

# Monthly Indicators

Residential Real Estate Activity for Summit and Park Counties



## July 2022

Percent changes calculated using year-over-year comparisons.

New Listings were down 12.6 percent for single family homes and 21.9 percent for townhouse-condo properties. Pending Sales landed at 81 for single family homes and 79 for townhouse-condo properties.

The Median Sales Price was down 12.0 percent to \$849,000 for single family homes but increased 43.9 percent to \$777,000 for townhouse-condo properties. Days on Market increased 52.2 percent for single family homes but decreased 20.0 percent for townhouse-condo properties.

At a time of year when homebuying activity is typically very strong, soaring homeownership costs have caused home sales to decline nationwide for the fifth consecutive month, with existing-home sales falling 5.4% month-to-month and 14.2% year-over-year as of last measure, according to NAR. But there is a bright spot. Inventory of existing homes has continued to climb this summer, with 1.26 million homes available at the beginning of July, equivalent to a 3 months' supply. And despite the summer slowdown, homes are still selling quickly, with the typical home staying on market an average of 14 days.

## Activity Snapshot

**- 59.0%**      **+ 6.5%**      **+ 31.3%**

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	7-2021	7-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		143	125	- 12.6%	755	724	- 4.1%
Pending Sales		100	81	- 19.0%	580	399	- 31.2%
Sold Listings		109	45	- 58.7%	511	363	- 29.0%
Median Sales Price		\$965,000	\$849,000	- 12.0%	\$1,080,000	\$1,200,000	+ 11.1%
Average Sales Price		\$1,263,732	\$1,161,061	- 8.1%	\$1,366,202	\$1,564,908	+ 14.5%
Pct. of List Price Received		100.3%	96.3%	- 4.0%	100.7%	99.8%	- 0.9%
Days on Market Until Sale		23	35	+ 52.2%	32	31	- 3.1%
Housing Affordability Index		40	37	- 7.5%	36	26	- 27.8%
Inventory of Active Listings		211	338	+ 60.2%	--	--	--
Months Supply of Inventory		2.2	4.5	+ 104.5%	--	--	--

# Townhouse-Condo Market Overview



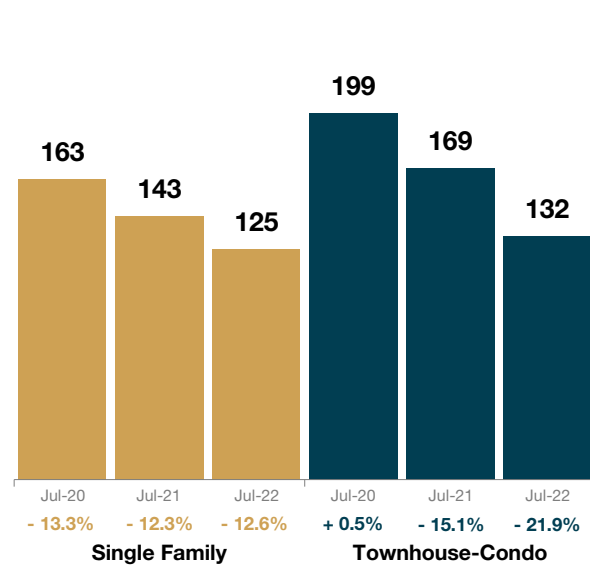
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	7-2021	7-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
<b>New Listings</b>		169	<b>132</b>	- 21.9%	1,108	<b>844</b>	- 23.8%
<b>Pending Sales</b>		140	<b>79</b>	- 43.6%	872	<b>530</b>	- 39.2%
<b>Sold Listings</b>		131	<b>52</b>	- 60.3%	795	<b>482</b>	- 39.4%
<b>Median Sales Price</b>		\$540,000	<b>\$777,000</b>	+ 43.9%	\$589,500	<b>\$725,000</b>	+ 23.0%
<b>Average Sales Price</b>		\$660,986	<b>\$880,427</b>	+ 33.2%	\$649,666	<b>\$816,396</b>	+ 25.7%
<b>Pct. of List Price Received</b>		100.9%	<b>98.8%</b>	- 2.1%	100.5%	<b>101.1%</b>	+ 0.6%
<b>Days on Market Until Sale</b>		15	<b>12</b>	- 20.0%	41	<b>16</b>	- 61.0%
<b>Housing Affordability Index</b>		82	<b>46</b>	- 43.9%	75	<b>49</b>	- 34.7%
<b>Inventory of Active Listings</b>		331	<b>378</b>	+ 14.2%	--	--	--
<b>Months Supply of Inventory</b>		2.3	<b>4.1</b>	+ 78.3%	--	--	--

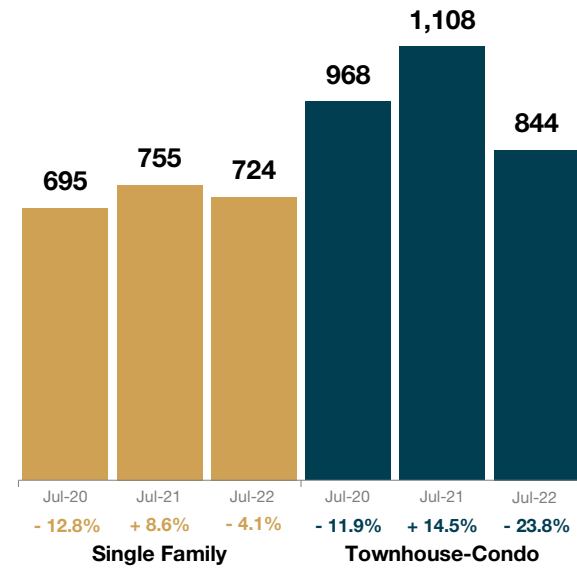
# New Listings



## July

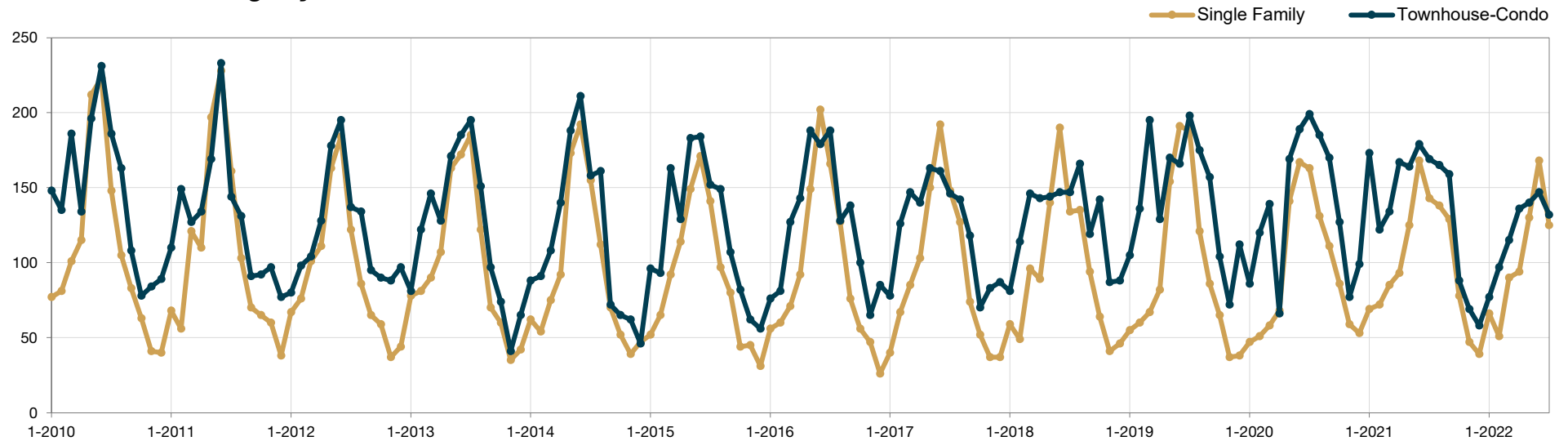


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	138	+5.3%	165	-10.8%
Sep-2021	129	+16.2%	159	-6.5%
Oct-2021	78	-9.3%	88	-30.7%
Nov-2021	47	-20.3%	69	-10.4%
Dec-2021	39	-26.4%	58	-41.4%
Jan-2022	66	-4.3%	77	-55.5%
Feb-2022	51	-29.2%	97	-20.5%
Mar-2022	90	+5.9%	115	-14.2%
Apr-2022	94	+1.1%	136	-18.6%
May-2022	130	+4.0%	140	-14.6%
Jun-2022	168	0.0%	147	-17.9%
<b>Jul-2022</b>	<b>125</b>	<b>-12.6%</b>	<b>132</b>	<b>-21.9%</b>

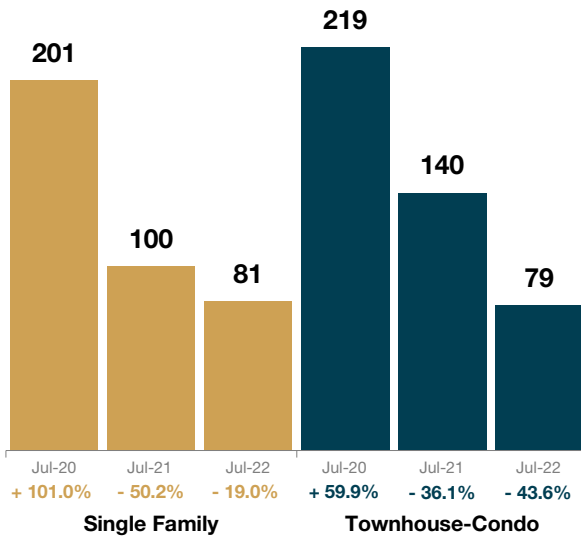
## Historical New Listings by Month



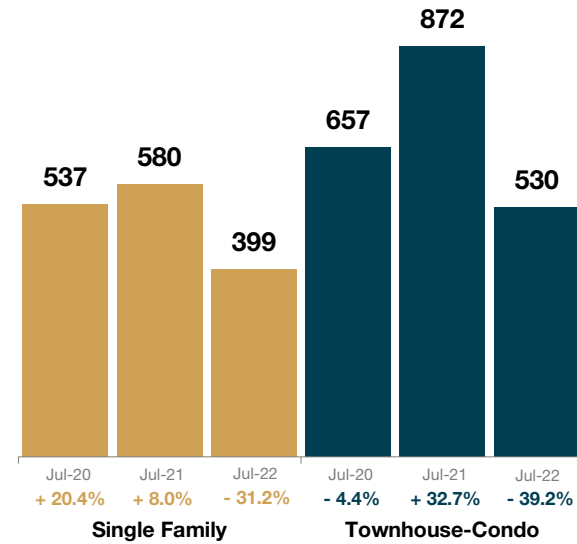
# Pending Sales



## July

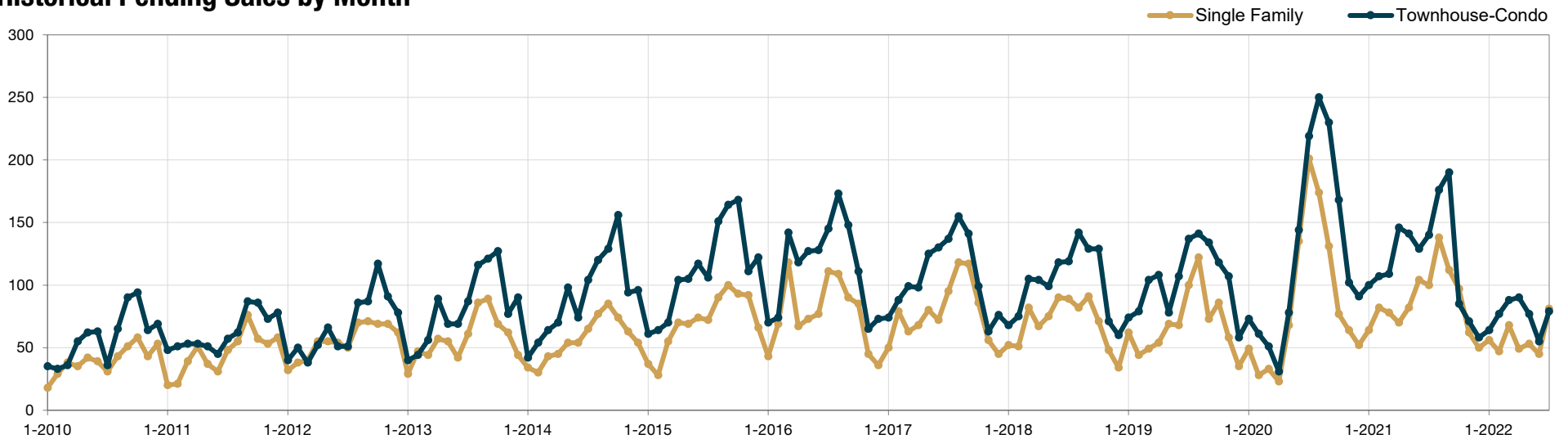


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	138	-20.7%	176	-29.6%
Sep-2021	112	-14.5%	190	-17.4%
Oct-2021	97	+26.0%	85	-49.4%
Nov-2021	62	-3.1%	71	-30.4%
Dec-2021	50	-3.8%	58	-36.3%
Jan-2022	56	-12.5%	64	-36.0%
Feb-2022	47	-42.7%	77	-28.0%
Mar-2022	68	-12.8%	88	-19.3%
Apr-2022	49	-30.0%	90	-38.4%
May-2022	53	-35.4%	77	-45.4%
Jun-2022	45	-56.7%	55	-57.4%
<b>Jul-2022</b>	<b>81</b>	<b>-19.0%</b>	<b>79</b>	<b>-43.6%</b>

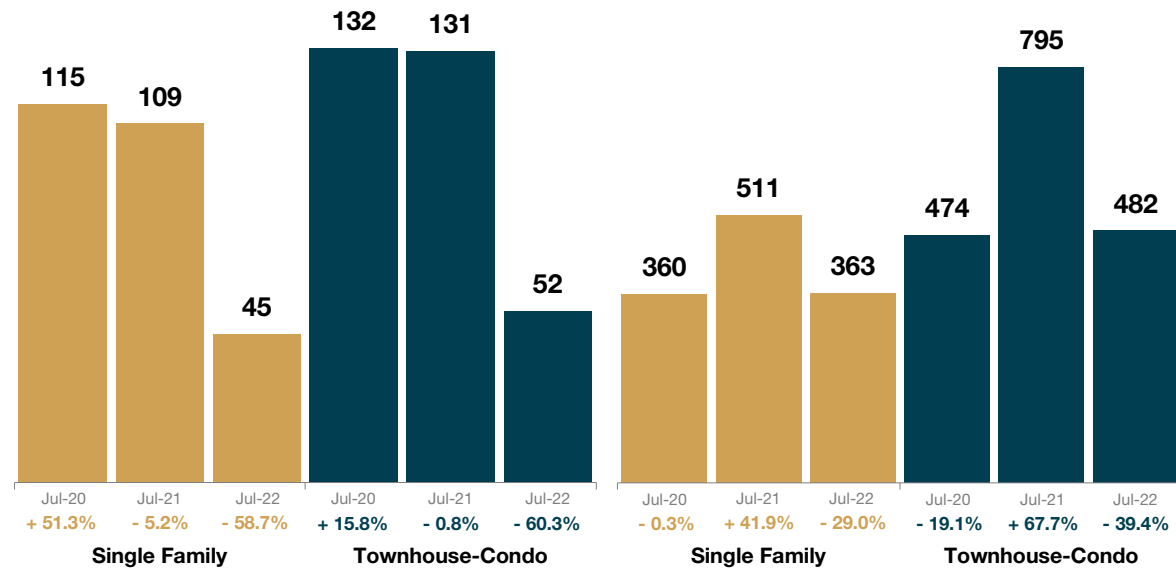
## Historical Pending Sales by Month



# Sold Listings

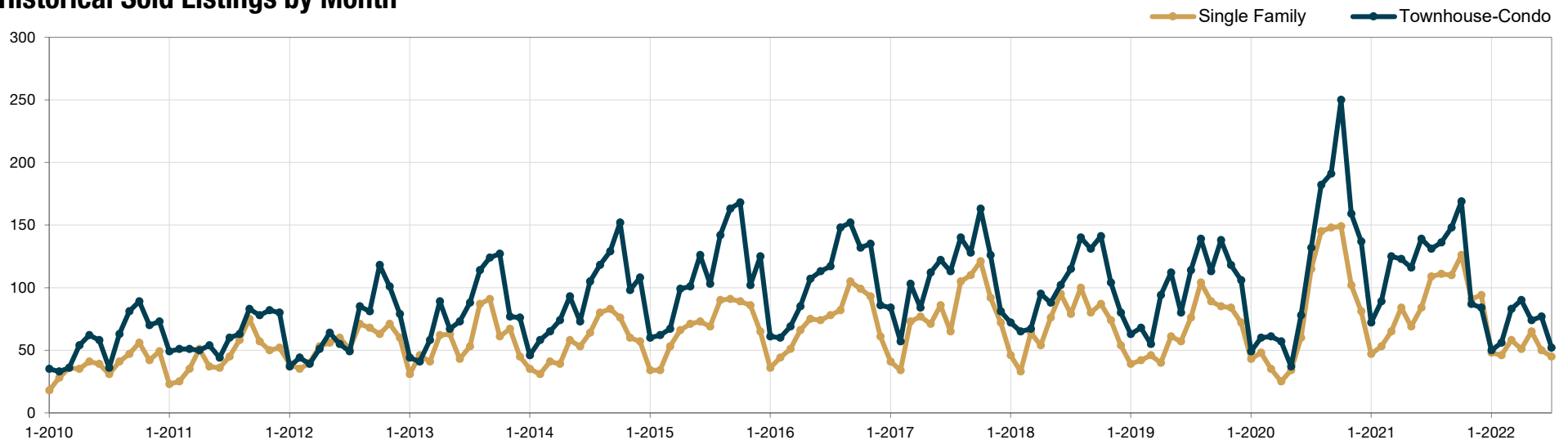


## July



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	111	-23.4%	136	-25.3%
Sep-2021	110	-25.7%	148	-22.5%
Oct-2021	126	-15.4%	169	-32.4%
Nov-2021	91	-10.8%	87	-45.3%
Dec-2021	94	+16.0%	84	-38.7%
Jan-2022	48	+2.1%	50	-30.6%
Feb-2022	46	-13.2%	56	-37.1%
Mar-2022	58	-10.8%	83	-33.6%
Apr-2022	51	-39.3%	90	-26.8%
May-2022	65	-5.8%	74	-36.2%
Jun-2022	50	-40.5%	77	-44.6%
<b>Jul-2022</b>	<b>45</b>	<b>-58.7%</b>	<b>52</b>	<b>-60.3%</b>

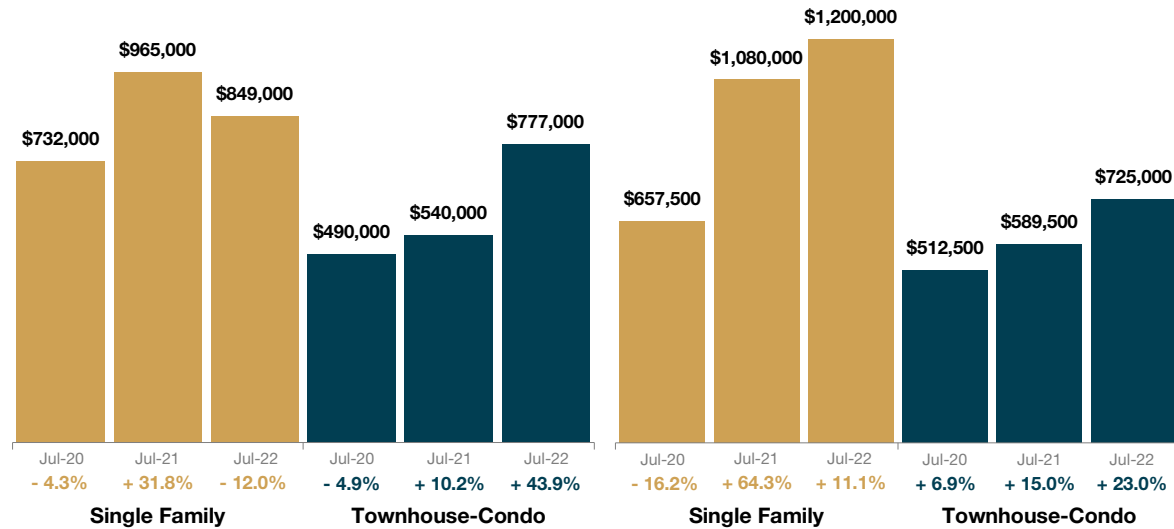
## Historical Sold Listings by Month



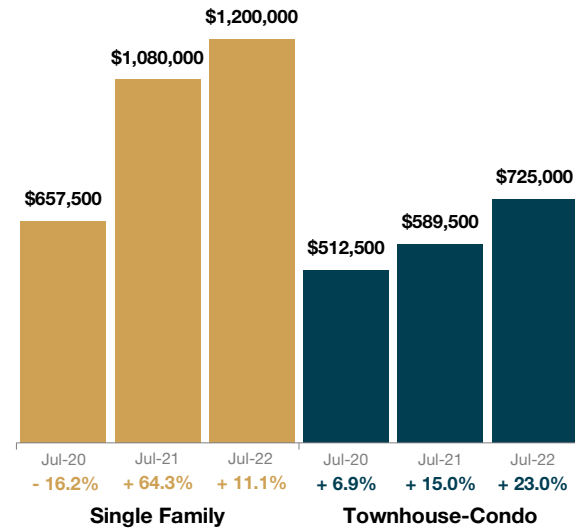
# Median Sales Price



## July

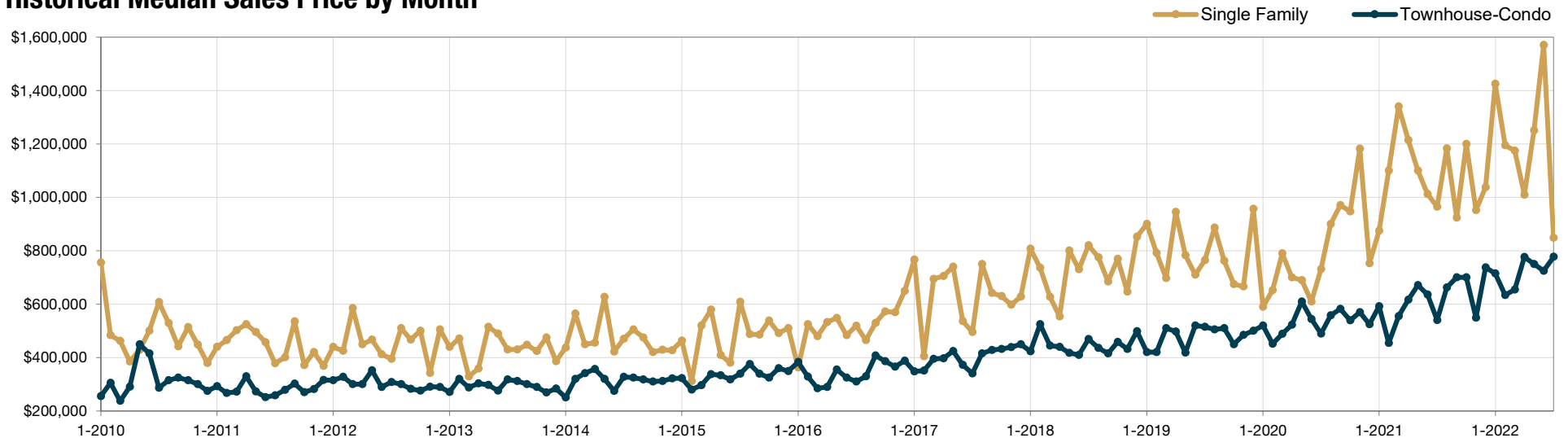


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	\$1,183,000	+31.4%	\$662,500	+18.8%
Sep-2021	\$923,905	-4.9%	\$700,000	+20.2%
Oct-2021	\$1,200,000	+26.7%	\$700,000	+29.7%
Nov-2021	\$952,000	-19.5%	\$549,000	-3.7%
Dec-2021	\$1,037,500	+37.8%	\$737,600	+40.5%
Jan-2022	\$1,425,000	+62.9%	\$715,500	+20.8%
Feb-2022	\$1,195,000	+8.6%	\$634,500	+39.6%
Mar-2022	\$1,175,000	-12.3%	\$654,900	+18.0%
Apr-2022	\$1,010,000	-16.9%	\$776,500	+26.0%
May-2022	\$1,251,000	+13.7%	\$750,000	+11.8%
Jun-2022	\$1,570,779	+55.1%	\$725,000	+14.1%
<b>Jul-2022</b>	<b>\$849,000</b>	<b>-12.0%</b>	<b>\$777,000</b>	<b>+43.9%</b>

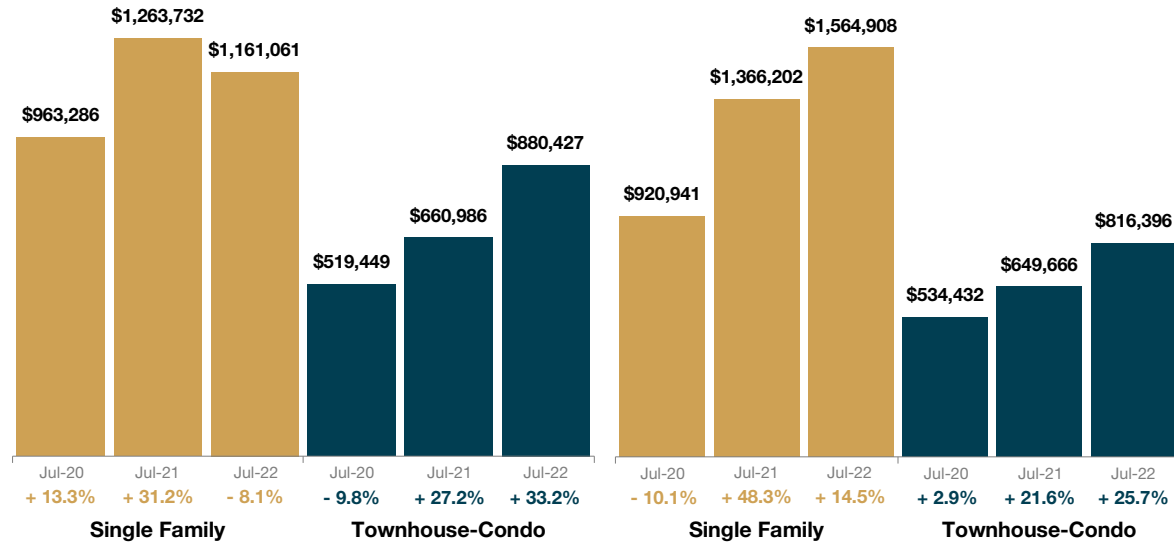
## Historical Median Sales Price by Month



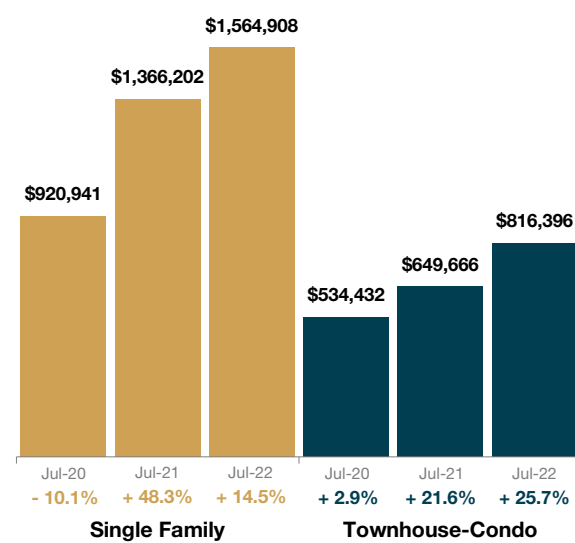
# Average Sales Price



## July

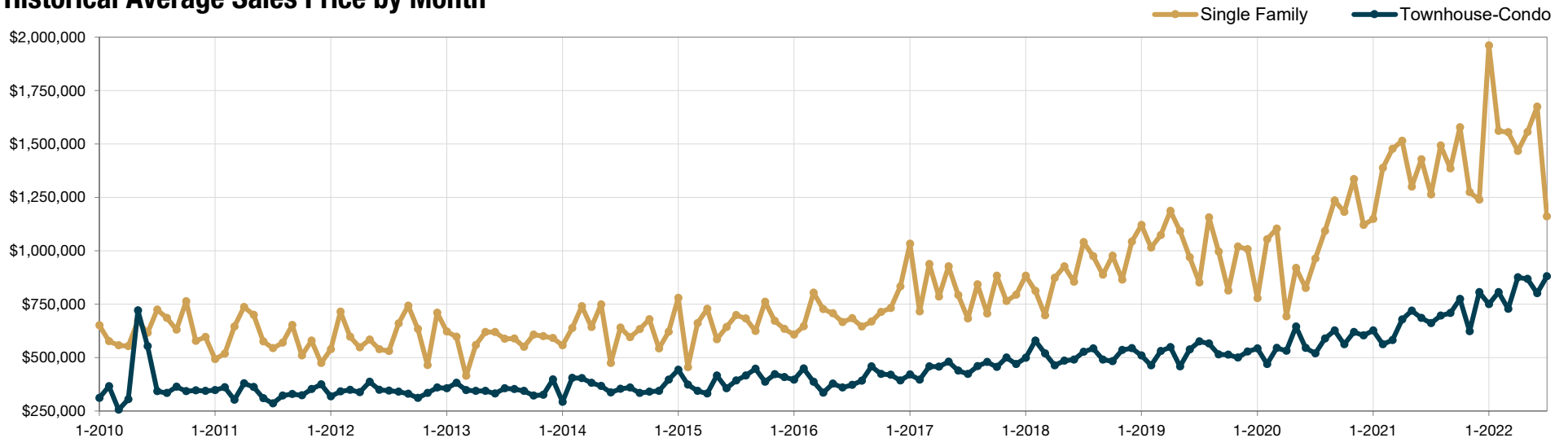


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	\$1,492,034	+36.6%	\$696,270	+18.1%
Sep-2021	\$1,385,107	+12.1%	\$708,800	+13.1%
Oct-2021	\$1,578,604	+33.7%	\$774,476	+37.9%
Nov-2021	\$1,273,776	-4.6%	\$622,661	+0.6%
Dec-2021	\$1,238,789	+10.5%	\$805,844	+33.6%
Jan-2022	\$1,960,951	+70.7%	\$749,588	+19.6%
Feb-2022	\$1,561,243	+12.5%	\$805,655	+43.4%
Mar-2022	\$1,554,236	+5.3%	\$728,408	+25.2%
Apr-2022	\$1,466,936	-3.1%	\$875,162	+29.0%
May-2022	\$1,556,627	+19.7%	\$868,242	+20.8%
Jun-2022	\$1,674,615	+17.3%	\$800,678	+16.9%
<b>Jul-2022</b>	<b>\$1,161,061</b>	<b>-8.1%</b>	<b>\$880,427</b>	<b>+33.2%</b>

## Historical Average Sales Price by Month

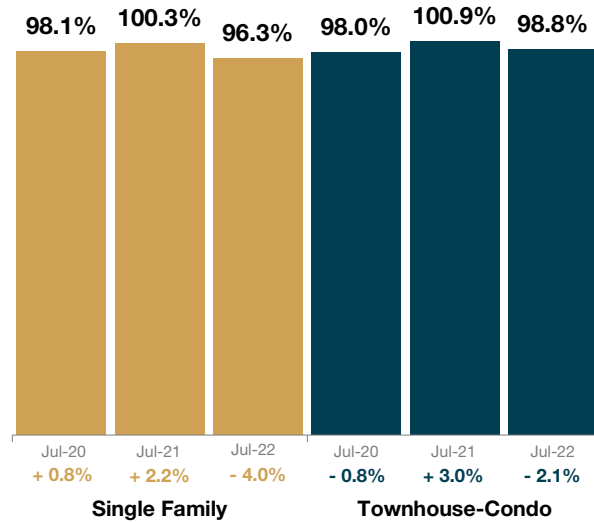




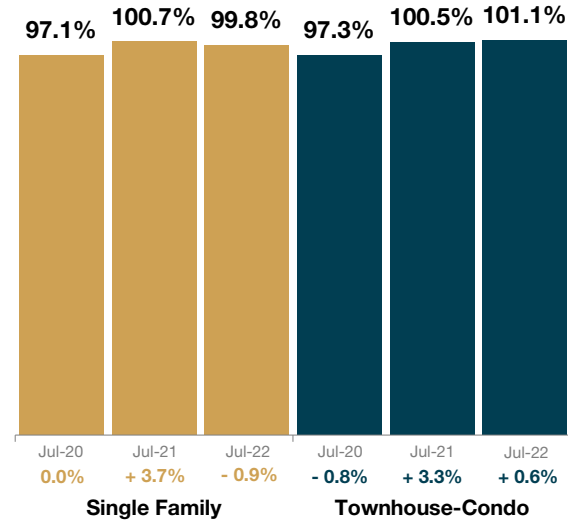
# Percent of List Price Received



## July

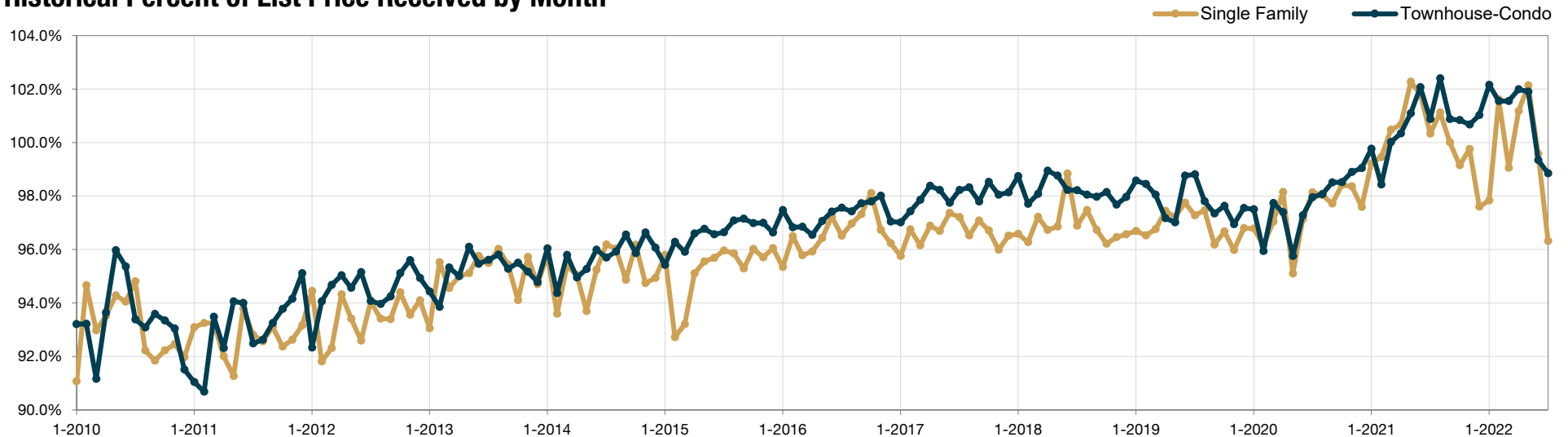


## Year to Date

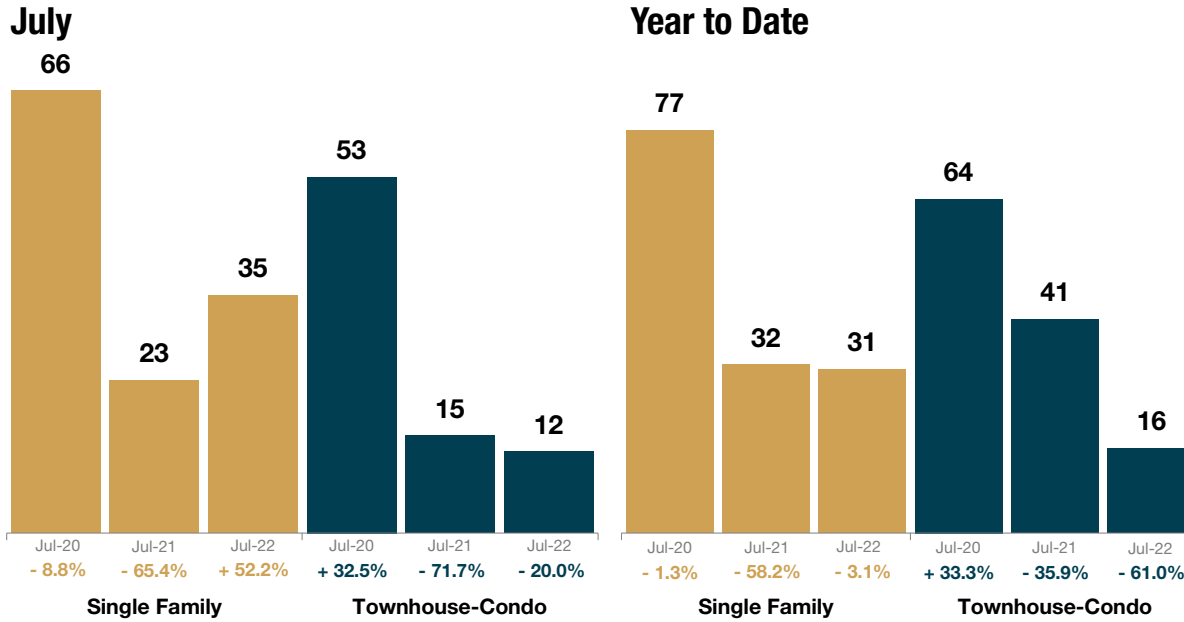


Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	101.1%	+3.2%	102.4%	+4.4%
Sep-2021	100.0%	+2.4%	100.9%	+2.4%
Oct-2021	99.1%	+0.7%	100.8%	+2.3%
Nov-2021	99.8%	+1.4%	100.7%	+1.8%
Dec-2021	97.6%	0.0%	101.0%	+2.0%
Jan-2022	97.8%	-1.4%	102.2%	+2.4%
Feb-2022	101.6%	+2.1%	101.5%	+3.2%
Mar-2022	99.0%	-1.5%	101.5%	+1.5%
Apr-2022	101.2%	+0.5%	102.0%	+1.7%
May-2022	102.1%	-0.2%	101.9%	+0.8%
Jun-2022	99.6%	-2.2%	99.3%	-2.7%
<b>Jul-2022</b>	<b>96.3%</b>	<b>-4.0%</b>	<b>98.8%</b>	<b>-2.1%</b>

## Historical Percent of List Price Received by Month

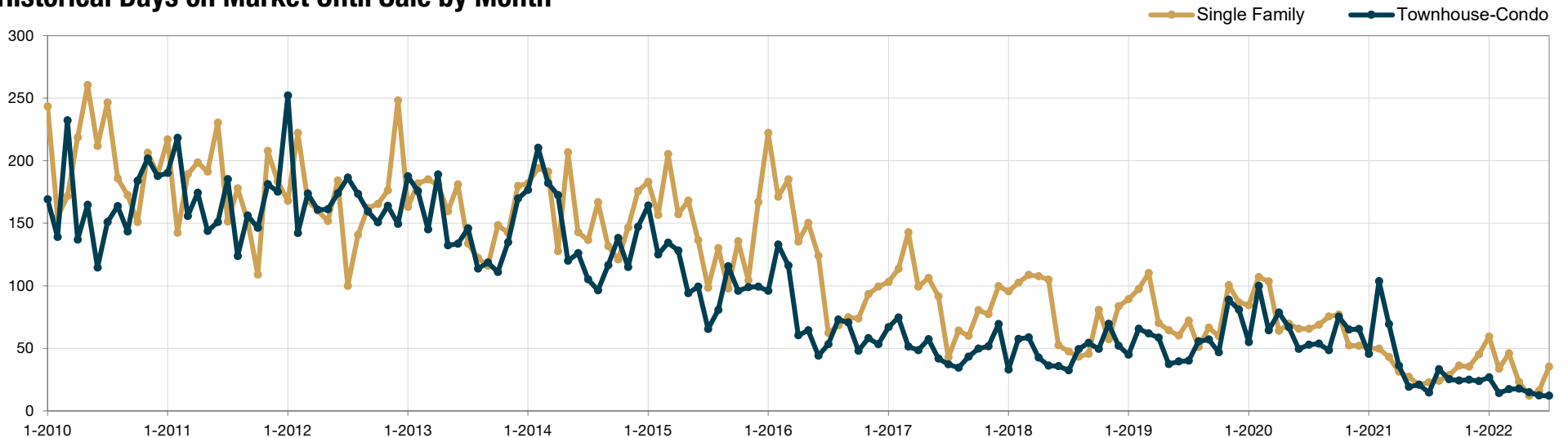


# Days on Market Until Sale



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	24	-65.2%	33	-38.9%
Sep-2021	28	-62.7%	25	-49.0%
Oct-2021	36	-53.2%	24	-68.0%
Nov-2021	35	-32.7%	25	-61.5%
Dec-2021	45	-13.5%	24	-63.1%
Jan-2022	59	+18.0%	27	-41.3%
Feb-2022	34	-32.0%	14	-86.5%
Mar-2022	46	+7.0%	17	-75.4%
Apr-2022	23	-25.8%	18	-50.0%
May-2022	12	-55.6%	15	-21.1%
Jun-2022	16	-23.8%	12	-42.9%
<b>Jul-2022</b>	<b>35</b>	<b>+52.2%</b>	<b>12</b>	<b>-20.0%</b>

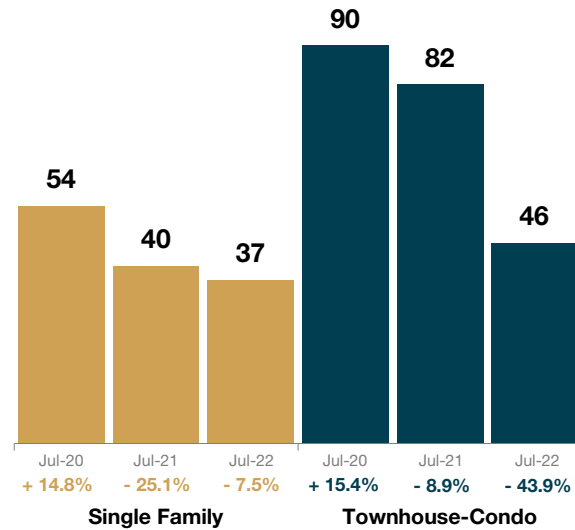
## Historical Days on Market Until Sale by Month



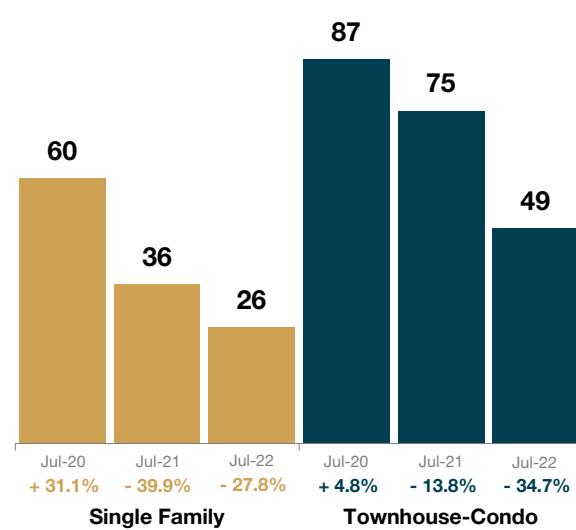
# Housing Affordability Index



## July

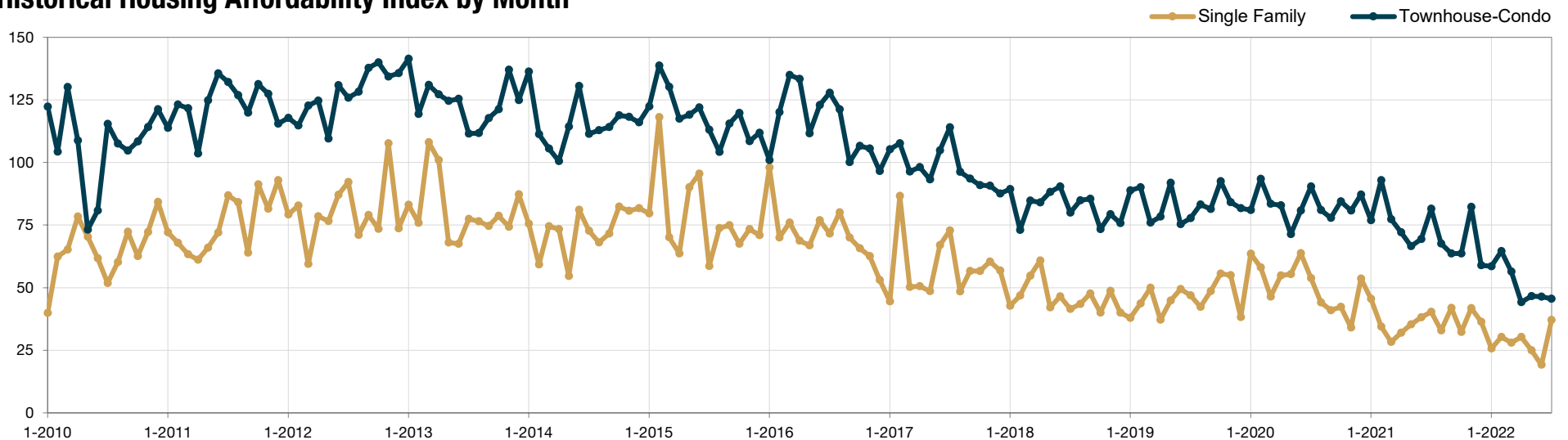


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	33	-25.0%	68	-16.0%
Sep-2021	42	+2.4%	64	-17.9%
Oct-2021	32	-23.8%	64	-23.8%
Nov-2021	42	+23.5%	82	+1.2%
Dec-2021	36	-33.3%	59	-32.2%
Jan-2022	26	-43.5%	59	-23.4%
Feb-2022	30	-14.3%	65	-30.1%
Mar-2022	28	0.0%	56	-27.3%
Apr-2022	30	-6.3%	44	-38.9%
May-2022	25	-28.6%	47	-29.9%
Jun-2022	19	-50.0%	46	-33.3%
<b>Jul-2022</b>	<b>37</b>	<b>-7.5%</b>	<b>46</b>	<b>-43.9%</b>

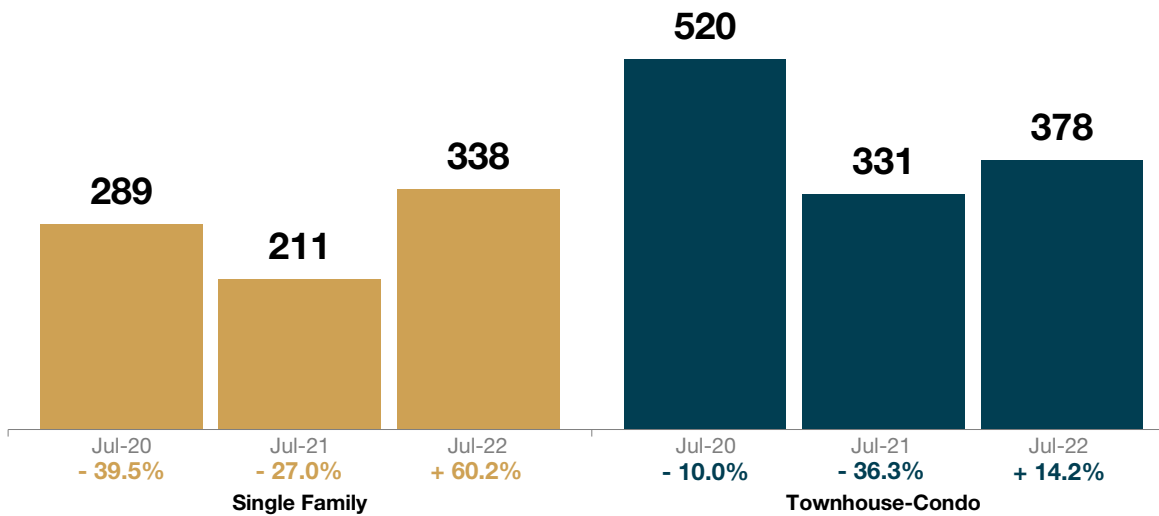
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

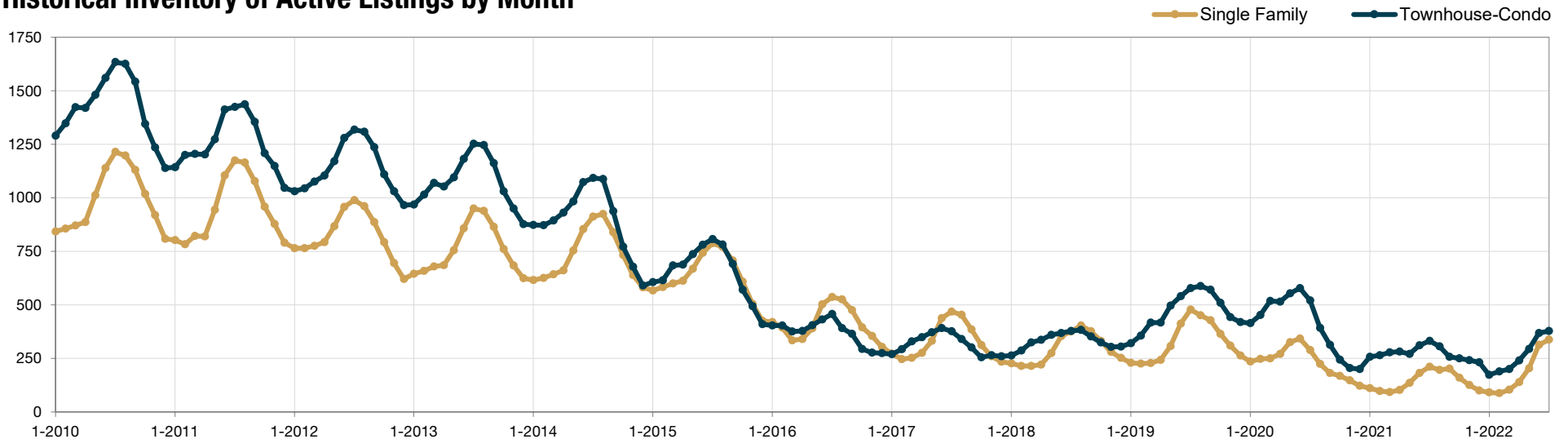


July



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	196	-12.5%	306	-21.9%
Sep-2021	202	+11.0%	257	-17.9%
Oct-2021	160	-4.8%	250	+2.5%
Nov-2021	125	-15.0%	241	+17.6%
Dec-2021	100	-18.0%	231	+15.5%
Jan-2022	91	-18.0%	173	-32.7%
Feb-2022	87	-10.3%	189	-28.4%
Mar-2022	103	+12.0%	200	-28.1%
Apr-2022	139	+36.3%	240	-14.9%
May-2022	203	+50.4%	294	+8.9%
Jun-2022	313	+72.9%	368	+18.3%
<b>Jul-2022</b>	<b>338</b>	<b>+60.2%</b>	<b>378</b>	<b>+14.2%</b>

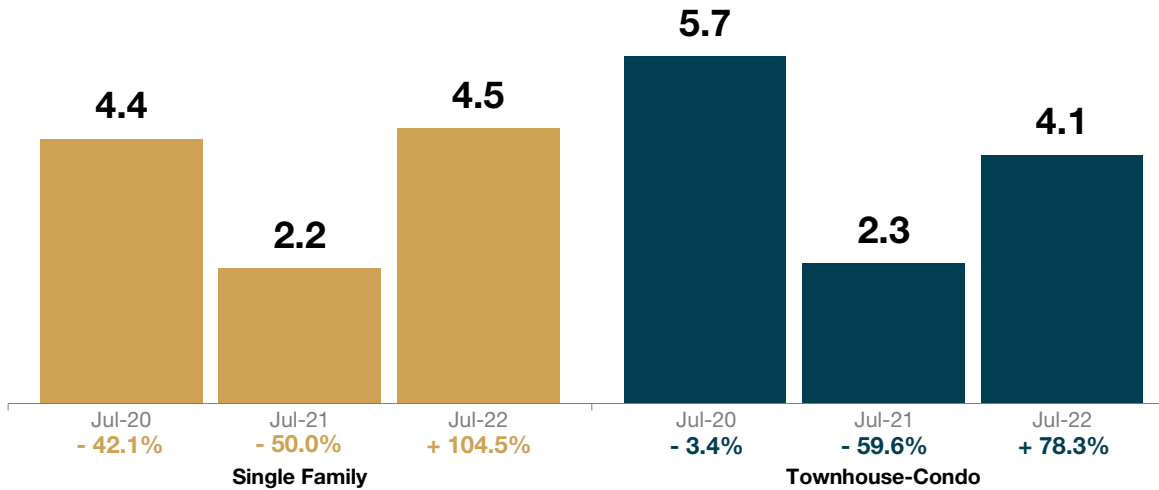
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

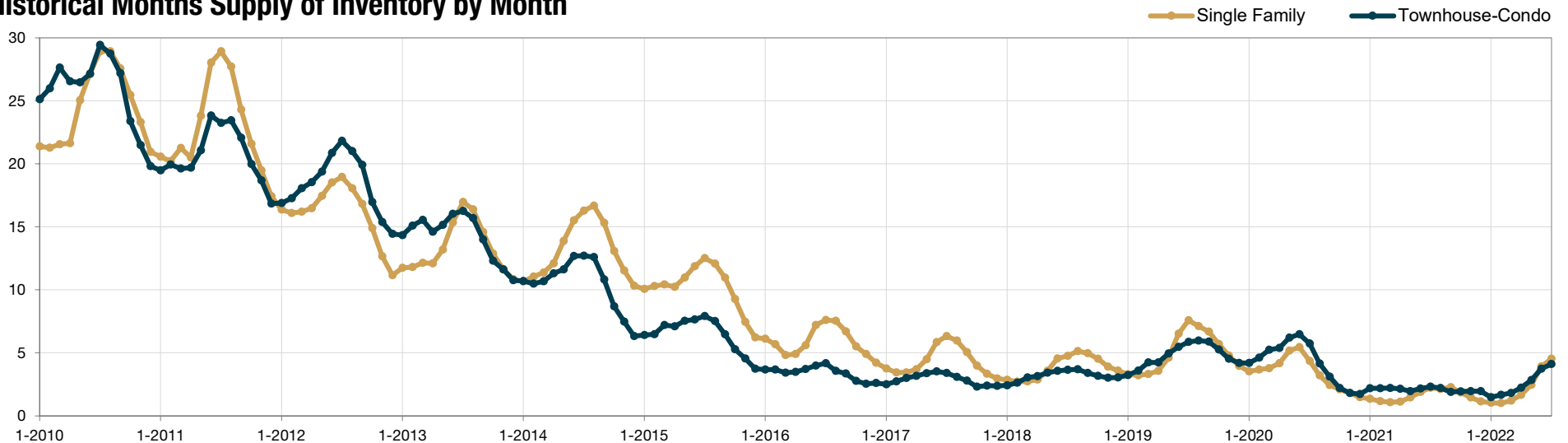


July



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	2.1	-34.4%	2.2	-47.6%
Sep-2021	2.3	-4.2%	1.9	-38.7%
Oct-2021	1.8	-14.3%	1.9	-13.6%
Nov-2021	1.5	-16.7%	2.0	+11.1%
Dec-2021	1.2	-20.0%	2.0	+17.6%
Jan-2022	1.0	-23.1%	1.5	-31.8%
Feb-2022	1.0	-16.7%	1.7	-22.7%
Mar-2022	1.2	+9.1%	1.8	-18.2%
Apr-2022	1.7	+54.5%	2.2	+4.8%
May-2022	2.5	+78.6%	2.8	+40.0%
Jun-2022	3.9	+105.3%	3.7	+68.2%
<b>Jul-2022</b>	<b>4.5</b>	<b>+104.5%</b>	<b>4.1</b>	<b>+78.3%</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.

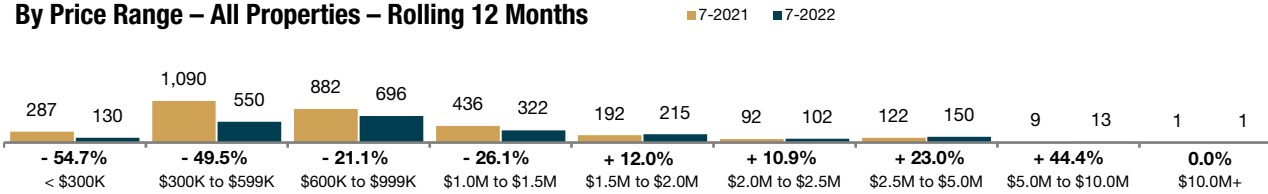
Key Metrics	Historical Sparkbars	7-2021	7-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
<b>New Listings</b>		330	<b>272</b>	- 17.6%	2,024	<b>1,713</b>	- 15.4%
<b>Pending Sales</b>		261	<b>174</b>	- 33.3%	1,595	<b>1,009</b>	- 36.7%
<b>Sold Listings</b>		261	<b>107</b>	- 59.0%	1,421	<b>916</b>	- 35.5%
<b>Median Sales Price</b>		\$728,000	<b>\$775,000</b>	+ 6.5%	\$710,000	<b>\$820,000</b>	+ 15.5%
<b>Average Sales Price</b>		\$918,812	<b>\$984,788</b>	+ 7.2%	\$933,080	<b>\$1,149,006</b>	+ 23.1%
<b>Pct. of List Price Received</b>		100.6%	<b>97.6%</b>	- 3.0%	100.5%	<b>100.5%</b>	0.0%
<b>Days on Market Until Sale</b>		20	<b>25</b>	+ 25.0%	38	<b>23</b>	- 39.5%
<b>Housing Affordability Index</b>		53	<b>41</b>	- 22.6%	55	<b>38</b>	- 30.9%
<b>Inventory of Active Listings</b>		575	<b>755</b>	+ 31.3%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>		2.2	<b>4.2</b>	+ 90.9%	--	<b>--</b>	--

# Sold Listings

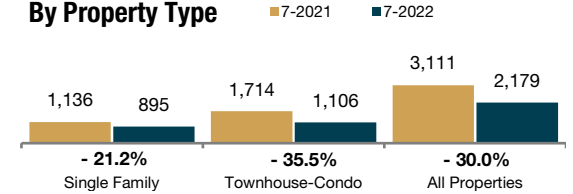
Actual sales that have closed in a given month.



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



## By Property Type

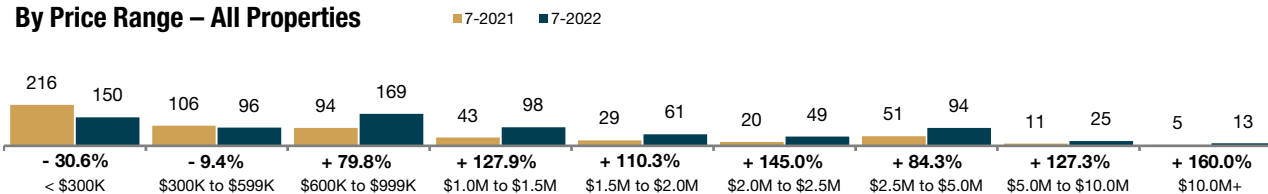


By Price Range	Rolling 12 Months			Compared to Prior Month			Year to Date								
	Single Family	Townhouse-Condo	Change	Single Family	Townhouse-Condo	Change	Single Family	Townhouse-Condo	Change						
\$299,999 and Below	67	21	-68.7%	188	99	-47.3%	1	4	-42.9%	22	7	-68.2%	98	37	-62.2%
\$300,000 to \$599,999	283	211	-25.4%	761	306	-59.8%	6	8	-46.7%	111	77	-30.6%	310	115	-62.9%
\$600,000 to \$999,999	221	190	-14.0%	583	470	-19.4%	12	26	-23.5%	111	80	-27.9%	287	200	-30.3%
\$1,000,000 to \$1,499,999	237	132	-44.3%	136	156	+14.7%	5	7	-53.3%	105	42	-60.0%	69	86	+24.6%
\$1,500,00 to \$1,999,999	131	125	-4.6%	33	55	+66.7%	8	5	-16.7%	67	53	-20.9%	21	34	+61.9%
\$2,000,000 to \$2,499,999	76	66	-13.2%	8	16	+100.0%	8	0	-100.0%	38	37	-2.6%	6	7	+16.7%
\$2,500,000 to \$4,999,999	111	136	+22.5%	5	4	-20.0%	10	0	--	51	61	+19.6%	4	3	-25.0%
\$5,000,000 to \$9,999,999	9	13	+44.4%	0	0	--	0	0	--	5	5	0.0%	0	0	--
\$10,000,000 and Above	1	1	0.0%	0	0	--	0	0	--	1	1	0.0%	0	0	--
<b>All Price Ranges</b>	<b>1,136</b>	<b>895</b>	<b>-21.2%</b>	<b>1,714</b>	<b>1,106</b>	<b>-35.5%</b>	<b>50</b>	<b>45</b>	<b>-10.0%</b>	<b>77</b>	<b>52</b>	<b>-32.5%</b>	<b>511</b>	<b>363</b>	<b>-29.0%</b>

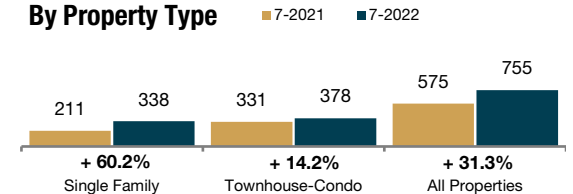
# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

## By Price Range – All Properties



## By Property Type



By Price Range	Year over Year			Compared to Prior Month			Year to Date		
	Single Family	Townhouse-Condo	Change	Single Family	Townhouse-Condo	Change	Single Family	Townhouse-Condo	
\$299,999 and Below	9	11	+22.2%	198	133	-32.8%	12	133	-9.5%
\$300,000 to \$599,999	49	45	-8.2%	45	49	+8.9%	44	49	+8.9%
\$600,000 to \$999,999	36	77	+113.9%	52	91	+75.0%	77	91	+15.2%
\$1,000,000 to \$1,499,999	21	28	+33.3%	22	65	+195.5%	27	65	+121.1%
\$1,500,00 to \$1,999,999	21	29	+38.1%	7	20	+185.7%	33	20	-13.0%
\$2,000,000 to \$2,499,999	13	34	+161.5%	4	11	+175.0%	29	11	0.0%
\$2,500,000 to \$4,999,999	46	76	+65.2%	3	9	+200.0%	60	9	+80.0%
\$5,000,000 to \$9,999,999	11	25	+127.3%	0	0	--	19	0	--
\$10,000,000 and Above	5	13	+160.0%	0	0	--	12	0	--
<b>All Price Ranges</b>	<b>211</b>	<b>338</b>	<b>+60.2%</b>	<b>331</b>	<b>378</b>	<b>+14.2%</b>	<b>313</b>	<b>378</b>	<b>+2.7%</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.