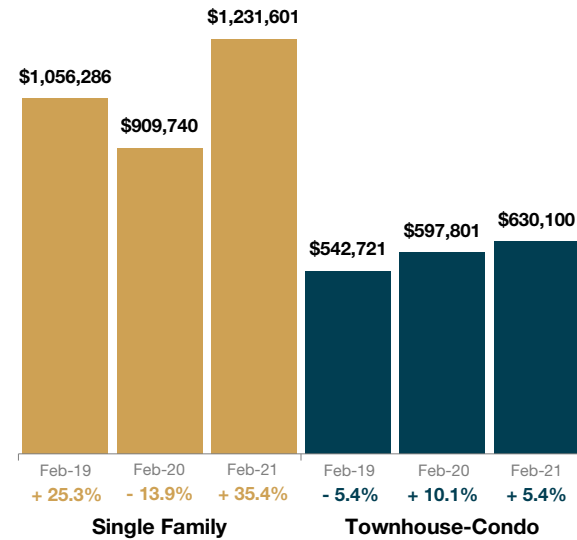
Average Sales Price



February

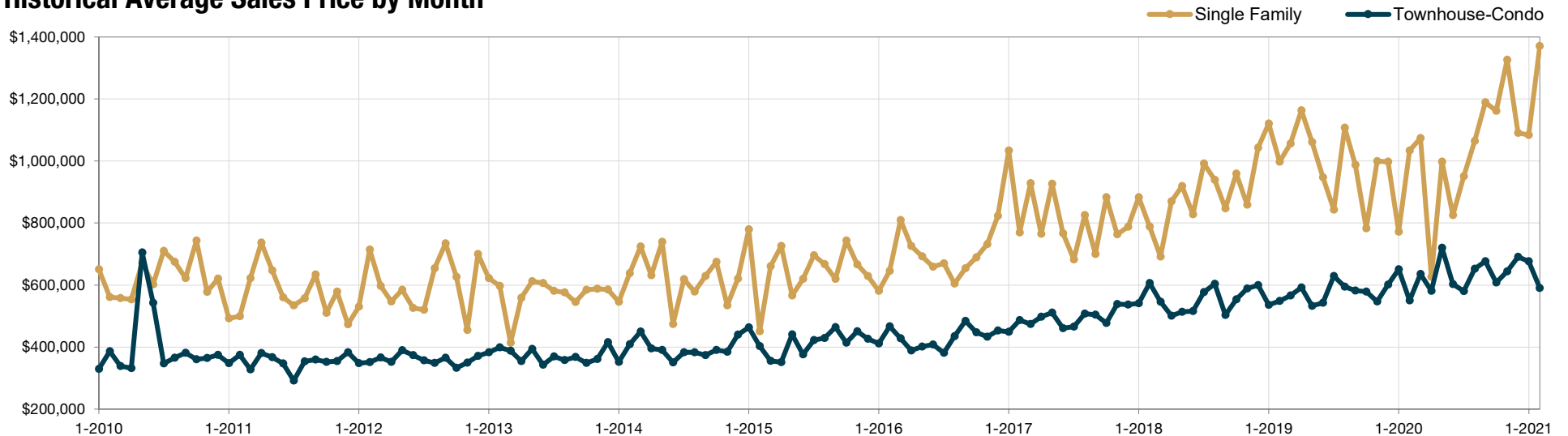


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Feb-2021	\$1,371,033	+32.7%	\$590,712	+7.4%

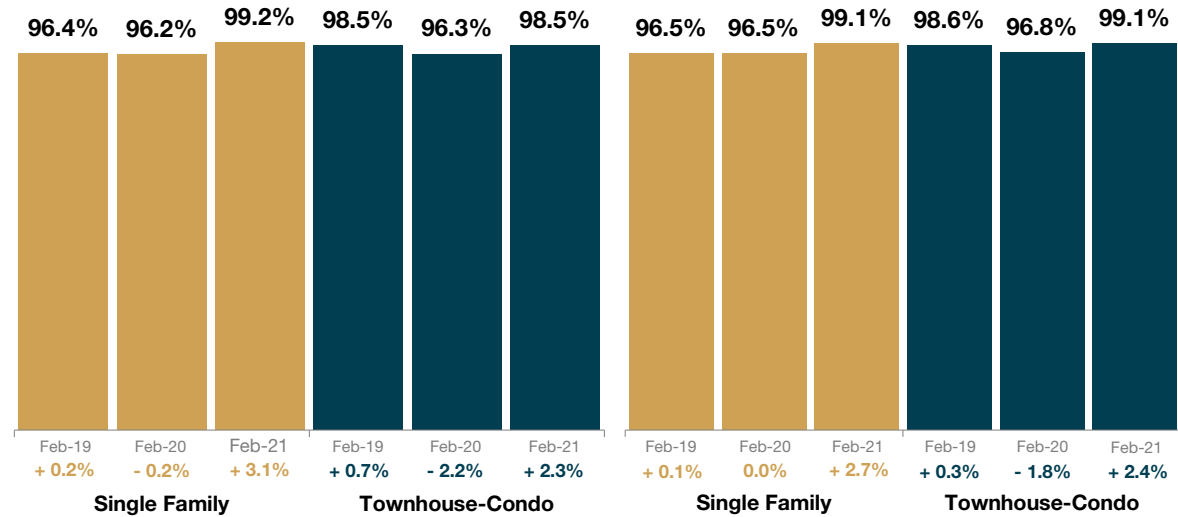
Historical Average Sales Price by Month



Percent of List Price Received

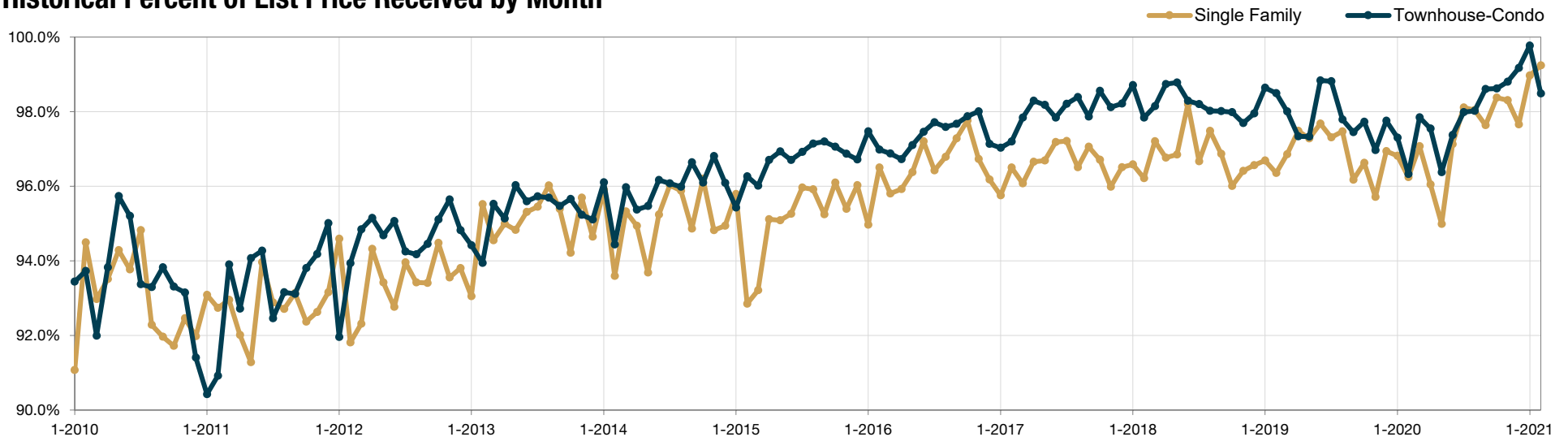


February



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Feb-2021	99.2%	+3.1%	98.5%	+2.3%

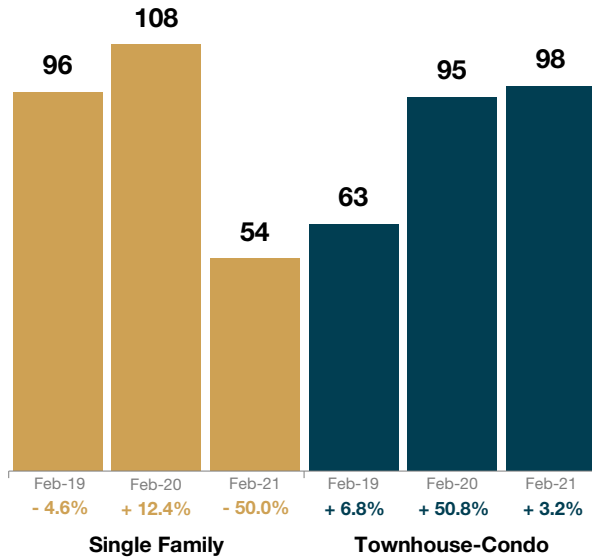
Historical Percent of List Price Received by Month



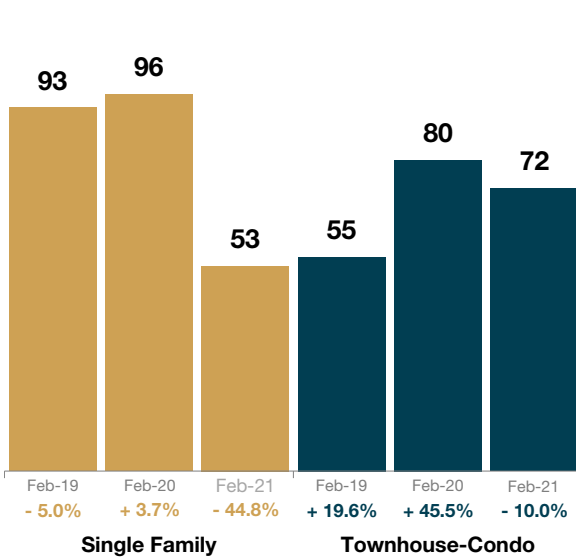
Days on Market Until Sale



February

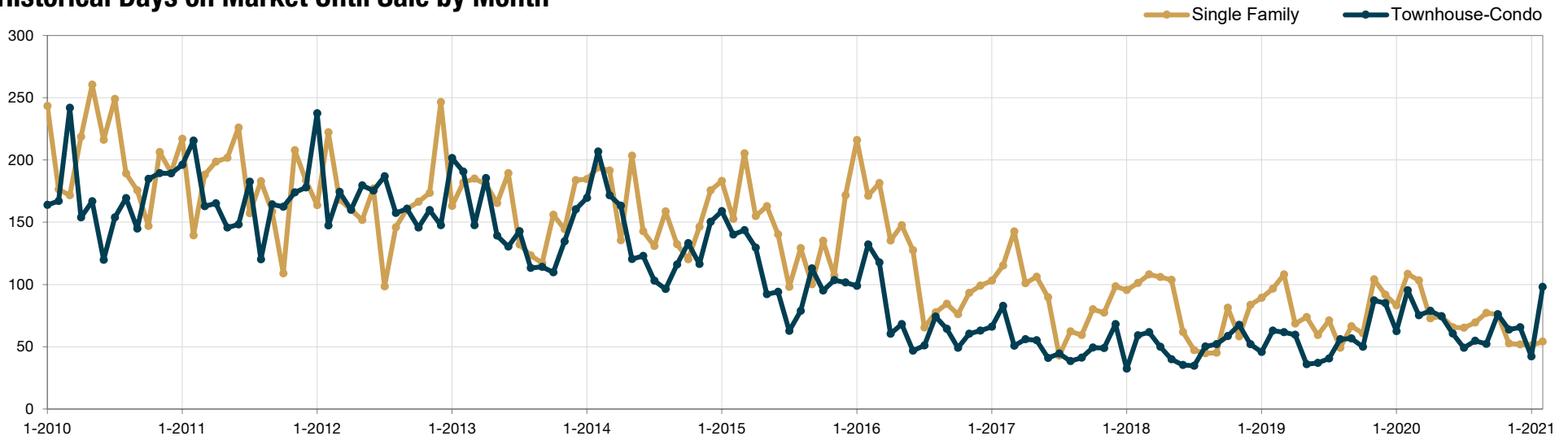


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Feb-2021	54	-50.0%	98	+3.2%

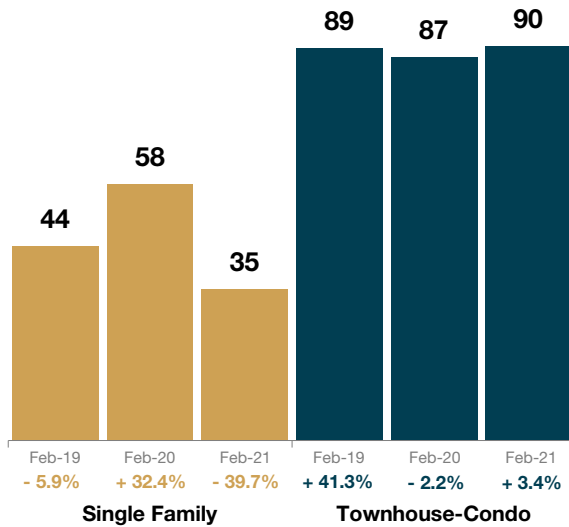
Historical Days on Market Until Sale by Month



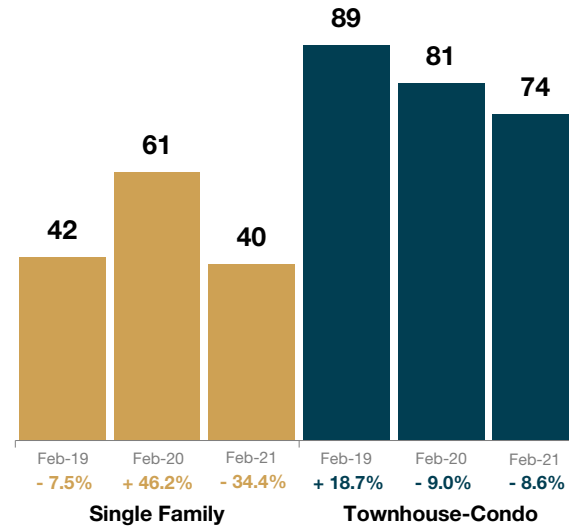
Housing Affordability Index



February

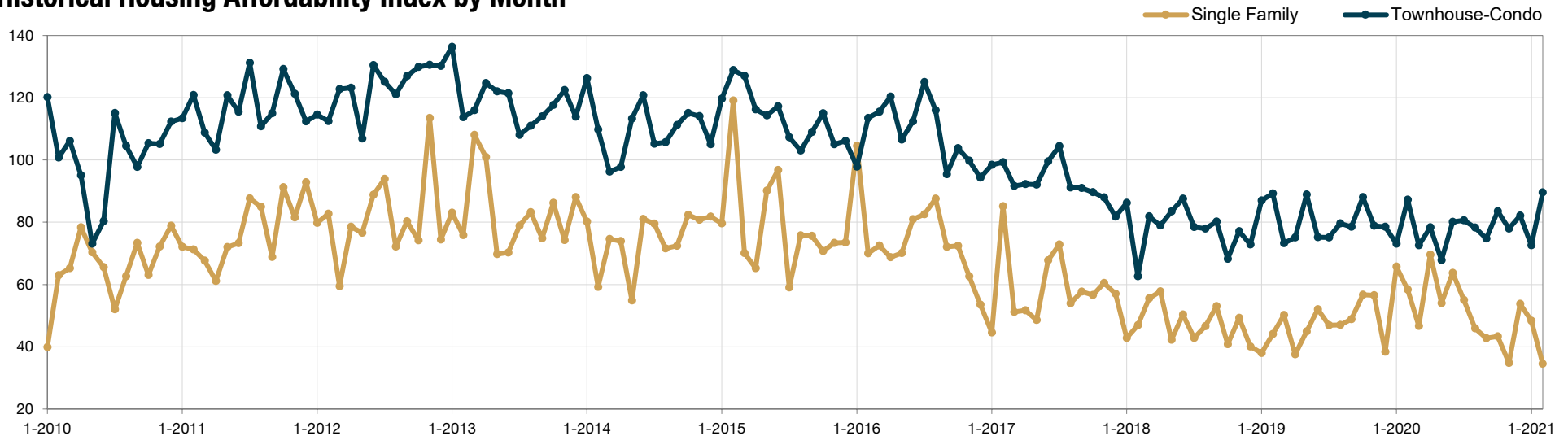


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Feb-2021	35	-39.7%	90	+3.4%

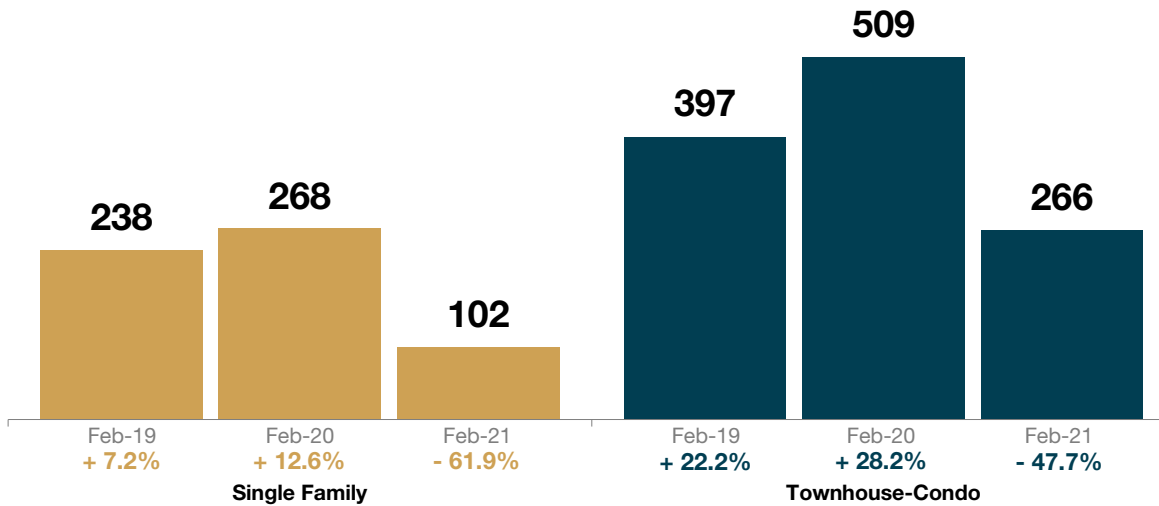
Historical Housing Affordability Index by Month



Inventory of Active Listings

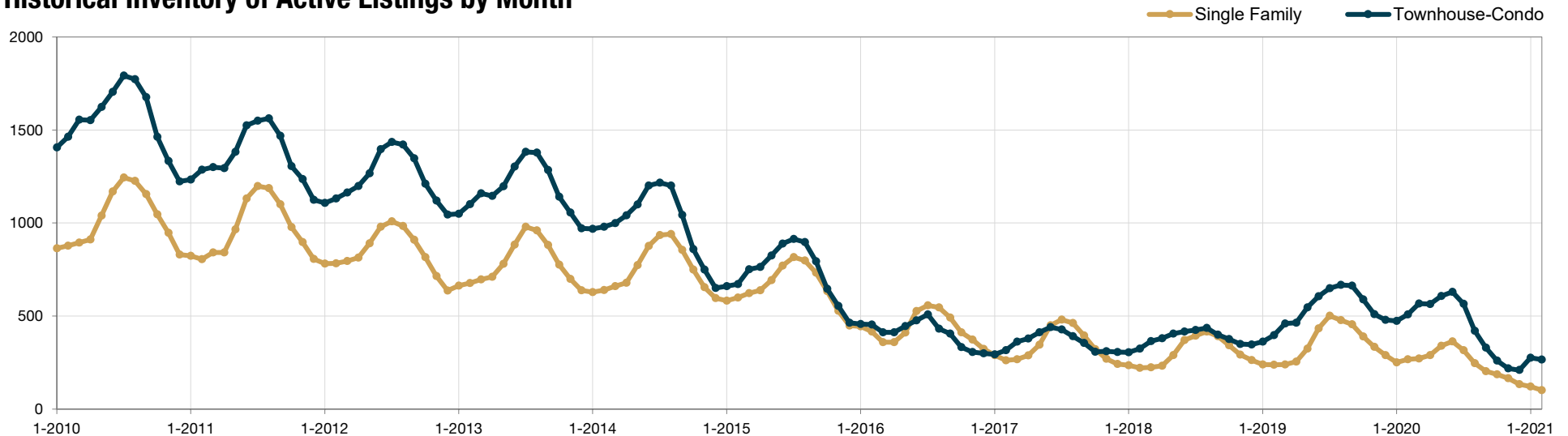


February



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	133	-54.0%	210	-56.2%
Jan-2021	121	-51.8%	276	-41.8%
Feb-2021	102	-61.9%	266	-47.7%

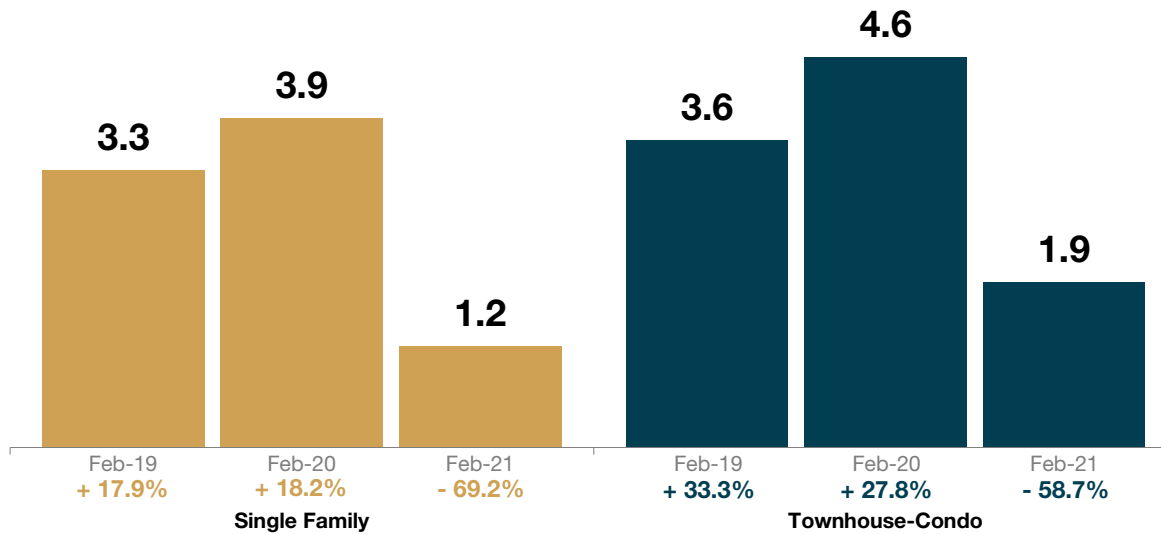
Historical Inventory of Active Listings by Month



Months Supply of Inventory

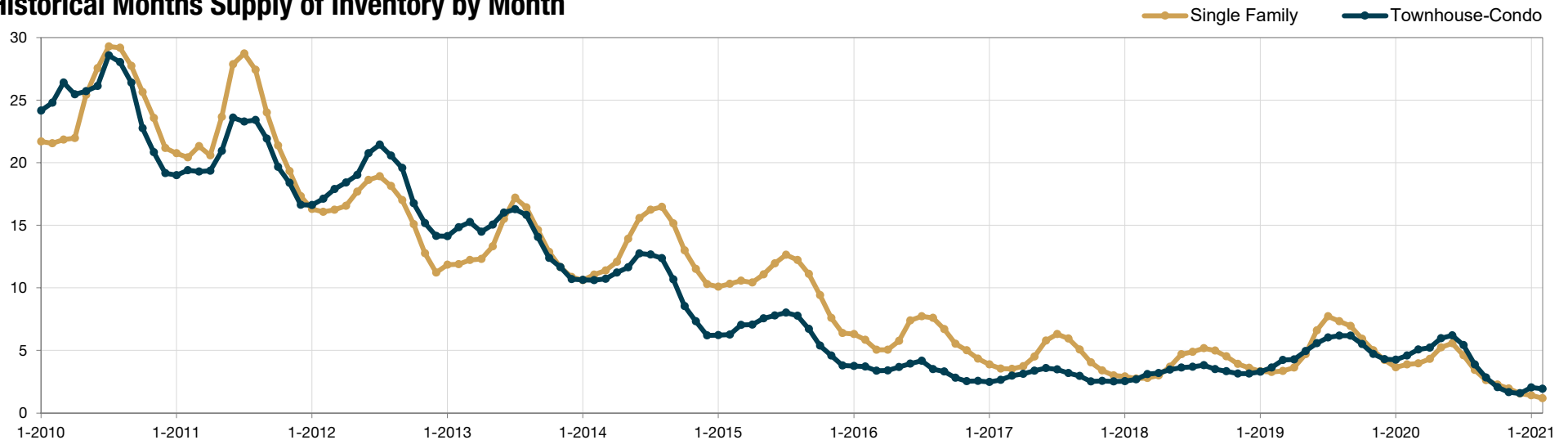


February



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	2.1	-51.2%
Feb-2021	1.2	-69.2%	1.9	-58.7%

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.

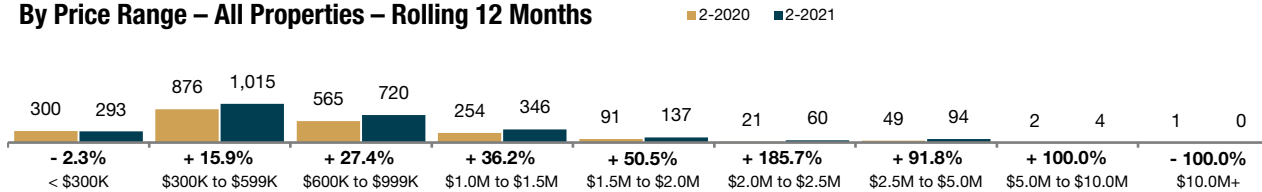
Key Metrics	Historical Sparkbars	2-2020	2-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		188	208	+ 10.6%	333	476	+ 42.9%
Pending Sales		102	220	+ 115.7%	236	401	+ 69.9%
Sold Listings		119	148	+ 24.4%	226	278	+ 23.0%
Median Sales Price		\$555,000	\$599,000	+ 7.9%	\$555,000	\$637,500	+ 14.9%
Average Sales Price		\$749,109	\$872,052	+ 16.4%	\$726,166	\$853,763	+ 17.6%
Pct. of List Price Received		96.3%	98.8%	+ 2.6%	96.7%	99.1%	+ 2.5%
Days on Market Until Sale		101	82	- 18.8%	87	65	- 25.3%
Housing Affordability Index		68	63	- 7.4%	68	60	- 11.8%
Inventory of Active Listings		777	368	- 52.6%	--	--	--
Months Supply of Inventory		4.3	1.7	- 60.5%	--	--	--

Sold Listings

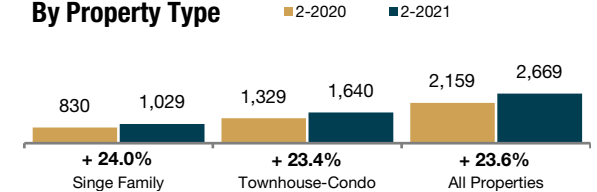
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Condo		
	2-2020	2-2021	Change	2-2020	2-2021	Change
\$299,999 and Below	108	107	-0.9%	192	186	-3.1%
\$300,000 to \$599,999	235	298	+26.8%	641	717	+11.9%
\$600,000 to \$999,999	198	188	-5.1%	367	532	+45.0%
\$1,000,000 to \$1,499,999	154	197	+27.9%	100	149	+49.0%
\$1,500,00 to \$1,999,999	70	96	+37.1%	21	41	+95.2%
\$2,000,000 to \$2,499,999	15	51	+240.0%	6	9	+50.0%
\$2,500,000 to \$4,999,999	47	88	+87.2%	2	6	+200.0%
\$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	830	1,029	+24.0%	1,329	1,640	+23.4%

Compared to Prior Month

By Price Range	Single Family			Condo		
	1-2021	2-2021	Change	1-2021	2-2021	Change
\$299,999 and Below	4	8	+100.0%	10	21	+110.0%
\$300,000 to \$599,999	13	12	-7.7%	26	34	+30.8%
\$600,000 to \$999,999	15	5	-66.7%	32	30	-6.3%
\$1,000,000 to \$1,499,999	7	12	+71.4%	9	6	-33.3%
\$1,500,00 to \$1,999,999	6	5	-16.7%	3	3	0.0%
\$2,000,000 to \$2,499,999	1	2	+100.0%	0	0	--
\$2,500,000 to \$4,999,999	4	9	+125.0%	0	1	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	50	53	+6.0%	80	95	+18.8%

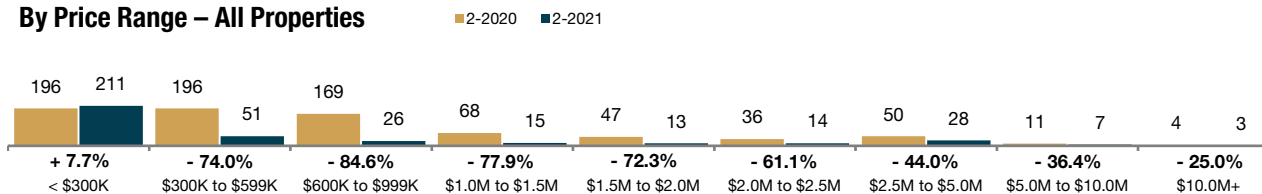
Year to Date

By Price Range	Single Family			Condo		
	2-2020	2-2021	Change	2-2020	2-2021	Change
\$299,999 and Below	8	12	+50.0%	19	31	+63.2%
\$300,000 to \$599,999	35	25	-28.6%	61	60	-1.6%
\$600,000 to \$999,999	20	20	0.0%	38	62	+63.2%
\$1,000,000 to \$1,499,999	19	19	0.0%	12	15	+25.0%
\$1,500,00 to \$1,999,999	3	11	+266.7%	2	6	+200.0%
\$2,000,000 to \$2,499,999	3	3	0.0%	1	0	-100.0%
\$2,500,000 to \$4,999,999	5	13	+160.0%	0	1	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	93	103	+10.8%	133	175	+31.6%

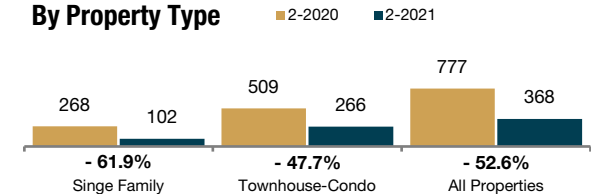
Inventory of Active Listings

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		
	2-2020	2-2021	Change	2-2020	2-2021	Change
\$299,999 and Below	46	17	-63.0%	150	194	+29.3%
\$300,000 to \$599,999	51	16	-68.6%	145	35	-75.9%
\$600,000 to \$999,999	32	8	-75.0%	137	18	-86.9%
\$1,000,000 to \$1,499,999	27	6	-77.8%	41	9	-78.0%
\$1,500,00 to \$1,999,999	26	11	-57.7%	21	2	-90.5%
\$2,000,000 to \$2,499,999	21	8	-61.9%	15	6	-60.0%
\$2,500,000 to \$4,999,999	50	26	-48.0%	0	2	--
\$5,000,000 to \$9,999,999	11	7	-36.4%	0	0	--
\$10,000,000 and Above	4	3	-25.0%	0	0	--
All Price Ranges	268	102	-61.9%	509	266	-47.7%

Compared to Prior Month

By Price Range	Single Family			Condo		
	1-2021	2-2021	Change	1-2021	2-2021	Change
\$299,999 and Below	21	17	-19.0%	188	194	+3.2%
\$300,000 to \$599,999	20	16	-20.0%	40	35	-12.5%
\$600,000 to \$999,999	11	8	-27.3%	22	18	-18.2%
\$1,000,000 to \$1,499,999	9	6	-33.3%	14	9	-35.7%
\$1,500,00 to \$1,999,999	11	11	0.0%	5	2	-60.0%
\$2,000,000 to \$2,499,999	9	8	-11.1%	5	6	+20.0%
\$2,500,000 to \$4,999,999	29	26	-10.3%	2	2	0.0%
\$5,000,000 to \$9,999,999	7	7	0.0%	0	0	--
\$10,000,000 and Above	4	3	-25.0%	0	0	--
All Price Ranges	121	102	-15.7%	276	266	-3.6%

Year to Date

By Price Range	Single Family			Condo		
	2-2020	2-2021	Change	2-2020	2-2021	Change
\$299,999 and Below	8	12	+50.0%	19	31	+63.2%
\$300,000 to \$599,999	35	25	-28.6%	61	60	-1.6%
\$600,000 to \$999,999	20	20	0.0%	38	62	+63.2%
\$1,000,000 to \$1,499,999	19	19	0.0%	12	15	+25.0%
\$1,500,00 to \$1,999,999	3	11	+266.7%	2	6	+200.0%
\$2,000,000 to \$2,499,999	3	3	0.0%	1	0	-100.0%
\$2,500,000 to \$4,999,999	5	13	+160.0%	0	1	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	93	103	+10.8%	133	175	+31.6%

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.