

Monthly Indicators

Residential Real Estate Activity for Summit and Park Counties



December 2021

Percent changes calculated using year-over-year comparisons.

New Listings were down 26.4 percent for single family homes and 41.4 percent for townhouse-condo properties. Pending Sales landed at 55 for single family homes and 62 for townhouse-condo properties.

The Median Sales Price was up 37.8 percent to \$1,037,500 for single family homes and 41.9 percent to \$745,200 for townhouse-condo properties. Days on Market decreased 13.5 percent for single family homes and 63.1 percent for townhouse-condo properties.

Looking ahead, experts anticipate many of the housing market trends of 2021 will continue in 2022, albeit at a more moderate level. Strong buyer demand and inventory shortages are likely to persist over the next year. Home sales are projected to remain strong but will be tempered by the limited supply of homes, higher sales prices, and rising interest rates, with the Federal Reserve planning multiple rate hikes in the new year. Price growth is expected to slow somewhat as a result, but affordability will likely remain a top constraint for some homebuyers.

Activity Snapshot

- 18.9% **+ 42.6%** **- 7.1%**

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	12-2020	12-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		53	39	- 26.4%	1,135	1,186	+ 4.5%
Pending Sales		52	55	+ 5.8%	1,035	1,049	+ 1.4%
Sold Listings		81	94	+ 16.0%	985	1,041	+ 5.7%
Median Sales Price		\$753,000	\$1,037,500	+ 37.8%	\$820,000	\$1,065,000	+ 29.9%
Average Sales Price		\$1,120,725	\$1,238,789	+ 10.5%	\$1,092,152	\$1,389,256	+ 27.2%
Pct. of List Price Received		97.6%	97.6%	0.0%	97.7%	100.1%	+ 2.5%
Days on Market Until Sale		52	45	- 13.5%	71	33	- 53.5%
Housing Affordability Index		54	36	- 33.3%	49	35	- 28.6%
Inventory of Active Listings		122	92	- 24.6%	--	--	--
Months Supply of Inventory		1.5	1.1	- 26.7%	--	--	--

Townhouse-Condo Market Overview



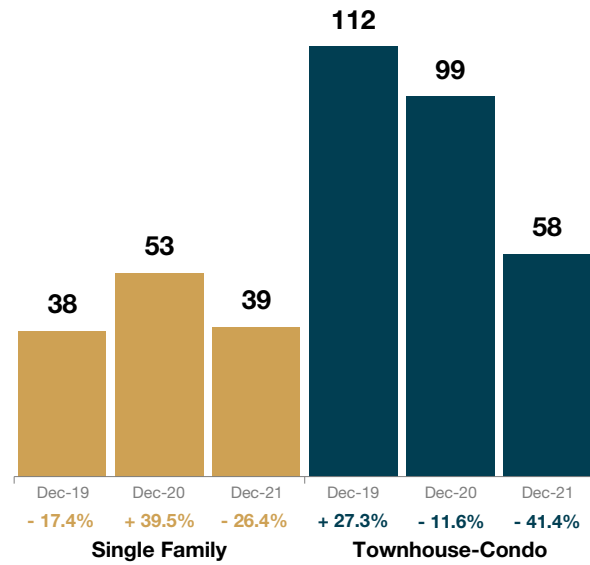
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	12-2020	12-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		99	58	- 41.4%	1,626	1,647	+ 1.3%
Pending Sales		91	62	- 31.9%	1,498	1,458	- 2.7%
Sold Listings		137	83	- 39.4%	1,393	1,418	+ 1.8%
Median Sales Price		\$525,000	\$745,200	+ 41.9%	\$540,000	\$635,000	+ 17.6%
Average Sales Price		\$603,279	\$806,890	+ 33.8%	\$575,533	\$682,616	+ 18.6%
Pct. of List Price Received		99.0%	101.0%	+ 2.0%	98.1%	100.8%	+ 2.8%
Days on Market Until Sale		65	24	- 63.1%	63	35	- 44.4%
Housing Affordability Index		87	58	- 33.3%	85	68	- 20.0%
Inventory of Active Listings		200	227	+ 13.5%	--	--	--
Months Supply of Inventory		1.7	1.9	+ 11.8%	--	--	--

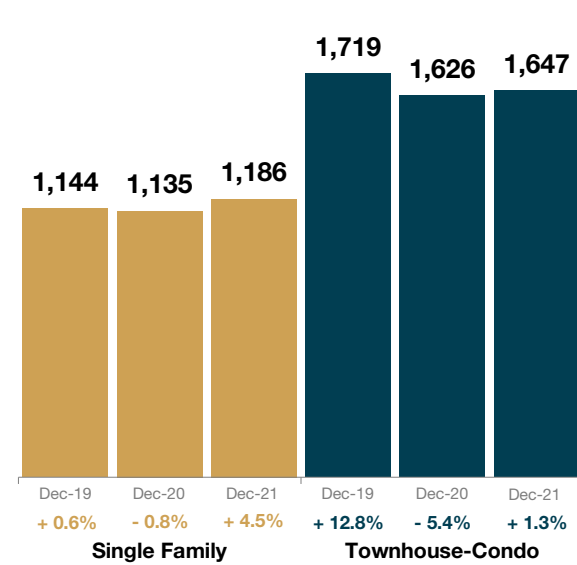
New Listings



December

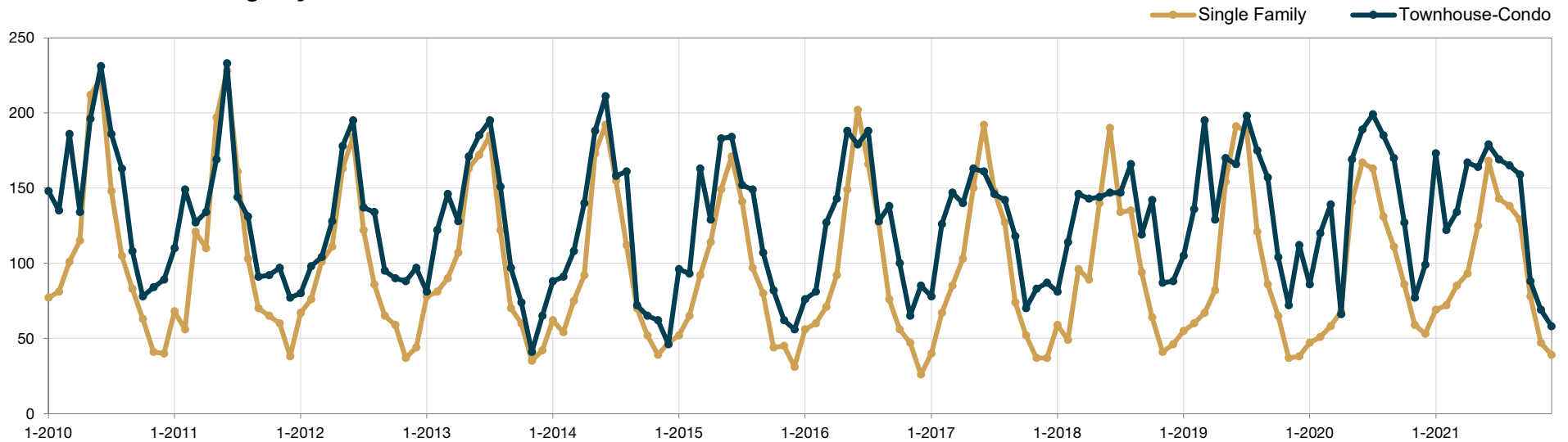


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2021	69	+46.8%	173	+101.2%
Feb-2021	72	+41.2%	122	+1.7%
Mar-2021	85	+46.6%	134	-3.6%
Apr-2021	93	+36.8%	167	+153.0%
May-2021	125	-11.3%	164	-3.0%
Jun-2021	168	+0.6%	179	-5.3%
Jul-2021	143	-12.3%	169	-15.1%
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%

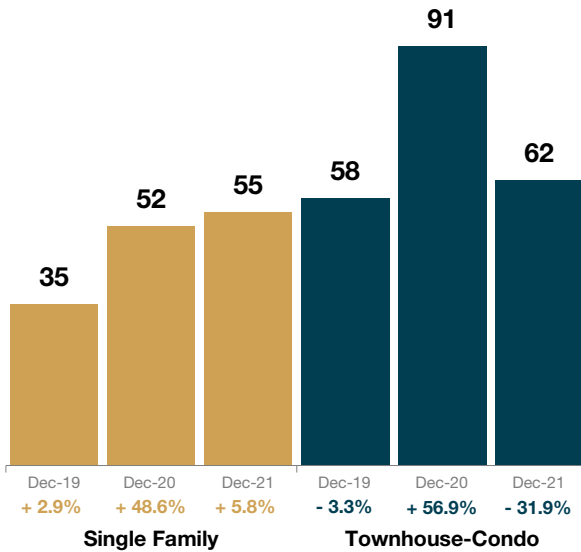
Historical New Listings by Month



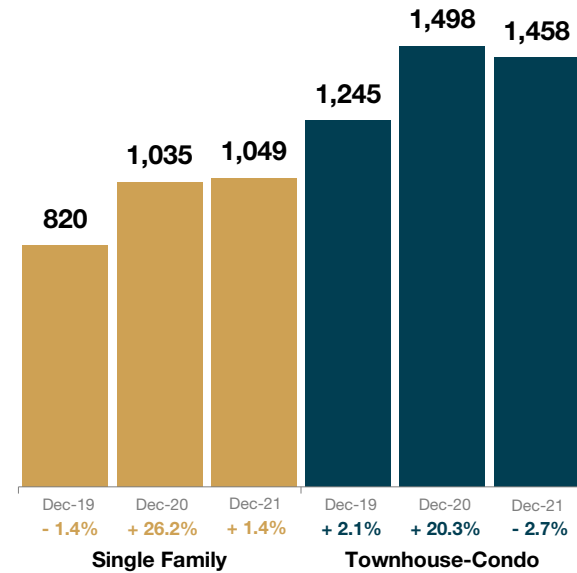
Pending Sales



December

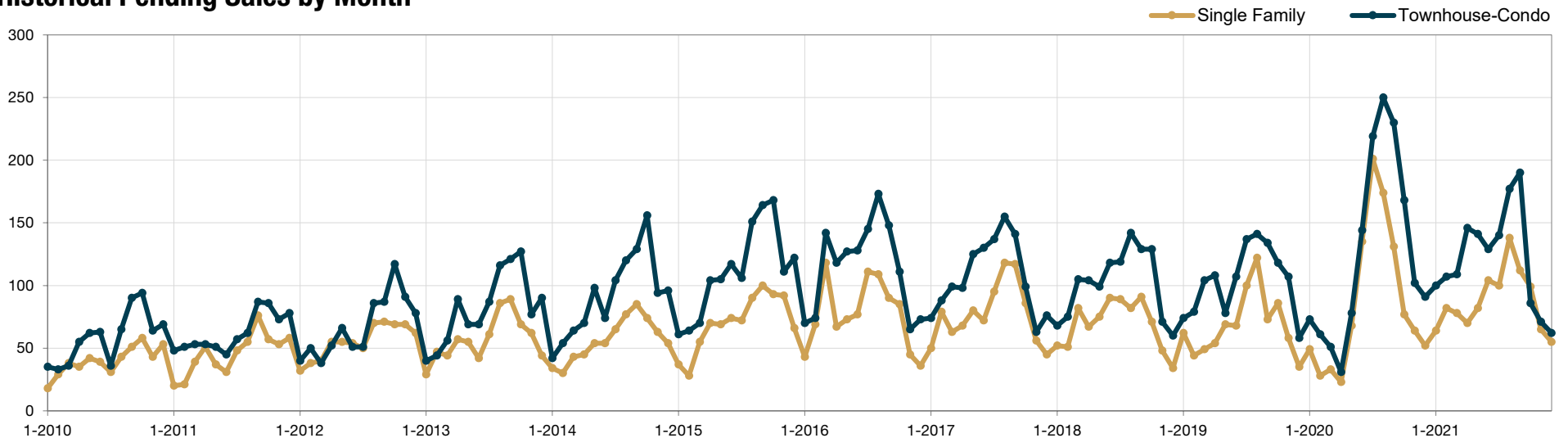


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2021	64	+30.6%	100	+37.0%
Feb-2021	82	+192.9%	107	+75.4%
Mar-2021	78	+136.4%	109	+113.7%
Apr-2021	70	+204.3%	146	+371.0%
May-2021	82	+20.6%	141	+80.8%
Jun-2021	104	-23.0%	129	-10.4%
Jul-2021	100	-50.2%	140	-36.1%
Aug-2021	138	-20.7%	177	-29.2%
Sep-2021	112	-14.5%	190	-17.4%
Oct-2021	99	+28.6%	86	-48.8%
Nov-2021	65	+1.6%	71	-30.4%
Dec-2021	55	+5.8%	62	-31.9%

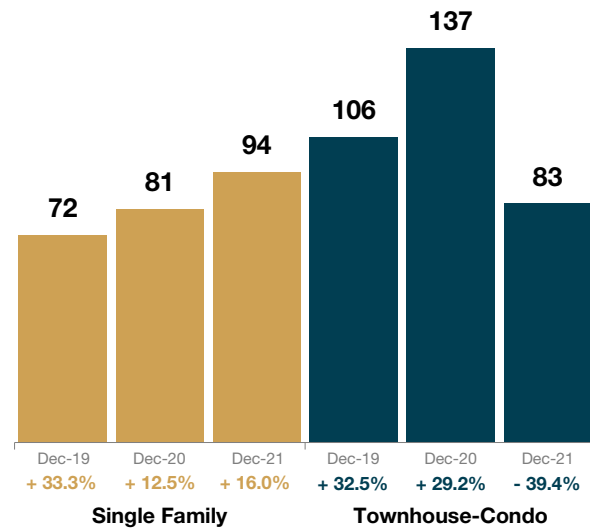
Historical Pending Sales by Month



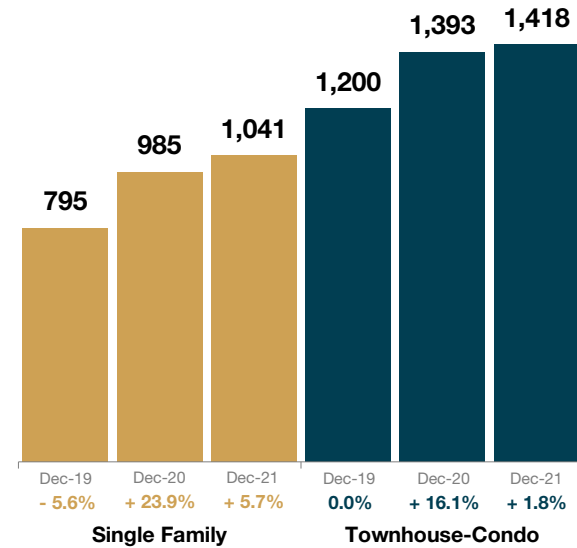
Sold Listings



December

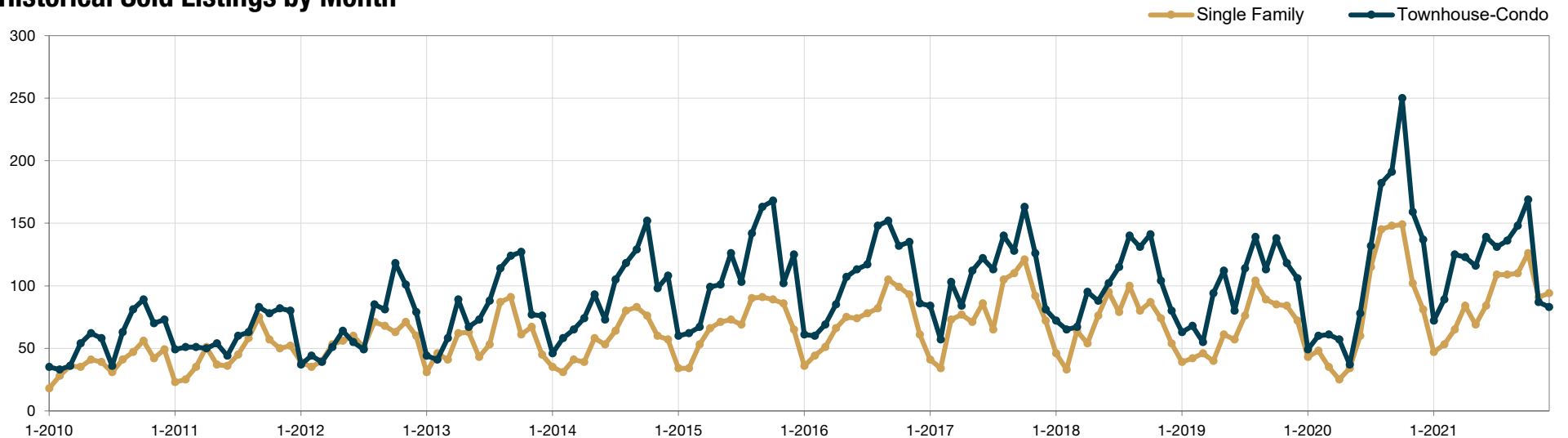


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2021	47	+9.3%	72	+46.9%
Feb-2021	53	+10.4%	89	+48.3%
Mar-2021	65	+85.7%	125	+104.9%
Apr-2021	84	+236.0%	123	+115.8%
May-2021	69	+102.9%	116	+213.5%
Jun-2021	84	+40.0%	139	+78.2%
Jul-2021	109	-5.2%	131	-0.8%
Aug-2021	109	-24.8%	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%	83	-39.4%

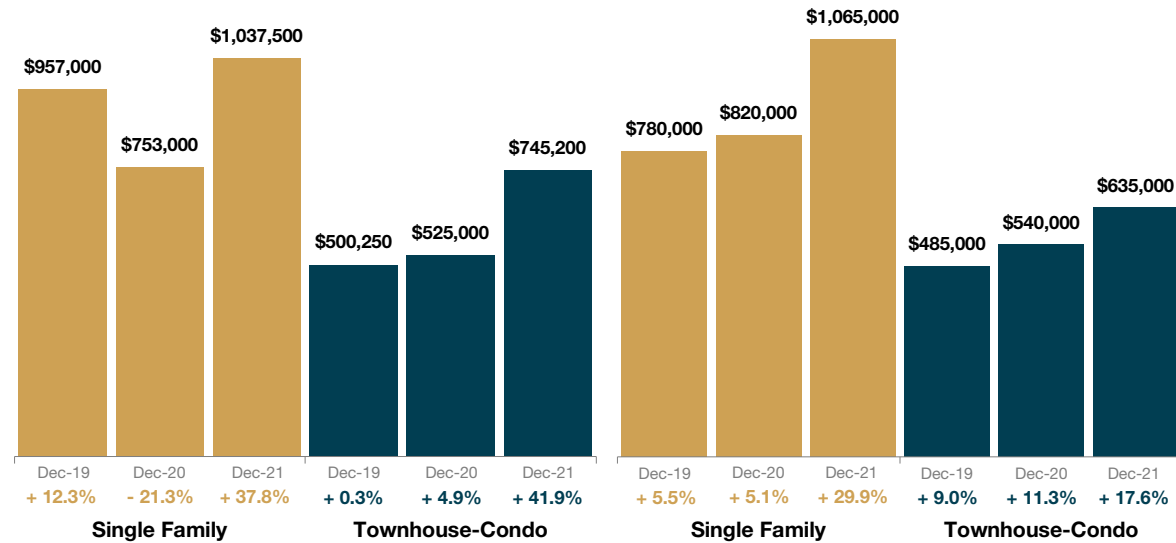
Historical Sold Listings by Month



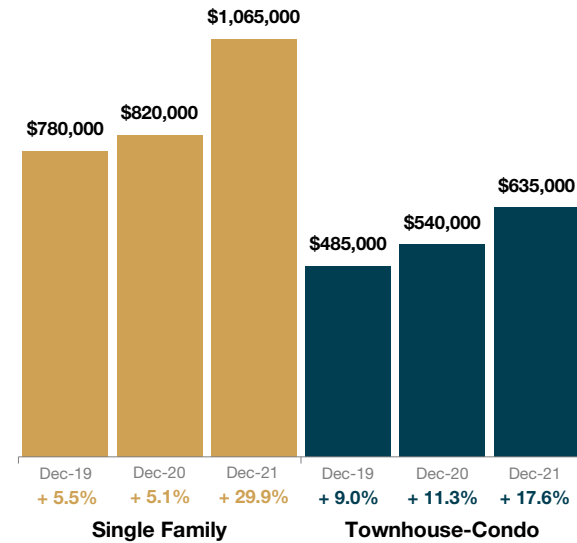
Median Sales Price



December

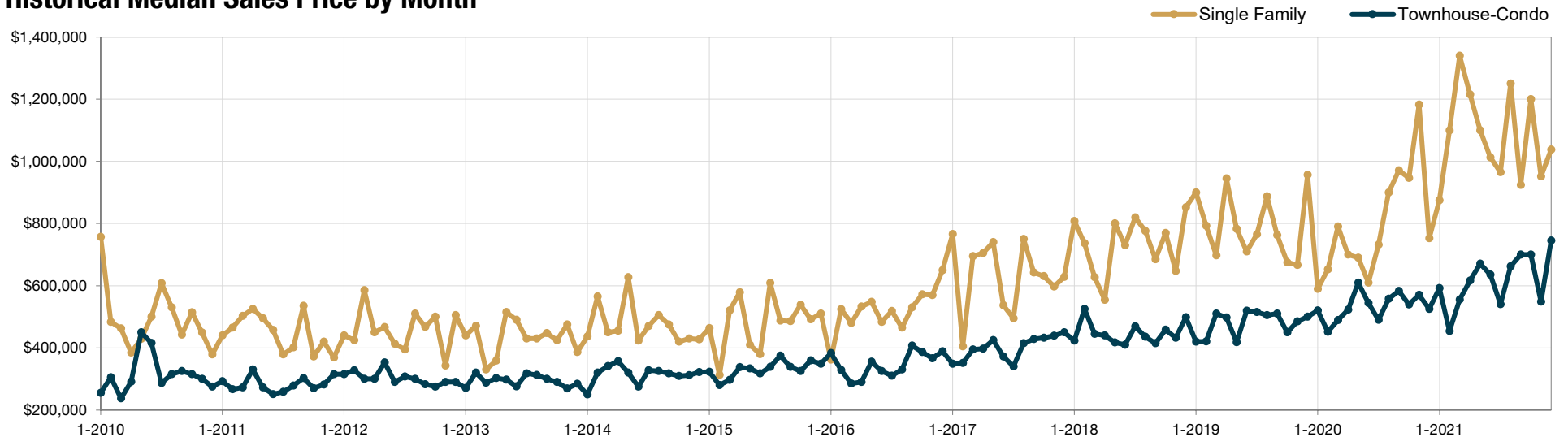


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2021	\$875,000	+48.3%	\$592,500	+14.0%
Feb-2021	\$1,100,000	+68.6%	\$454,500	+0.6%
Mar-2021	\$1,340,000	+69.6%	\$555,000	+13.5%
Apr-2021	\$1,215,000	+73.6%	\$616,500	+18.0%
May-2021	\$1,100,000	+59.4%	\$671,000	+10.0%
Jun-2021	\$1,012,500	+66.0%	\$635,500	+16.7%
Jul-2021	\$965,000	+31.8%	\$540,000	+10.2%
Aug-2021	\$1,250,000	+38.9%	\$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%	\$745,200	+41.9%

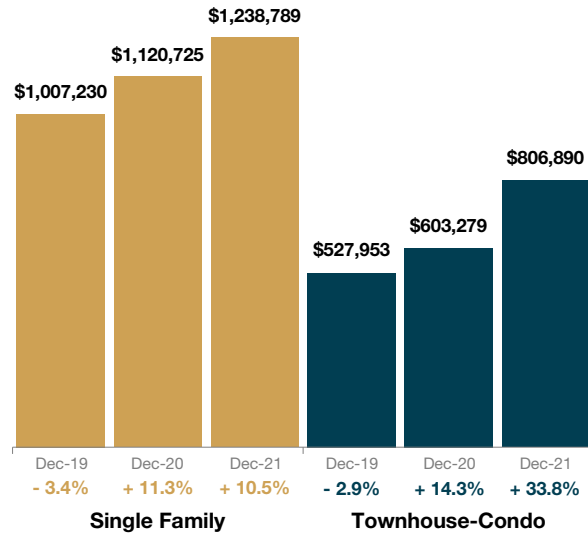
Historical Median Sales Price by Month



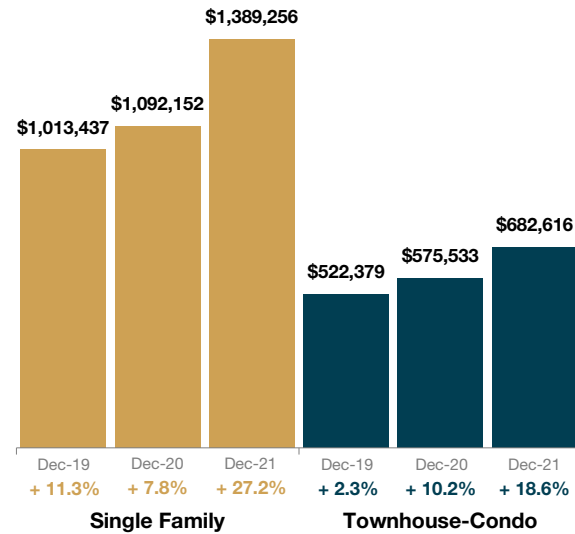
Average Sales Price



December

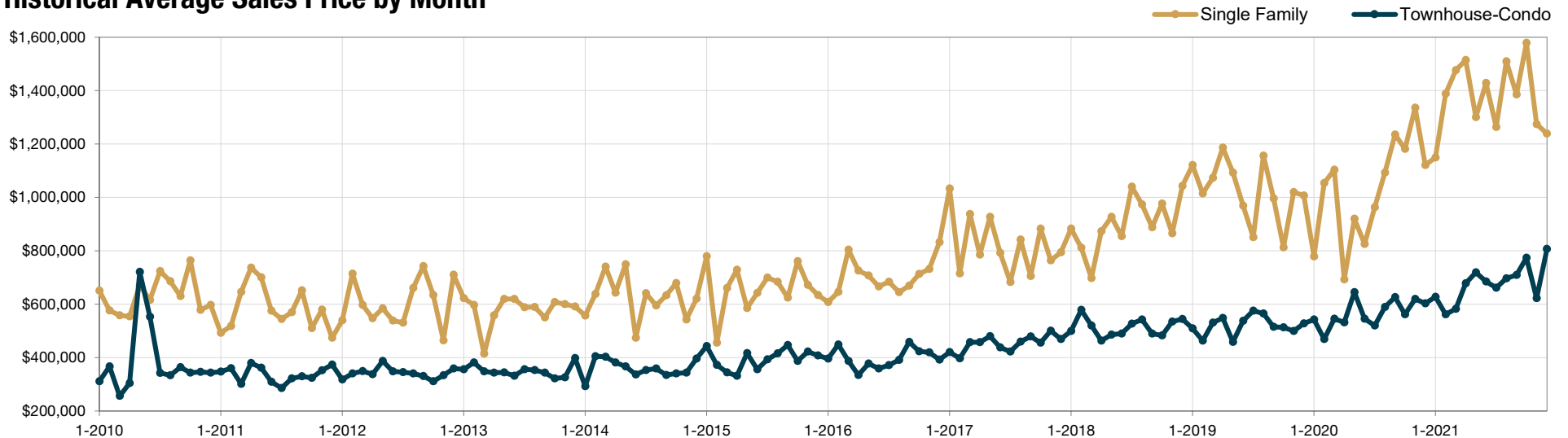


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2021	\$1,148,866	+47.7%	\$626,953	+15.6%
Feb-2021	\$1,388,005	+31.8%	\$561,931	+19.7%
Mar-2021	\$1,476,471	+33.8%	\$581,905	+6.7%
Apr-2021	\$1,513,993	+118.7%	\$678,290	+27.5%
May-2021	\$1,300,053	+41.4%	\$718,851	+11.5%
Jun-2021	\$1,428,236	+73.0%	\$684,635	+25.5%
Jul-2021	\$1,263,732	+31.2%	\$660,986	+27.2%
Aug-2021	\$1,508,815	+38.1%	\$696,270	+18.1%
Sep-2021	\$1,385,107	+12.1%	\$708,796	+13.1%
Oct-2021	\$1,578,604	+33.7%	\$773,410	+37.7%
Nov-2021	\$1,273,776	-4.6%	\$622,661	+0.6%
Dec-2021	\$1,238,789	+10.5%	\$806,890	+33.8%

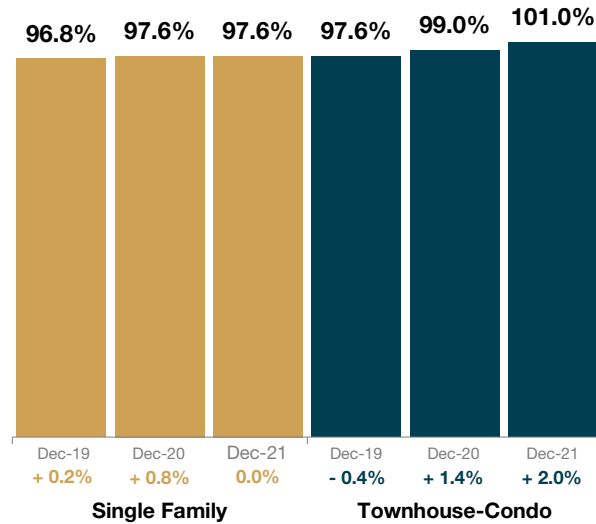
Historical Average Sales Price by Month



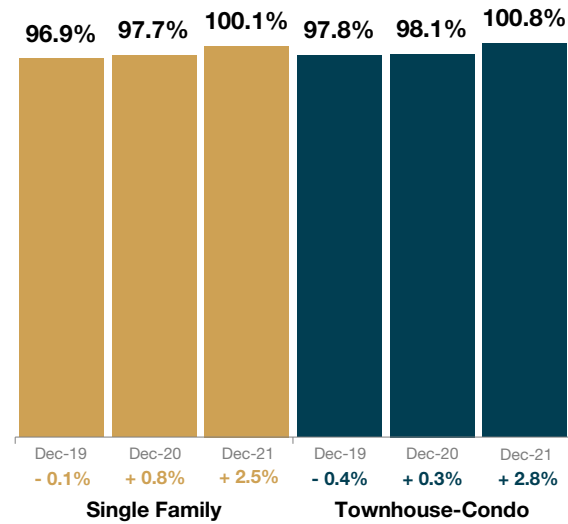
Percent of List Price Received



December

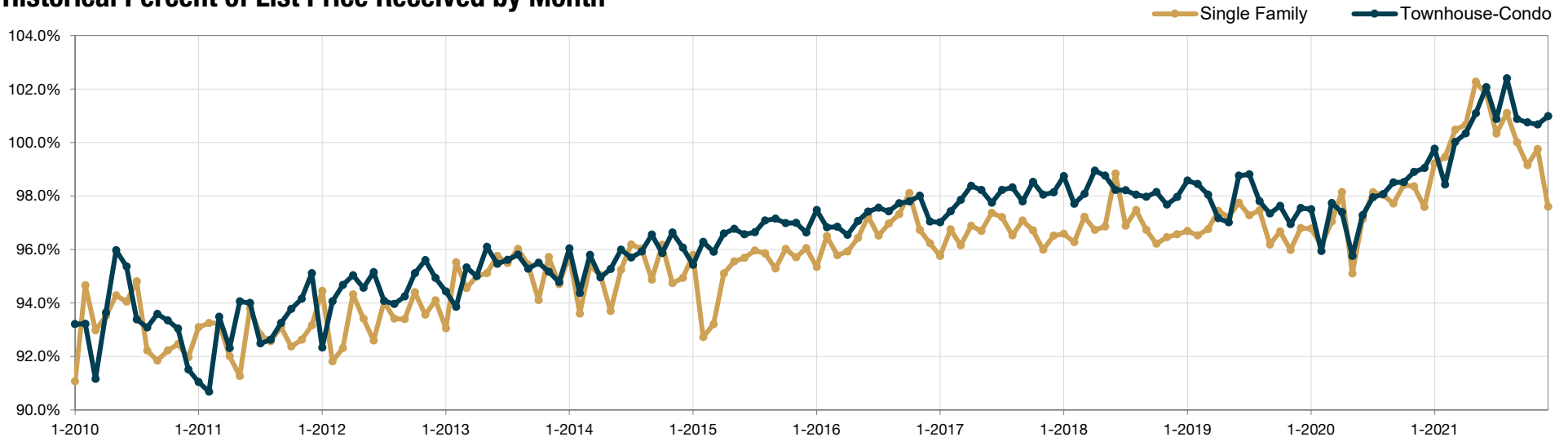


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2021	99.2%	+2.5%	99.8%	+2.4%
Feb-2021	99.5%	+3.4%	98.4%	+2.6%
Mar-2021	100.5%	+3.6%	100.0%	+2.4%
Apr-2021	100.7%	+2.7%	100.3%	+3.0%
May-2021	102.3%	+7.6%	101.1%	+5.5%
Jun-2021	101.8%	+4.8%	102.1%	+4.9%
Jul-2021	100.3%	+2.2%	100.9%	+3.0%
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%

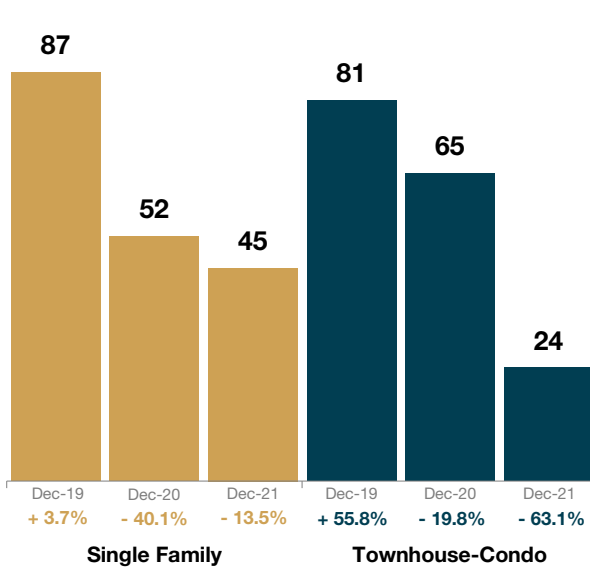
Historical Percent of List Price Received by Month



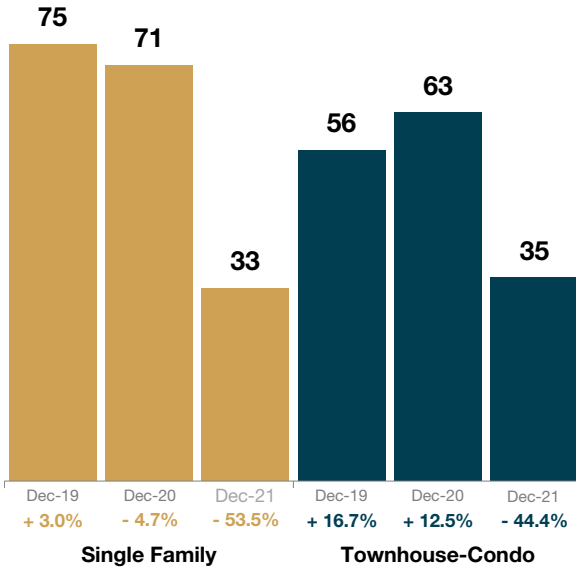
Days on Market Until Sale



December

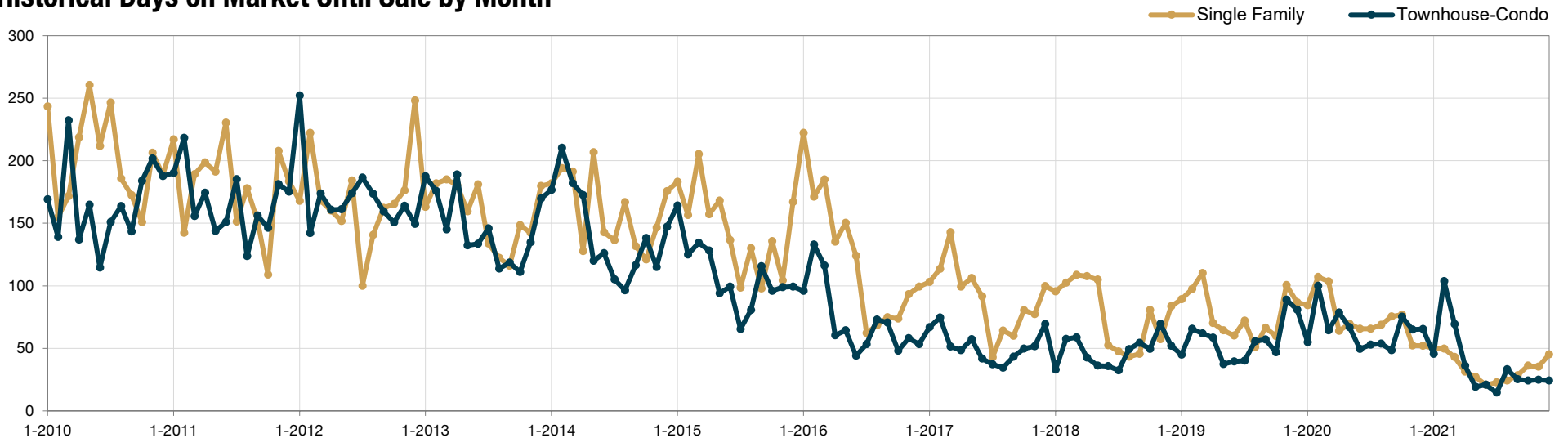


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2021	50	-41.2%	46	-16.4%
Feb-2021	50	-53.3%	104	+4.0%
Mar-2021	43	-58.3%	69	+7.8%
Apr-2021	31	-51.6%	36	-54.4%
May-2021	27	-61.4%	19	-71.6%
Jun-2021	21	-68.2%	21	-58.0%
Jul-2021	23	-65.2%	15	-71.7%
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%

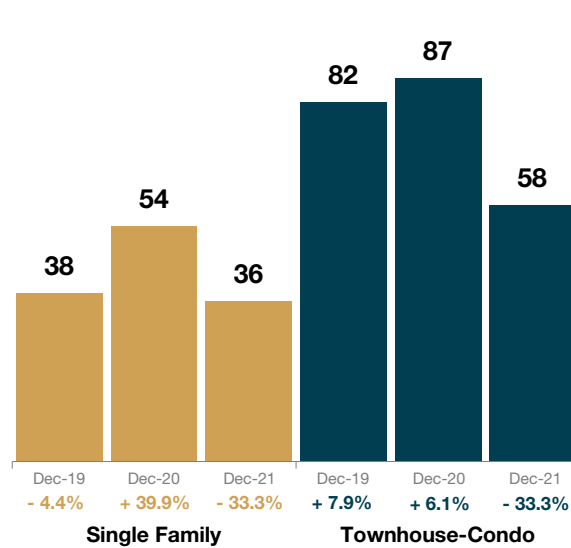
Historical Days on Market Until Sale by Month



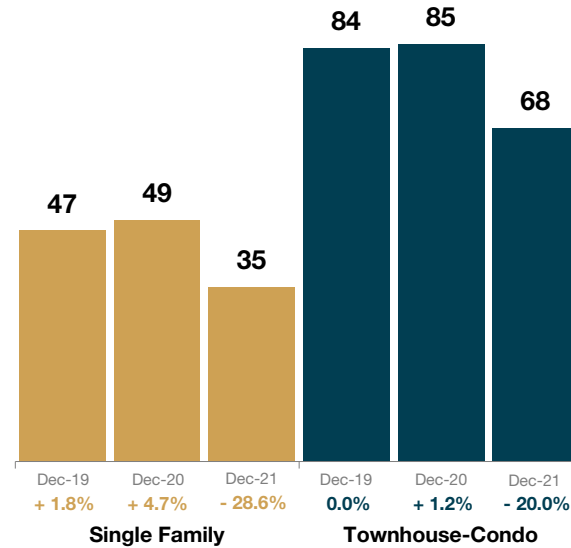
Housing Affordability Index



December

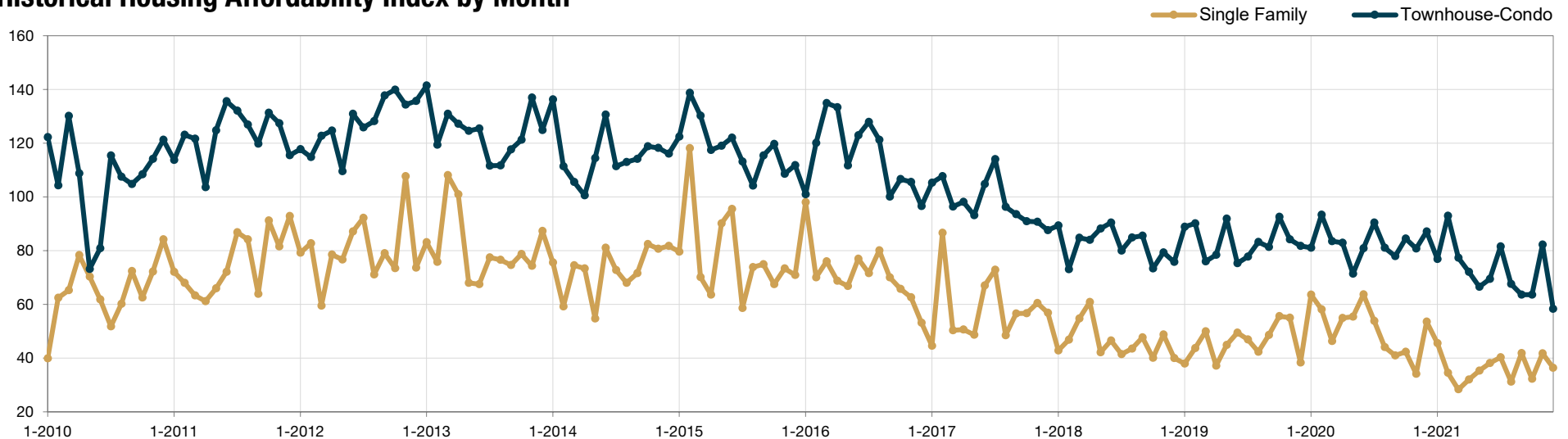


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2021	46	-28.1%	77	-4.9%
Feb-2021	35	-39.7%	93	0.0%
Mar-2021	28	-39.1%	77	-8.3%
Apr-2021	32	-41.8%	72	-13.3%
May-2021	35	-36.4%	67	-5.6%
Jun-2021	38	-40.6%	69	-14.8%
Jul-2021	40	-25.9%	82	-8.9%
Aug-2021	31	-29.5%	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%	58	-33.3%

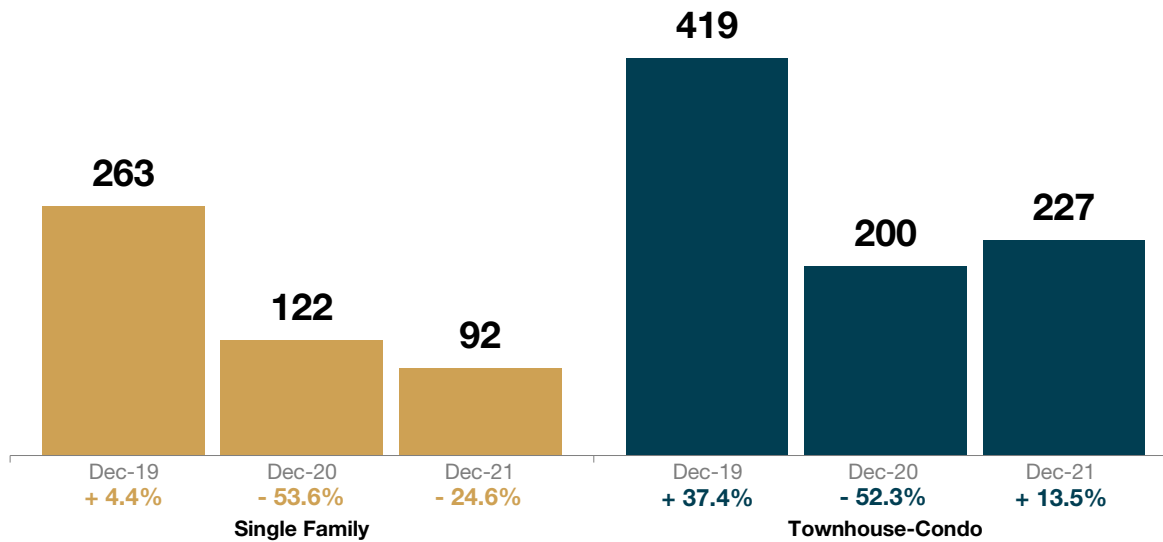
Historical Housing Affordability Index by Month



Inventory of Active Listings

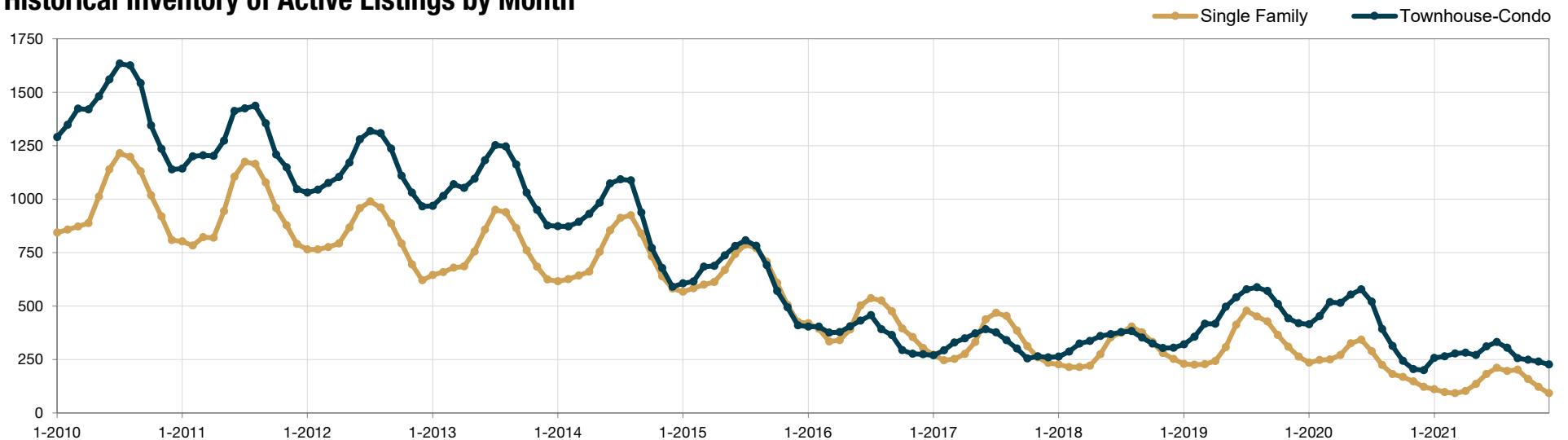


December



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2021	111	-52.8%	257	-37.9%
Feb-2021	97	-60.7%	264	-41.6%
Mar-2021	92	-63.2%	278	-46.3%
Apr-2021	102	-62.4%	282	-45.1%
May-2021	135	-58.5%	270	-51.3%
Jun-2021	181	-47.2%	311	-46.2%
Jul-2021	211	-27.0%	331	-36.3%
Aug-2021	196	-12.5%	305	-22.2%
Sep-2021	202	+11.0%	256	-18.2%
Oct-2021	158	-6.0%	249	+2.0%
Nov-2021	122	-17.0%	240	+17.1%
Dec-2021	92	-24.6%	227	+13.5%

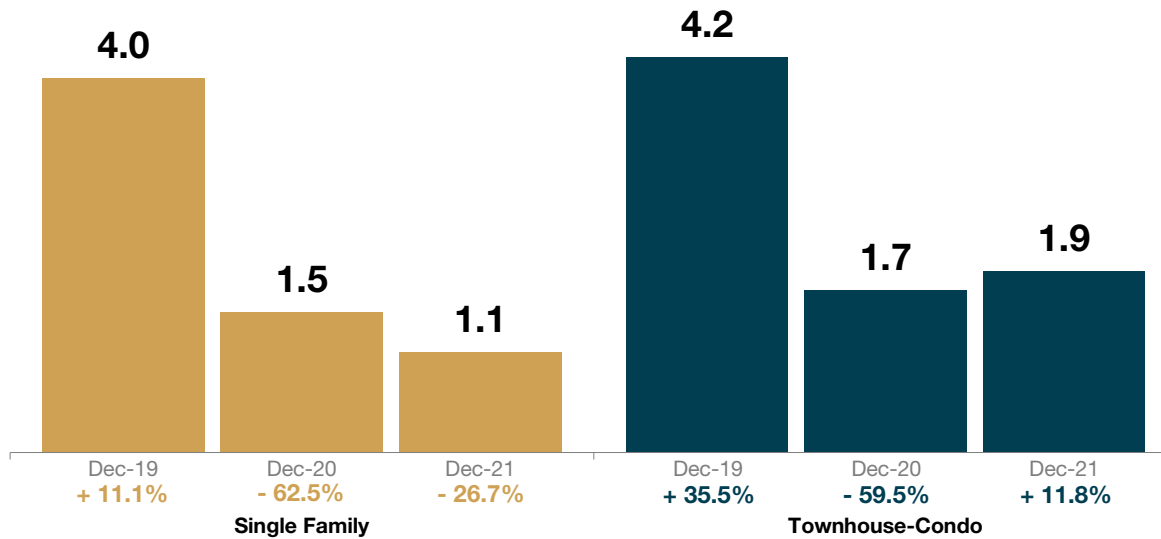
Historical Inventory of Active Listings by Month



Months Supply of Inventory

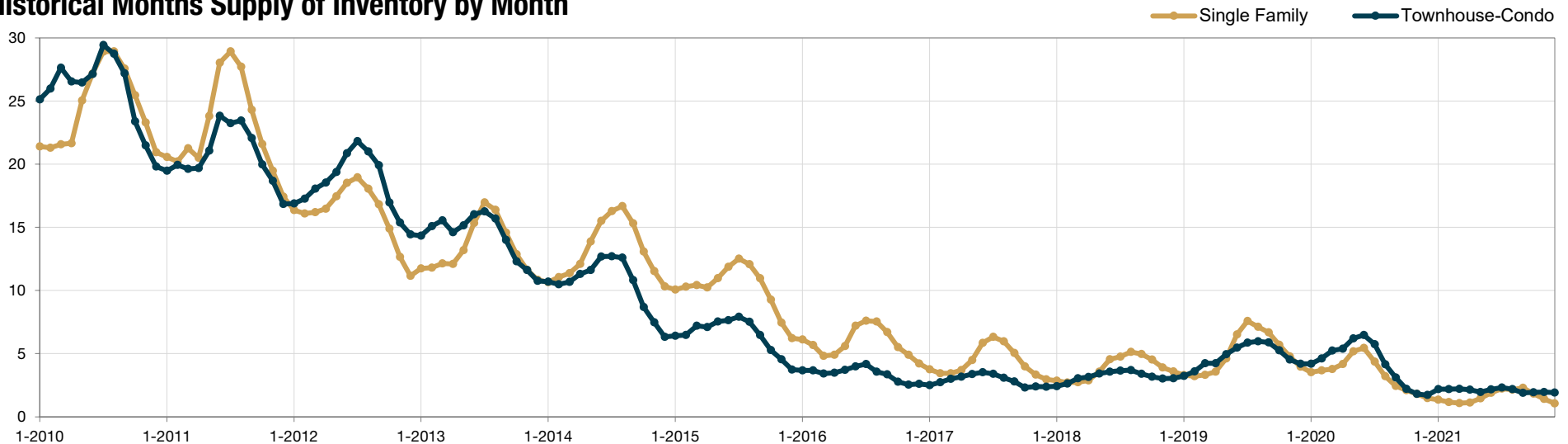


December



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2021	1.3	-62.9%	2.2	-47.6%
Feb-2021	1.2	-67.6%	2.2	-52.2%
Mar-2021	1.1	-71.1%	2.2	-58.5%
Apr-2021	1.1	-73.8%	2.1	-61.1%
May-2021	1.4	-73.1%	2.0	-67.7%
Jun-2021	1.9	-65.5%	2.2	-66.2%
Jul-2021	2.2	-50.0%	2.3	-59.6%
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	1.4	-22.2%	2.0	+11.1%
Dec-2021	1.1	-26.7%	1.9	+11.8%

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.

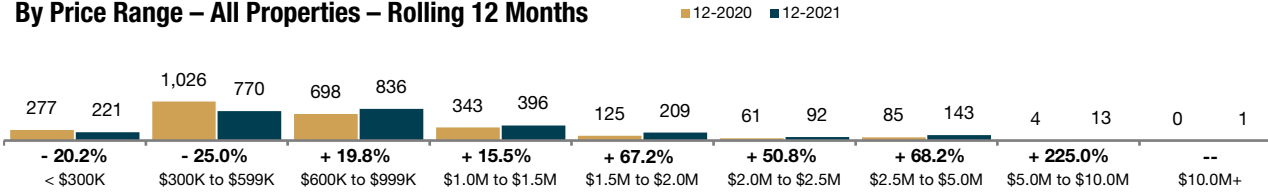
Key Metrics	Historical Sparkbars	12-2020	12-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		156	106	- 32.1%	3,008	3,057	+ 1.6%
Pending Sales		149	125	- 16.1%	2,763	2,726	- 1.3%
Sold Listings		238	193	- 18.9%	2,619	2,681	+ 2.4%
Median Sales Price		\$596,196	\$850,000	+ 42.6%	\$600,000	\$745,000	+ 24.2%
Average Sales Price		\$832,143	\$1,056,909	+ 27.0%	\$804,923	\$993,224	+ 23.4%
Pct. of List Price Received		98.6%	99.2%	+ 0.6%	98.0%	100.4%	+ 2.4%
Days on Market Until Sale		61	39	- 36.1%	67	35	- 47.8%
Housing Affordability Index		68	44	- 35.3%	67	51	- 23.9%
Inventory of Active Listings		352	327	- 7.1%	--	--	--
Months Supply of Inventory		1.6	1.5	- 6.3%	--	--	--

Sold Listings

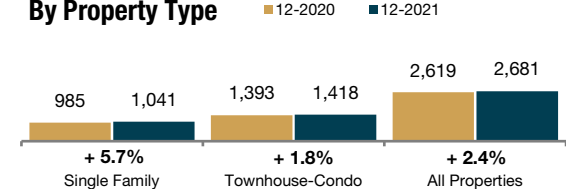
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	12-2020	12-2021	Change	12-2020	12-2021	Change
\$299,999 and Below	87	36	-58.6%	171	160	-6.4%
\$300,000 to \$599,999	296	244	-17.6%	682	501	-26.5%
\$600,000 to \$999,999	184	220	+19.6%	429	556	+29.6%
\$1,000,000 to \$1,499,999	197	195	-1.0%	94	139	+47.9%
\$1,500,00 to \$1,999,999	87	139	+59.8%	14	42	+200.0%
\$2,000,000 to \$2,499,999	51	67	+31.4%	2	15	+650.0%
\$2,500,000 to \$4,999,999	79	126	+59.5%	1	5	+400.0%
\$5,000,000 to \$9,999,999	4	13	+225.0%	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
All Price Ranges	985	1,041	+5.7%	1,393	1,418	+1.8%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	11-2021	12-2021	Change	11-2021	12-2021	Change
\$299,999 and Below	4	3	-25.0%	11	5	-54.5%
\$300,000 to \$599,999	21	22	+4.8%	34	23	-32.4%
\$600,000 to \$999,999	24	21	-12.5%	33	35	+6.1%
\$1,000,000 to \$1,499,999	20	20	0.0%	8	16	+100.0%
\$1,500,00 to \$1,999,999	7	12	+71.4%	0	2	--
\$2,000,000 to \$2,499,999	4	5	+25.0%	1	1	0.0%
\$2,500,000 to \$4,999,999	11	10	-9.1%	0	1	--
\$5,000,000 to \$9,999,999	0	1	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	91	94	+3.3%	87	83	-4.6%

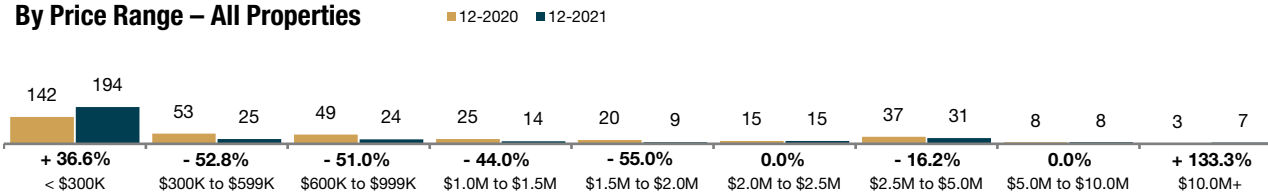
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	12-2020	12-2021	Change	12-2020	12-2021	Change
\$299,999 and Below	87	36	-58.6%	171	160	-6.4%
\$300,000 to \$599,999	296	244	-17.6%	682	501	-26.5%
\$600,000 to \$999,999	184	220	+19.6%	429	556	+29.6%
\$1,000,000 to \$1,499,999	197	195	-1.0%	94	139	+47.9%
\$1,500,00 to \$1,999,999	87	139	+59.8%	14	42	+200.0%
\$2,000,000 to \$2,499,999	51	67	+31.4%	2	15	+650.0%
\$2,500,000 to \$4,999,999	79	126	+59.5%	1	5	+400.0%
\$5,000,000 to \$9,999,999	4	13	+225.0%	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
All Price Ranges	985	1,041	+5.7%	1,393	1,418	+1.8%

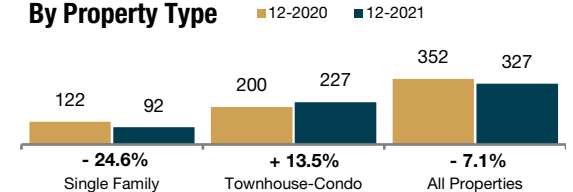
Inventory of Active Listings

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			Townhouse-Condo		
	12-2020	12-2021	Change	12-2020	12-2021	Change
\$299,999 and Below	15	5	-66.7%	117	186	+59.0%
\$300,000 to \$599,999	23	14	-39.1%	28	10	-64.3%
\$600,000 to \$999,999	12	12	0.0%	35	11	-68.6%
\$1,000,000 to \$1,499,999	8	7	-12.5%	11	7	-36.4%
\$1,500,00 to \$1,999,999	10	2	-80.0%	2	7	+250.0%
\$2,000,000 to \$2,499,999	10	12	+20.0%	5	2	-60.0%
\$2,500,000 to \$4,999,999	33	25	-24.2%	2	4	+100.0%
\$5,000,000 to \$9,999,999	8	8	0.0%	0	0	--
\$10,000,000 and Above	3	7	+133.3%	0	0	--
All Price Ranges	122	92	-24.6%	200	227	+13.5%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	11-2021	12-2021	Change	11-2021	12-2021	Change
\$299,999 and Below	6	5	-16.7%	186	186	0.0%
\$300,000 to \$599,999	24	14	-41.7%	18	10	-44.4%
\$600,000 to \$999,999	20	12	-40.0%	14	11	-21.4%
\$1,000,000 to \$1,499,999	9	7	-22.2%	12	7	-41.7%
\$1,500,00 to \$1,999,999	9	2	-77.8%	5	7	+40.0%
\$2,000,000 to \$2,499,999	10	12	+20.0%	2	2	0.0%
\$2,500,000 to \$4,999,999	27	25	-7.4%	3	4	+33.3%
\$5,000,000 to \$9,999,999	12	8	-33.3%	0	0	--
\$10,000,000 and Above	5	7	+40.0%	0	0	--
All Price Ranges	122	92	-24.6%	240	227	-5.4%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	12-2020	12-2021	Change	12-2020	12-2021	Change
\$299,999 and Below	15	5	-66.7%	117	186	+59.0%
\$300,000 to \$599,999	23	14	-39.1%	28	10	-64.3%
\$600,000 to \$999,999	12	12	0.0%	35	11	-68.6%
\$1,000,000 to \$1,499,999	8	7	-12.5%	11	7	-36.4%
\$1,500,00 to \$1,999,999	10	2	-80.0%	2	7	+250.0%
\$2,000,000 to \$2,499,999	10	12	+20.0%	5	2	-60.0%
\$2,500,000 to \$4,999,999	33	25	-24.2%	2	4	+100.0%
\$5,000,000 to \$9,999,999	8	8	0.0%	0	0	--
\$10,000,000 and Above	3	7	+133.3%	0	0	--
All Price Ranges	122	92	-24.6%	200	227	+13.5%

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.