

Monthly Indicators

Residential Real Estate Activity for Summit and Park Counties



April 2021

Percent changes calculated using year-over-year comparisons.

New Listings were up 50.0 percent for single family homes and 118.1 percent for townhouse-condo properties. Pending Sales landed at 90 for single family homes and 166 for townhouse-condo properties.

The Median Sales Price was up 118.1 percent to \$1,205,000 for single family homes and 16.9 percent to \$649,000 for townhouse-condo properties. Days on Market decreased 56.2 percent for single family homes and 55.7 percent for townhouse-condo properties.

In the spirit of the great Wayne Gretzky, buyers, sellers, and their agents are all trying their best to skate to where the puck, or rather, the housing market, is going, not where it has been. While housing affordability remains an area to watch as prices continue to rise, strong buyer demand and limited housing supply show no signs of easing soon, pointing to a continuation of this market trend through spring and into summer.

Activity Snapshot

+ 145.6% **+ 25.7%** **- 54.7%**

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
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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	4-2020	4-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		68	102	+ 50.0%	235	343	+ 46.0%
Pending Sales		24	90	+ 275.0%	140	326	+ 132.9%
Sold Listings		28	83	+ 196.4%	158	256	+ 62.0%
Median Sales Price		\$552,450	\$1,205,000	+ 118.1%	\$630,000	\$1,075,000	+ 70.6%
Average Sales Price		\$626,710	\$1,487,957	+ 137.4%	\$897,979	\$1,359,969	+ 51.4%
Pct. of List Price Received		96.0%	100.6%	+ 4.8%	96.6%	99.9%	+ 3.4%
Days on Market Until Sale		73	32	- 56.2%	94	45	- 52.1%
Housing Affordability Index		70	32	- 54.3%	61	36	- 41.0%
Inventory of Active Listings		290	107	- 63.1%	--	--	--
Months Supply of Inventory		4.3	1.1	- 74.4%	--	--	--

Townhouse-Condo Market Overview



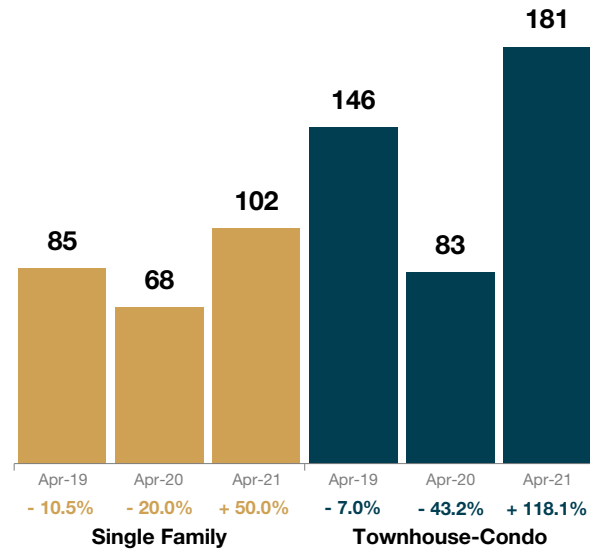
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	4-2020	4-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		83	181	+ 118.1%	459	665	+ 44.9%
Pending Sales		38	166	+ 336.8%	249	544	+ 118.5%
Sold Listings		62	138	+ 122.6%	269	454	+ 68.8%
Median Sales Price		\$555,000	\$649,000	+ 16.9%	\$554,500	\$610,000	+ 10.0%
Average Sales Price		\$581,309	\$745,813	+ 28.3%	\$604,453	\$672,836	+ 11.3%
Pct. of List Price Received		97.5%	100.5%	+ 3.1%	97.3%	99.9%	+ 2.7%
Days on Market Until Sale		79	35	- 55.7%	78	60	- 23.1%
Housing Affordability Index		78	69	- 11.5%	78	73	- 6.4%
Inventory of Active Listings		564	280	- 50.4%	--	--	--
Months Supply of Inventory		5.2	1.9	- 63.5%	--	--	--

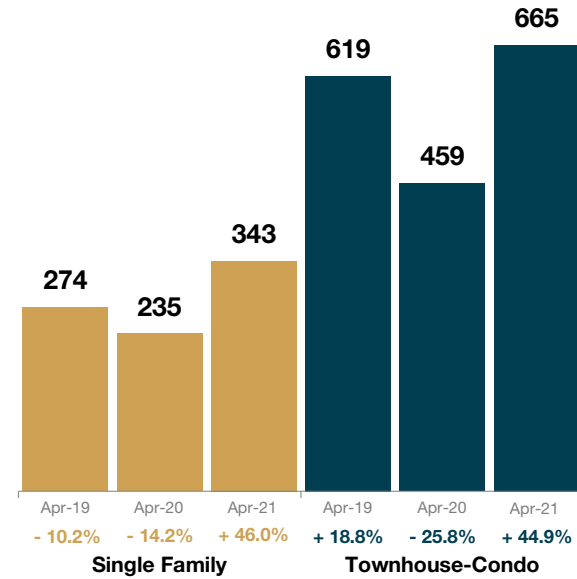
New Listings



April

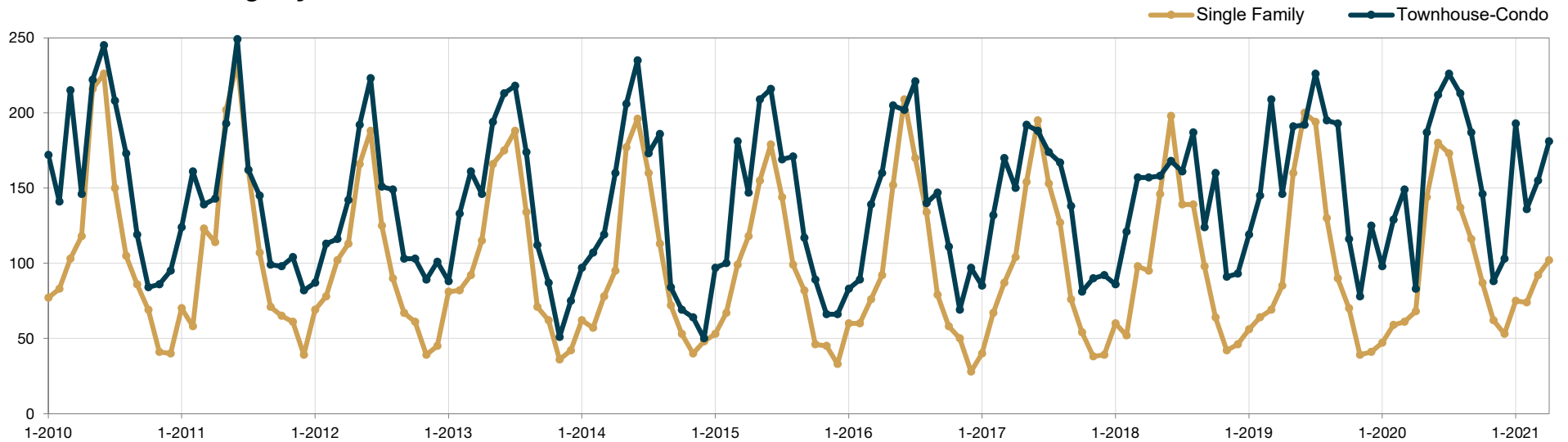


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	74	+25.4%	136	+5.4%
Mar-2021	92	+50.8%	155	+4.0%
Apr-2021	102	+50.0%	181	+118.1%

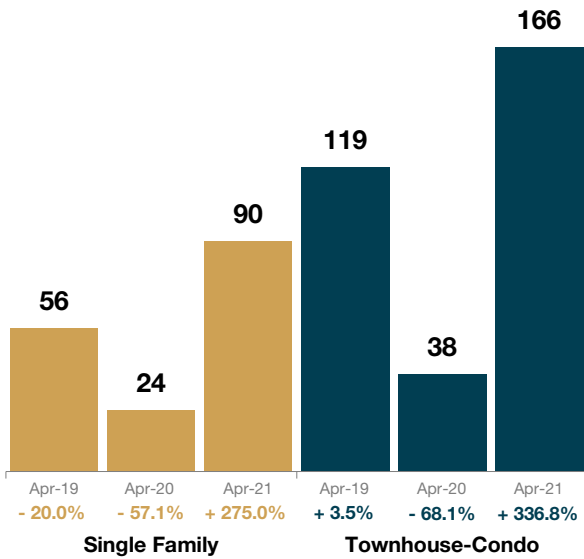
Historical New Listings by Month



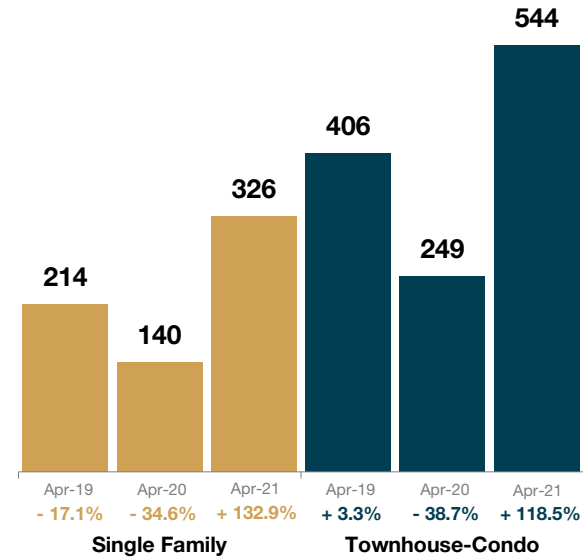
Pending Sales



April

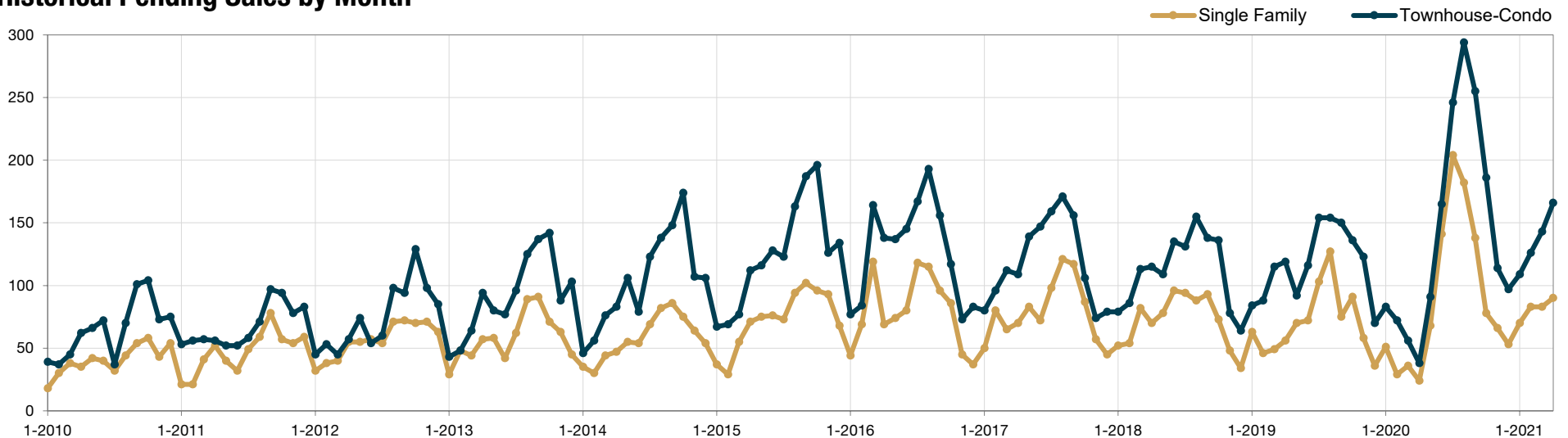


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2020	68	-2.9%	91	-1.1%
Jun-2020	141	+95.8%	165	+42.2%
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%	126	+75.0%
Mar-2021	83	+130.6%	143	+155.4%
Apr-2021	90	+275.0%	166	+336.8%

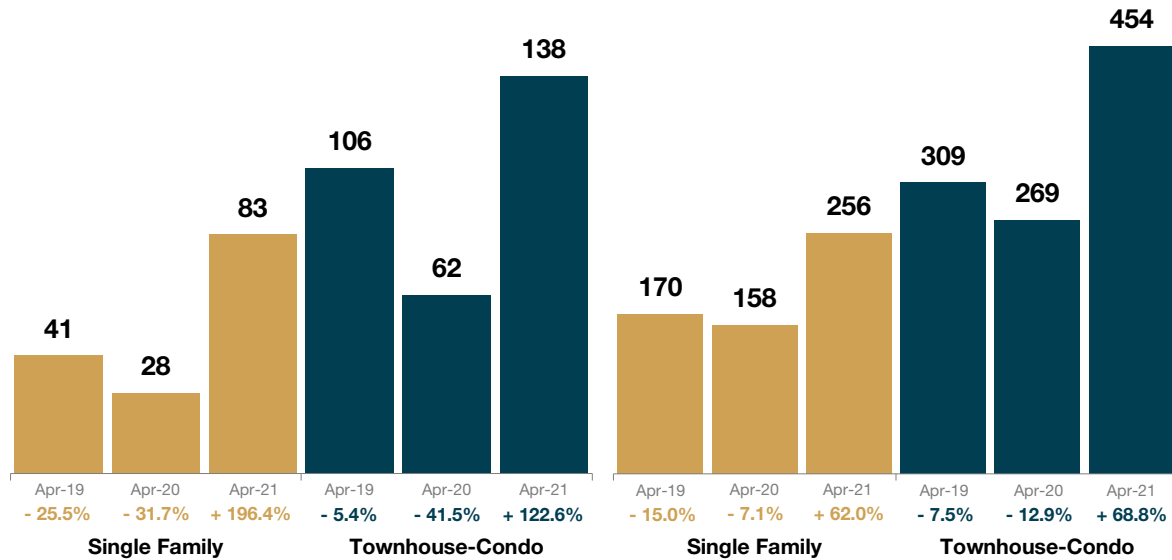
Historical Pending Sales by Month



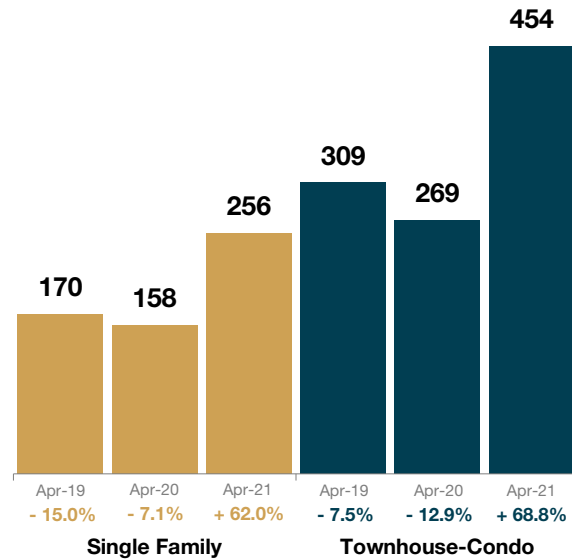
Sold Listings



April

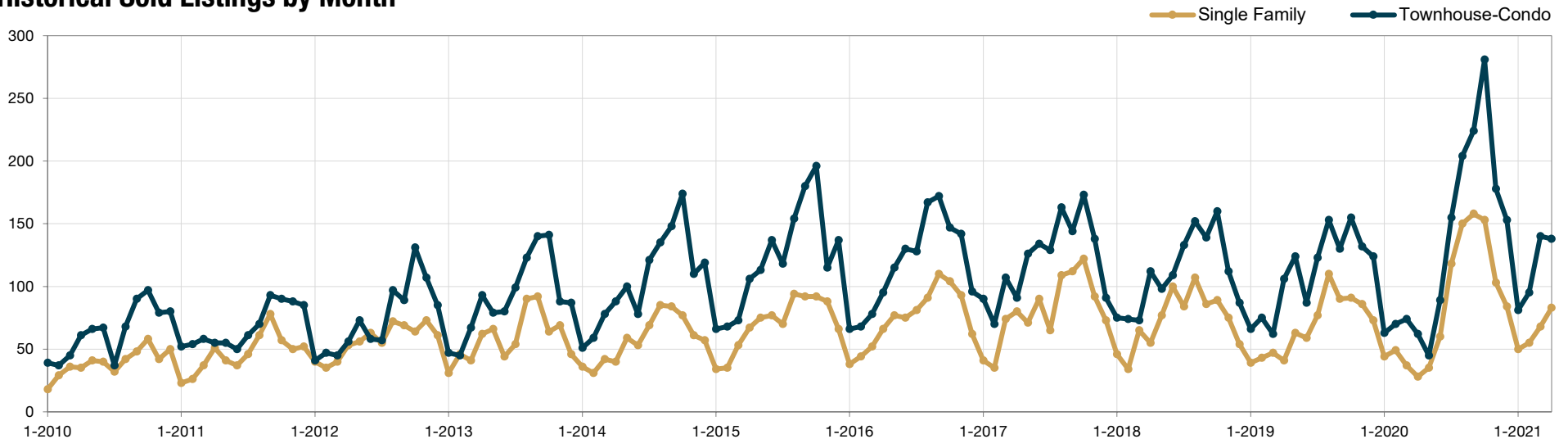


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	81	+28.6%
Feb-2021	55	+12.2%	95	+35.7%
Mar-2021	68	+83.8%	140	+89.2%
Apr-2021	83	+196.4%	138	+122.6%

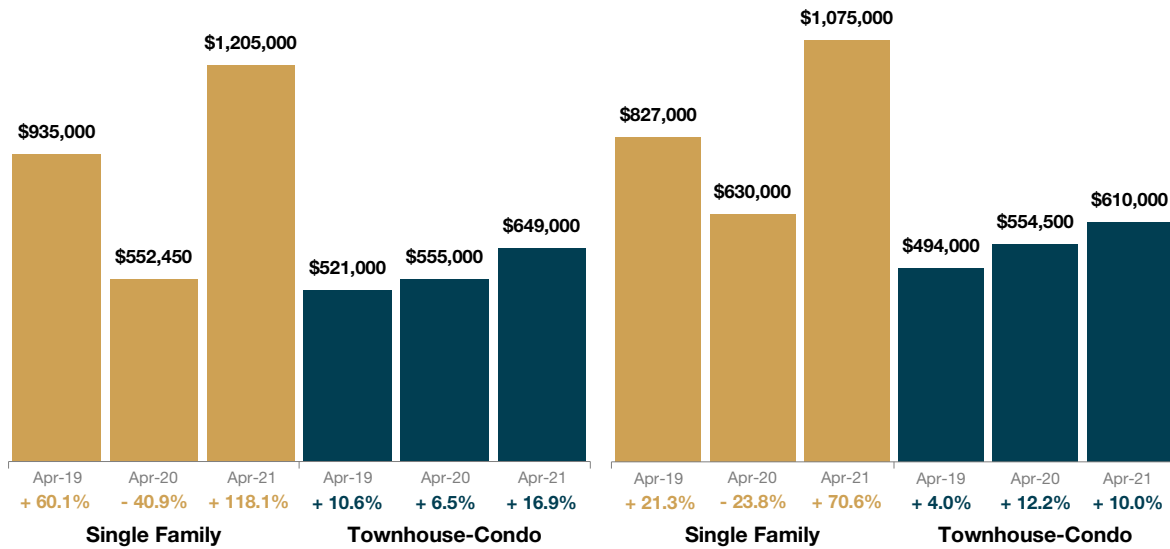
Historical Sold Listings by Month



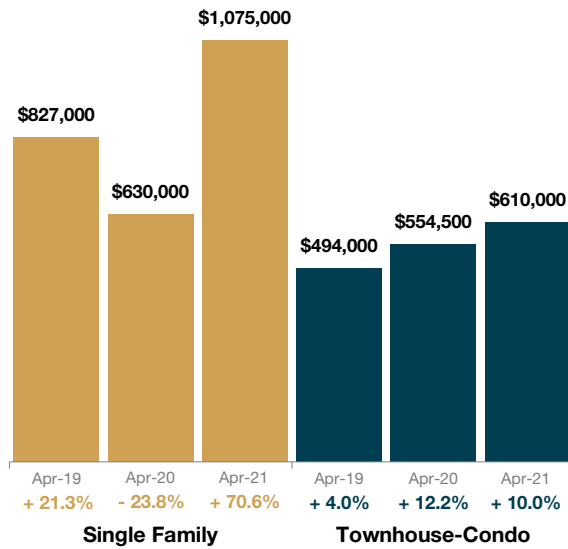
Median Sales Price



April

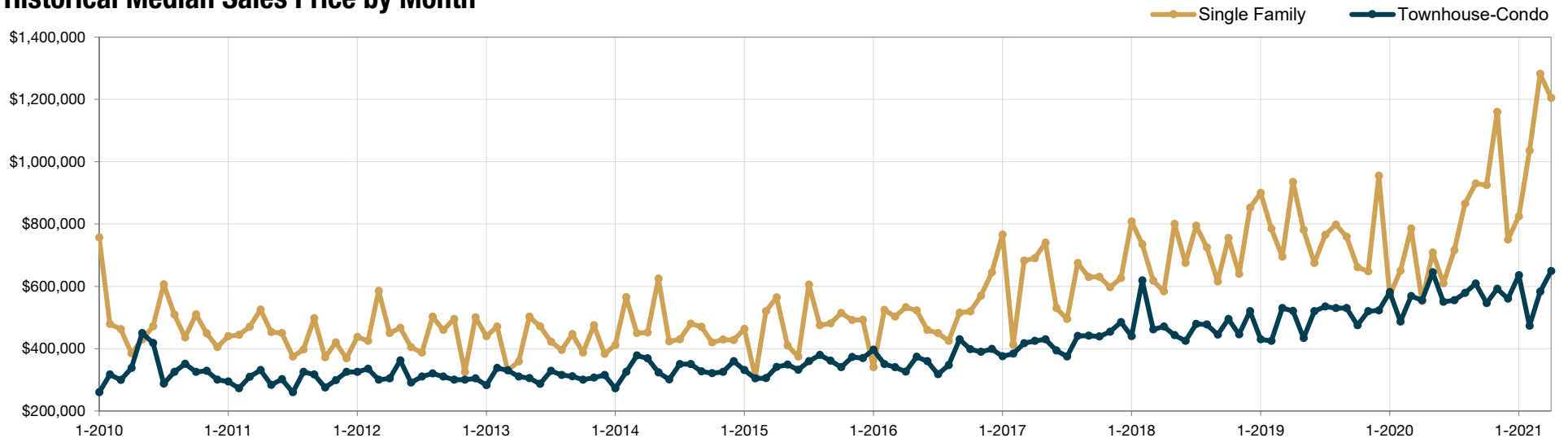


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$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	\$1,205,000	+118.1%	\$649,000	+16.9%

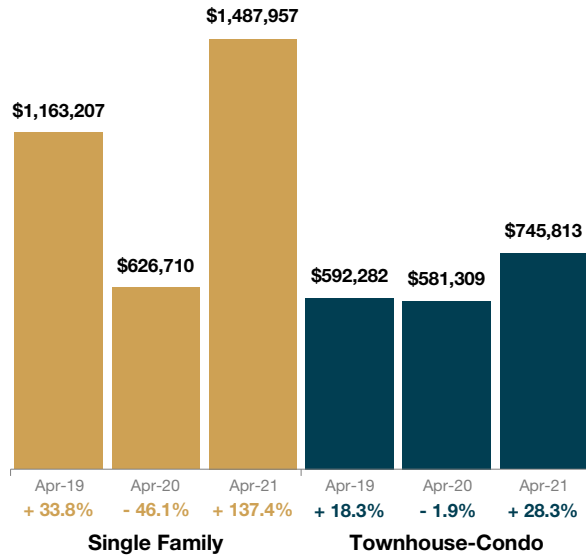
Historical Median Sales Price by Month



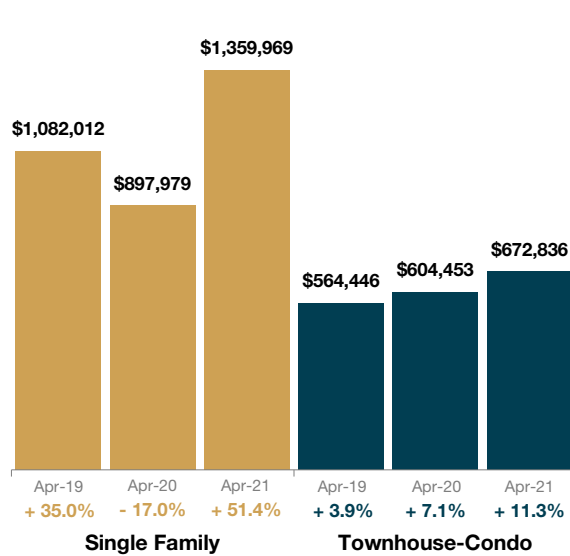
Average Sales Price



April

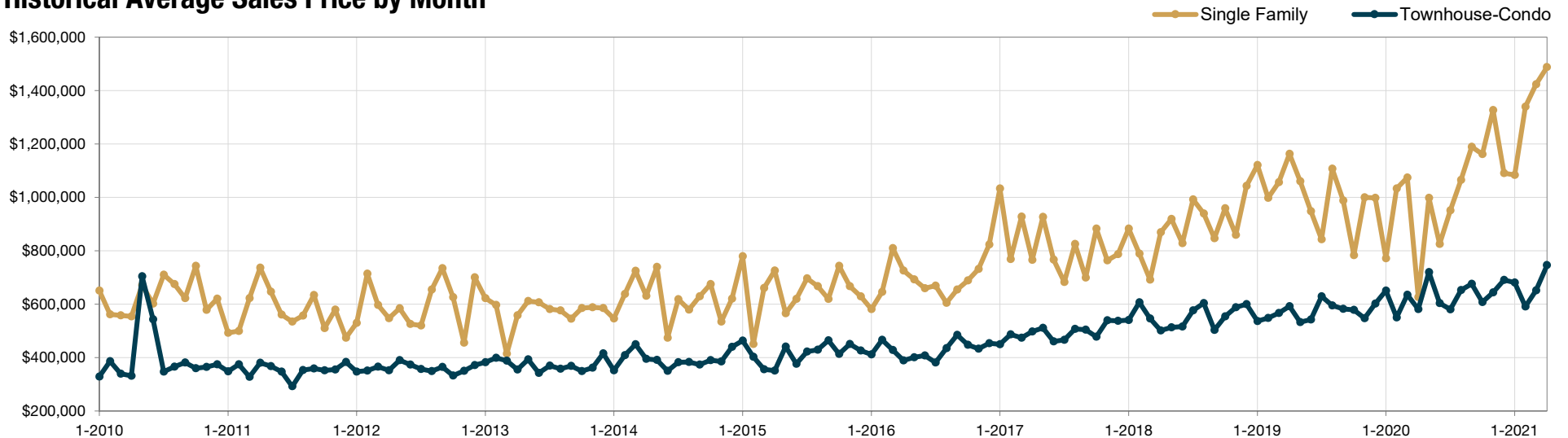


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$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	\$1,487,957	+137.4%	\$745,813	+28.3%

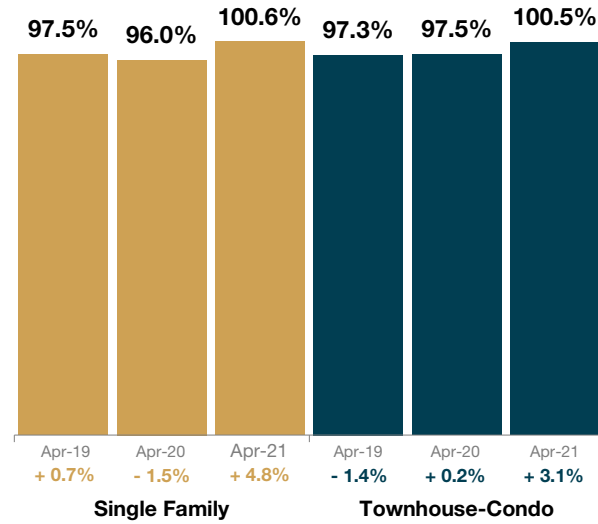
Historical Average Sales Price by Month



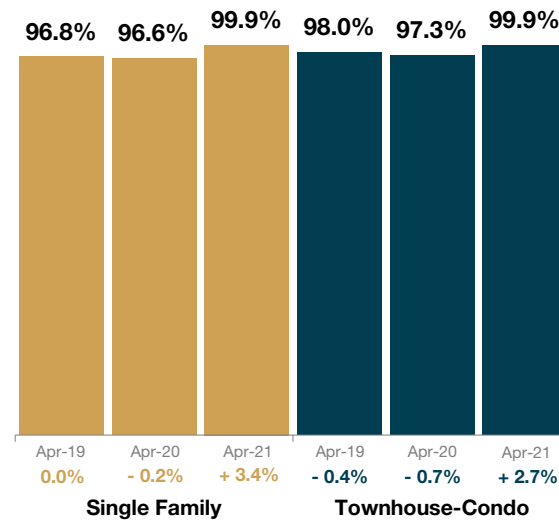
Percent of List Price Received



April

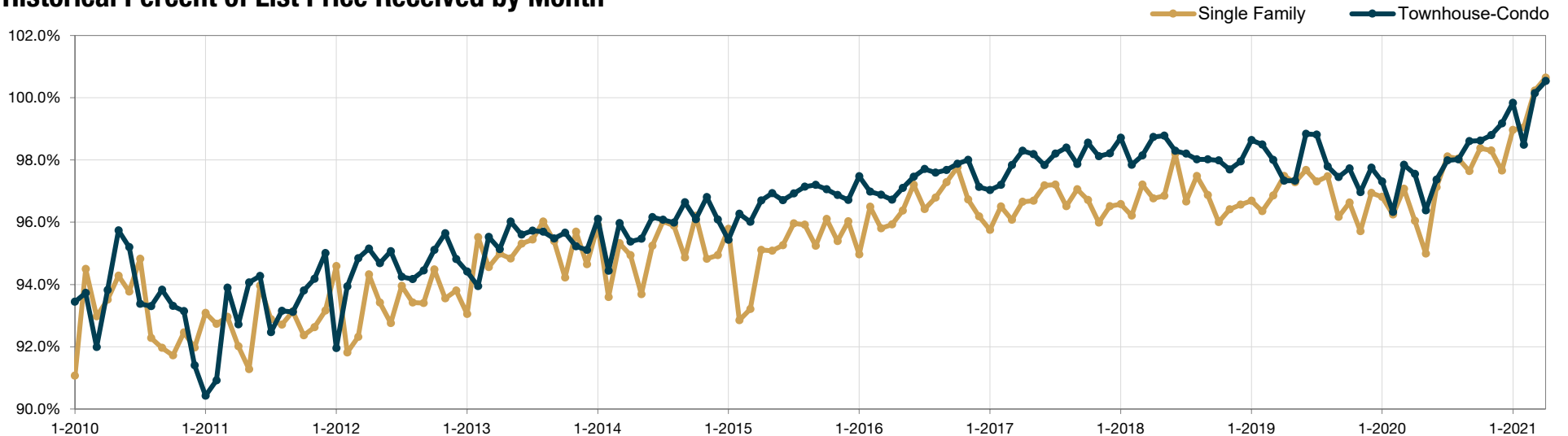


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	99.0%	+2.9%	98.5%	+2.3%
Mar-2021	100.2%	+3.2%	100.1%	+2.4%
Apr-2021	100.6%	+4.8%	100.5%	+3.1%

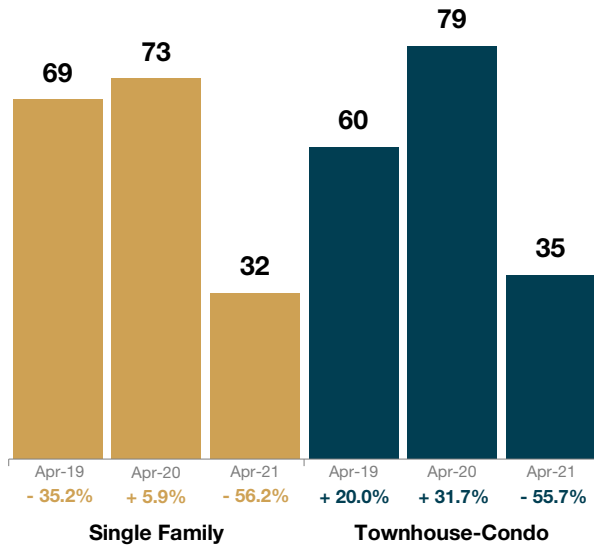
Historical Percent of List Price Received by Month



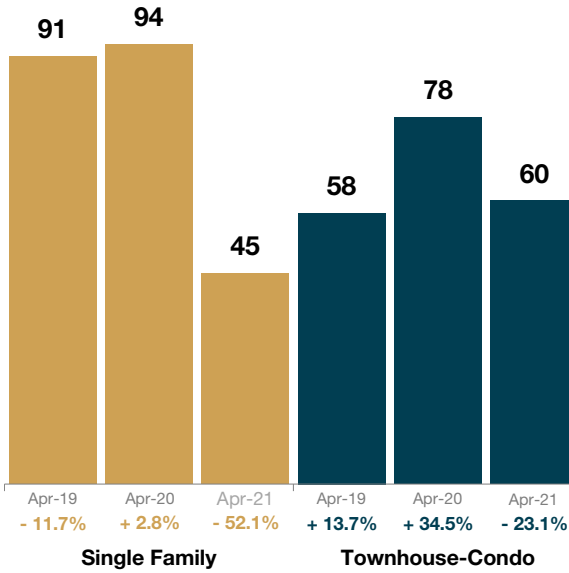
Days on Market Until Sale



April

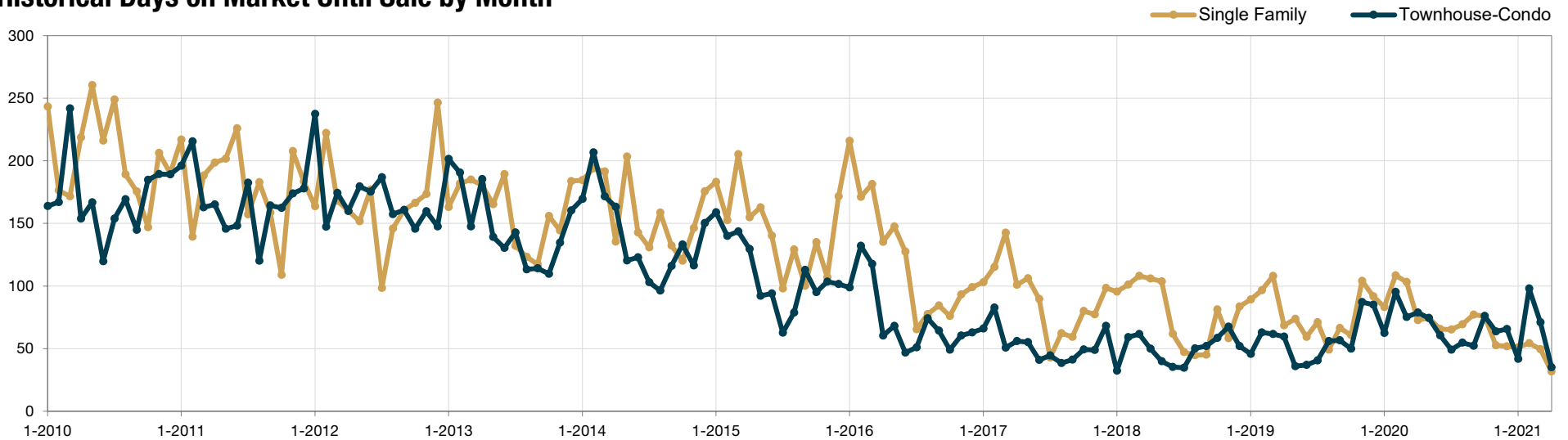


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Mar-2021	50	-51.5%	71	-5.3%
Apr-2021	32	-56.2%	35	-55.7%

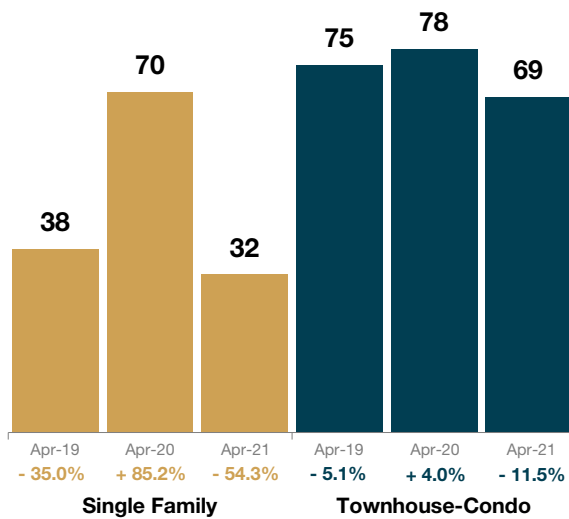
Historical Days on Market Until Sale by Month



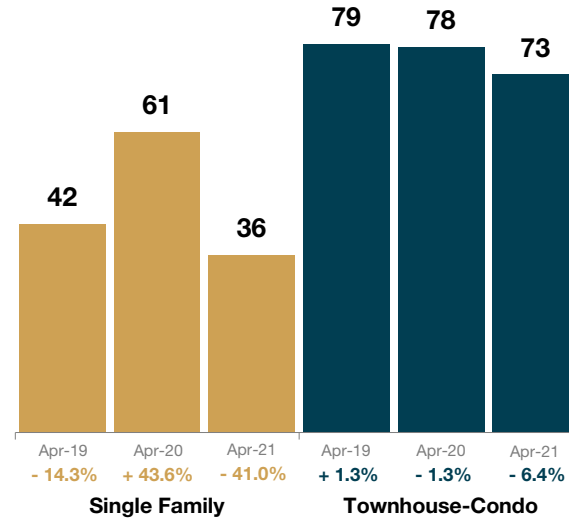
Housing Affordability Index



April

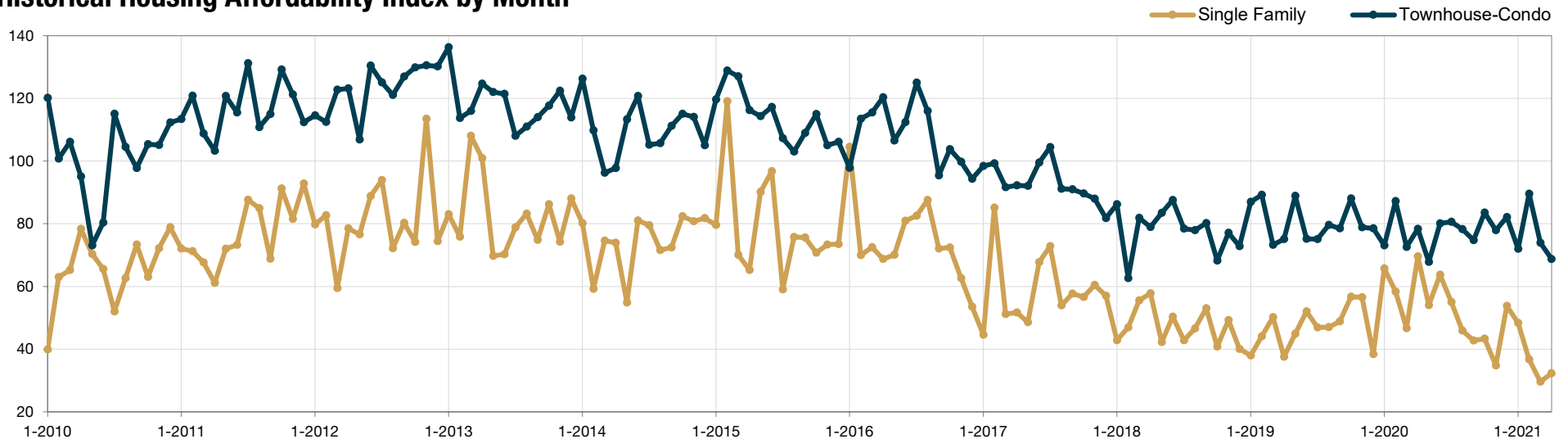


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	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%

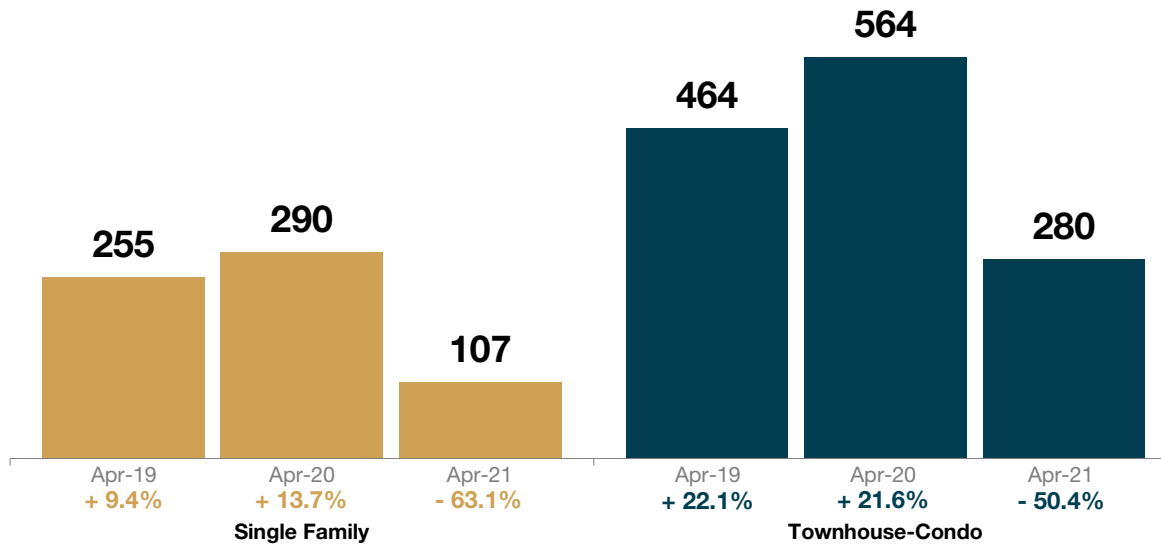
Historical Housing Affordability Index by Month



Inventory of Active Listings

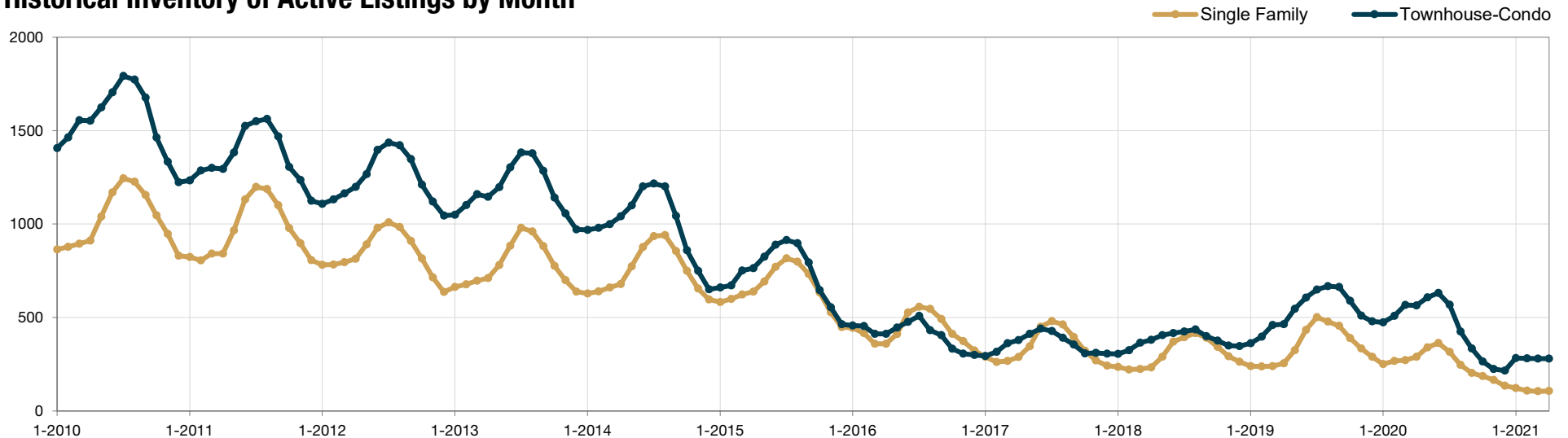


April



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2020	340	+4.9%	607	+11.2%
Jun-2020	363	-16.2%	631	+4.1%
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%	280	-50.6%
Apr-2021	107	-63.1%	280	-50.4%

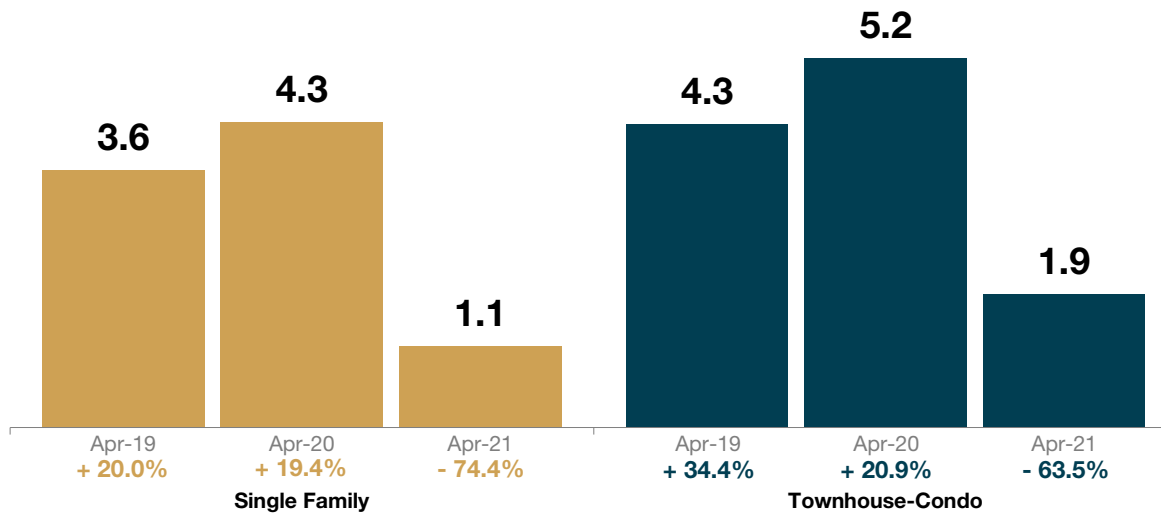
Historical Inventory of Active Listings by Month



Months Supply of Inventory

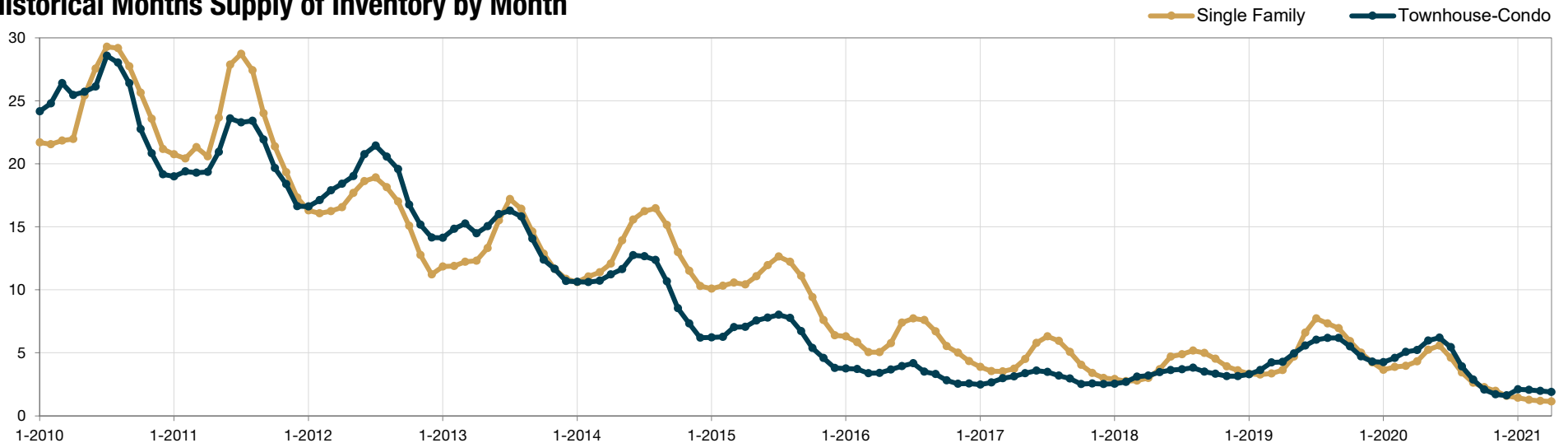


April



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	2.9	-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	1.1	-74.4%	1.9	-63.5%

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.

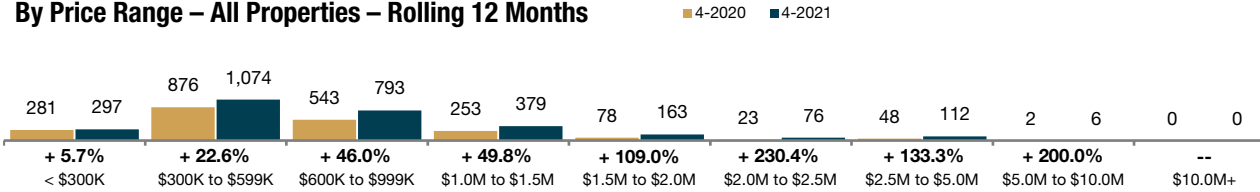
Key Metrics	Historical Sparkbars	4-2020	4-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		151	283	+ 87.4%	694	1,008	+ 45.2%
Pending Sales		62	256	+ 312.9%	389	870	+ 123.7%
Sold Listings		90	221	+ 145.6%	427	710	+ 66.3%
Median Sales Price		\$555,000	\$697,500	+ 25.7%	\$568,750	\$660,500	+ 16.1%
Average Sales Price		\$595,592	\$1,025,804	+ 72.2%	\$713,320	\$921,291	+ 29.2%
Pct. of List Price Received		97.1%	100.6%	+ 3.6%	97.0%	99.9%	+ 3.0%
Days on Market Until Sale		77	34	- 55.8%	84	55	- 34.5%
Housing Affordability Index		69	56	- 18.8%	68	59	- 13.2%
Inventory of Active Listings		854	387	- 54.7%	--	--	--
Months Supply of Inventory		4.9	1.6	- 67.3%	--	--	--

Sold Listings

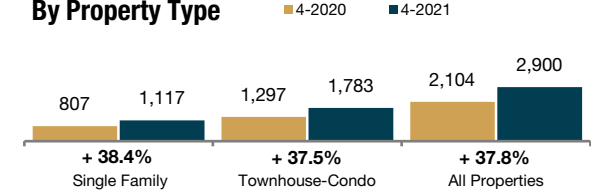
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Condo		
	4-2020	4-2021	Change	4-2020	4-2021	Change
\$299,999 and Below	107	100	- 6.5%	174	197	+ 13.2%
\$300,000 to \$599,999	236	316	+ 33.9%	640	758	+ 18.4%
\$600,000 to \$999,999	187	199	+ 6.4%	356	594	+ 66.9%
\$1,000,000 to \$1,499,999	155	211	+ 36.1%	98	168	+ 71.4%
\$1,500,00 to \$1,999,999	59	117	+ 98.3%	19	46	+ 142.1%
\$2,000,000 to \$2,499,999	16	63	+ 293.8%	7	13	+ 85.7%
\$2,500,000 to \$4,999,999	45	105	+ 133.3%	3	7	+ 133.3%
\$5,000,000 to \$9,999,999	2	6	+ 200.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	807	1,117	+ 38.4%	1,297	1,783	+ 37.5%

Compared to Prior Month

By Price Range	Single Family			Condo		
	3-2021	4-2021	Change	3-2021	4-2021	Change
\$299,999 and Below	5	1	- 80.0%	19	10	- 47.4%
\$300,000 to \$599,999	12	24	+ 100.0%	54	48	- 11.1%
\$600,000 to \$999,999	12	10	- 16.7%	45	58	+ 28.9%
\$1,000,000 to \$1,499,999	11	17	+ 54.5%	17	14	- 17.6%
\$1,500,00 to \$1,999,999	11	12	+ 9.1%	3	3	0.0%
\$2,000,000 to \$2,499,999	9	5	- 44.4%	2	3	+ 50.0%
\$2,500,000 to \$4,999,999	7	13	+ 85.7%	0	2	--
\$5,000,000 to \$9,999,999	1	1	0.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	68	83	+ 22.1%	140	138	- 1.4%

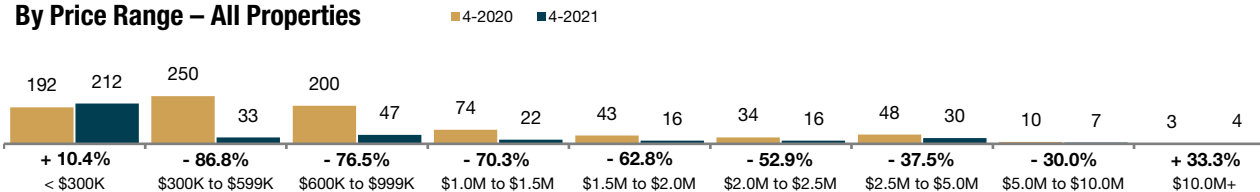
Year to Date

By Price Range	Single Family			Condo		
	4-2020	4-2021	Change	4-2020	4-2021	Change
\$299,999 and Below	22	19	- 13.6%	37	60	+ 62.2%
\$300,000 to \$599,999	53	61	+ 15.1%	122	162	+ 32.8%
\$600,000 to \$999,999	32	43	+ 34.4%	79	165	+ 108.9%
\$1,000,000 to \$1,499,999	33	47	+ 42.4%	25	47	+ 88.0%
\$1,500,00 to \$1,999,999	5	34	+ 580.0%	3	12	+ 300.0%
\$2,000,000 to \$2,499,999	5	17	+ 240.0%	2	5	+ 150.0%
\$2,500,000 to \$4,999,999	8	33	+ 312.5%	1	3	+ 200.0%
\$5,000,000 to \$9,999,999	0	2	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	158	256	+ 62.0%	269	454	+ 68.8%

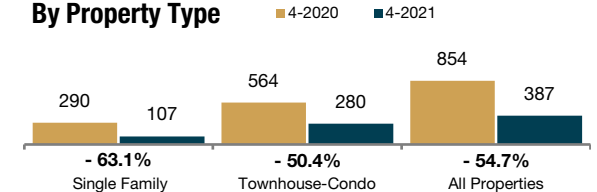
Inventory of Active Listings

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		
	4-2020	4-2021	Change	4-2020	4-2021	Change
\$299,999 and Below	37	13	- 64.9%	155	199	+ 28.4%
\$300,000 to \$599,999	70	8	- 88.6%	180	25	- 86.1%
\$600,000 to \$999,999	42	18	- 57.1%	158	29	- 81.6%
\$1,000,000 to \$1,499,999	30	7	- 76.7%	44	15	- 65.9%
\$1,500,00 to \$1,999,999	29	11	- 62.1%	14	5	- 64.3%
\$2,000,000 to \$2,499,999	22	11	- 50.0%	12	5	- 58.3%
\$2,500,000 to \$4,999,999	47	28	- 40.4%	1	2	+ 100.0%
\$5,000,000 to \$9,999,999	10	7	- 30.0%	0	0	--
\$10,000,000 and Above	3	4	+ 33.3%	0	0	--
All Price Ranges	290	107	- 63.1%	564	280	- 50.4%

Compared to Prior Month

By Price Range	Single Family			Condo		
	3-2021	4-2021	Change	3-2021	4-2021	Change
\$299,999 and Below	17	13	- 23.5%	208	199	- 4.3%
\$300,000 to \$599,999	8	8	0.0%	26	25	- 3.8%
\$600,000 to \$999,999	10	18	+ 80.0%	24	29	+ 20.8%
\$1,000,000 to \$1,499,999	12	7	- 41.7%	9	15	+ 66.7%
\$1,500,00 to \$1,999,999	10	11	+ 10.0%	7	5	- 28.6%
\$2,000,000 to \$2,499,999	10	11	+ 10.0%	4	5	+ 25.0%
\$2,500,000 to \$4,999,999	25	28	+ 12.0%	2	2	0.0%
\$5,000,000 to \$9,999,999	8	7	- 12.5%	0	0	--
\$10,000,000 and Above	5	4	- 20.0%	0	0	--
All Price Ranges	105	107	+ 1.9%	280	280	0.0%

Year to Date

By Price Range	Single Family			Condo		
	4-2020	4-2021	Change	4-2020	4-2021	Change
\$299,999 and Below	22	19	- 13.6%	37	60	+ 62.2%
\$300,000 to \$599,999	53	61	+ 15.1%	122	162	+ 32.8%
\$600,000 to \$999,999	32	43	+ 34.4%	79	165	+ 108.9%
\$1,000,000 to \$1,499,999	33	47	+ 42.4%	25	47	+ 88.0%
\$1,500,00 to \$1,999,999	5	34	+ 580.0%	3	12	+ 300.0%
\$2,000,000 to \$2,499,999	5	17	+ 240.0%	2	5	+ 150.0%
\$2,500,000 to \$4,999,999	8	33	+ 312.5%	1	3	+ 200.0%
\$5,000,000 to \$9,999,999	0	2	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	158	256	+ 62.0%	269	454	+ 68.8%

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.