

Monthly Indicators

Residential Real Estate Activity for Summit and Park Counties



June 2022

Percent changes calculated using year-over-year comparisons.

New Listings remained flat for single family homes but decreased 17.9 percent for townhouse-condo properties. Pending Sales landed at 49 for single family homes and 58 for townhouse-condo properties.

The Median Sales Price was up 55.1 percent to \$1,570,779 for single family homes and 18.0 percent to \$750,000 for townhouse-condo properties. Days on Market decreased 23.8 percent for single family homes and 38.1 percent for townhouse-condo properties.

With monthly mortgage payments up more than 50% compared to this time last year, the rising costs of homeownership have sidelined many prospective buyers. Nationally, the median sales price of existing homes recently exceeded \$400,000 for the first time ever, a 15% increase from the same period a year ago, according to the National Association of REALTORS®. As existing home sales continue to soften nationwide, housing supply is slowly improving, with inventory up for the second straight month. In time, price growth is expected to moderate as supply grows; for now, however, inventory remains low, and buyers are feeling the squeeze of higher prices all around.

Activity Snapshot

- 41.9% **+ 20.8%** **+ 34.7%**

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	6-2021	6-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		168	168	0.0%	612	599	- 2.1%
Pending Sales		104	49	- 52.9%	480	323	- 32.7%
Sold Listings		84	50	- 40.5%	402	318	- 20.9%
Median Sales Price		\$1,012,500	\$1,570,779	+ 55.1%	\$1,100,000	\$1,225,000	+ 11.4%
Average Sales Price		\$1,428,236	\$1,674,615	+ 17.3%	\$1,393,986	\$1,622,056	+ 16.4%
Pct. of List Price Received		101.8%	99.6%	- 2.2%	100.8%	100.3%	- 0.5%
Days on Market Until Sale		21	16	- 23.8%	35	31	- 11.4%
Housing Affordability Index		38	19	- 50.0%	35	25	- 28.6%
Inventory of Active Listings		181	308	+ 70.2%	--	--	--
Months Supply of Inventory		1.9	3.9	+ 105.3%	--	--	--

Townhouse-Condo Market Overview



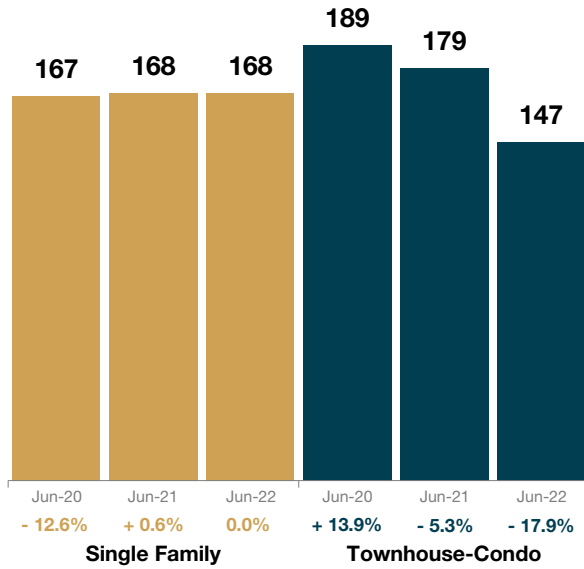
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2021	6-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		179	147	- 17.9%	939	712	- 24.2%
Pending Sales		129	58	- 55.0%	732	454	- 38.0%
Sold Listings		139	73	- 47.5%	664	425	- 36.0%
Median Sales Price		\$635,500	\$750,000	+ 18.0%	\$599,000	\$725,000	+ 21.0%
Average Sales Price		\$684,635	\$816,195	+ 19.2%	\$647,423	\$811,766	+ 25.4%
Pct. of List Price Received		102.1%	99.3%	- 2.7%	100.5%	101.4%	+ 0.9%
Days on Market Until Sale		21	13	- 38.1%	46	17	- 63.0%
Housing Affordability Index		69	45	- 34.8%	73	46	- 37.0%
Inventory of Active Listings		311	365	+ 17.4%	--	--	--
Months Supply of Inventory		2.2	3.7	+ 68.2%	--	--	--

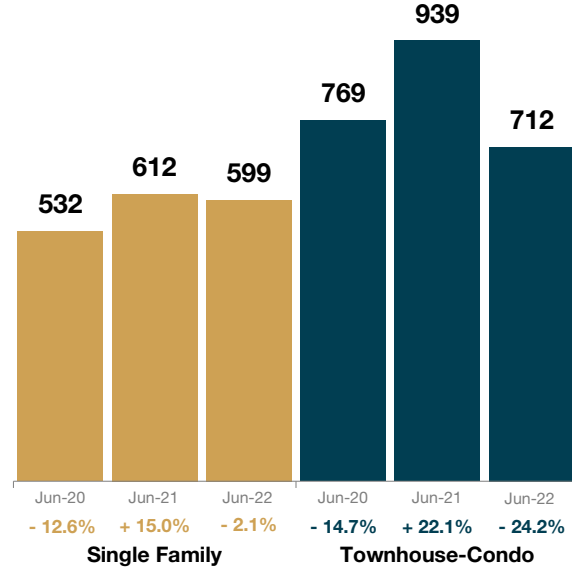
New Listings



June

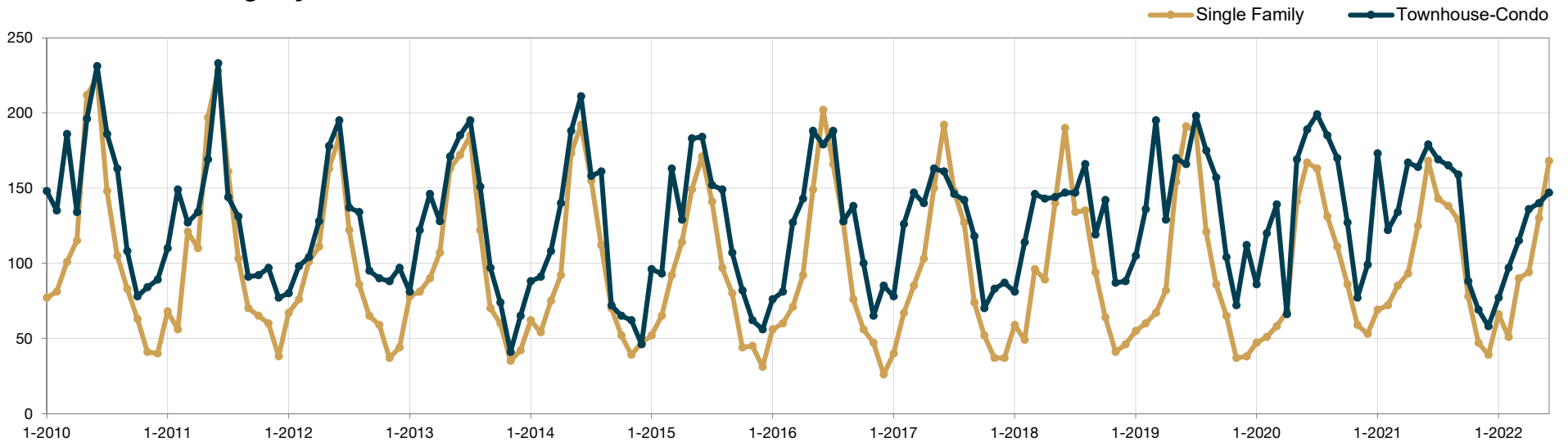


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
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%

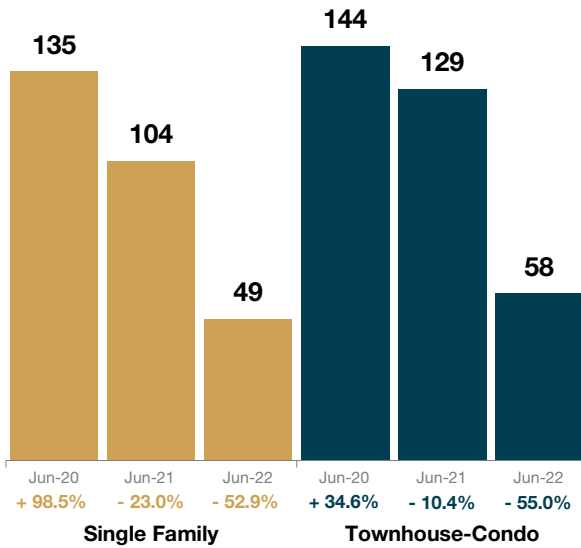
Historical New Listings by Month



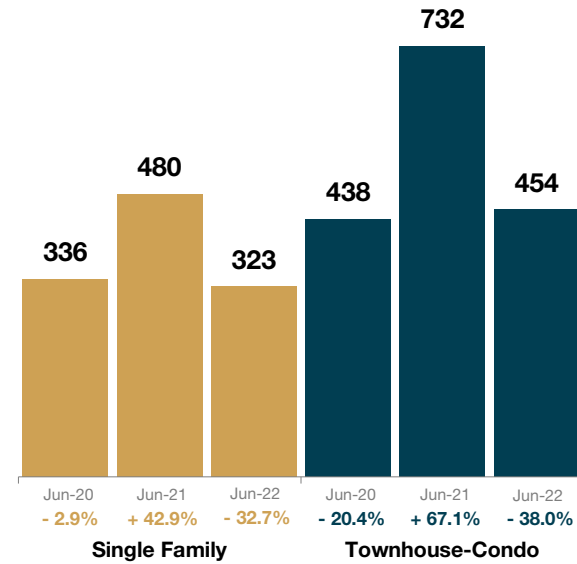
Pending Sales



June

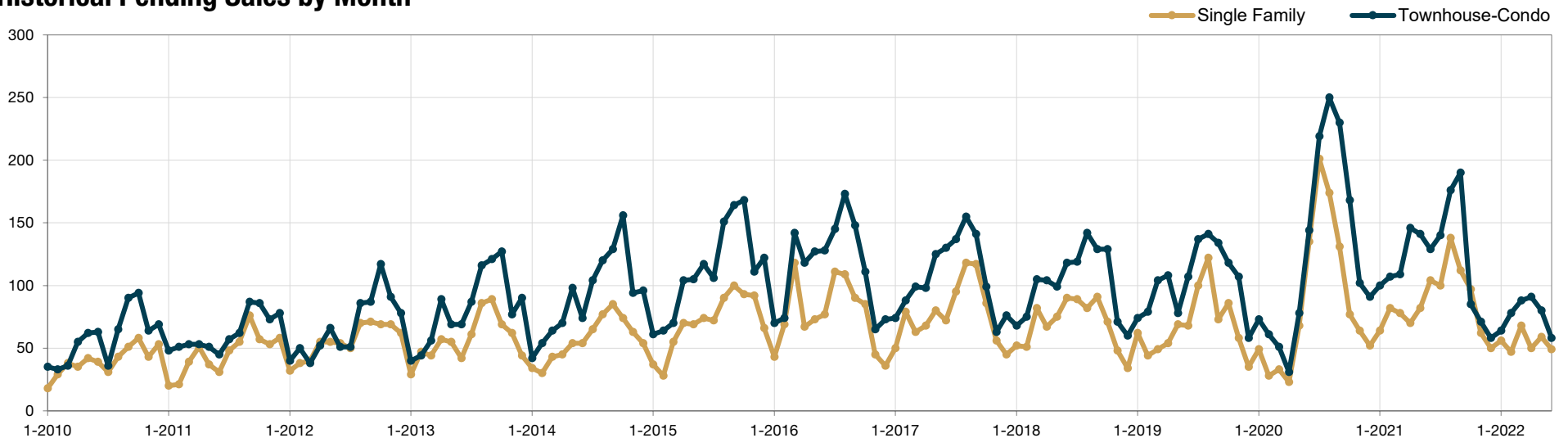


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2021	100	-50.2%	140	-36.1%
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%	78	-27.1%
Mar-2022	68	-12.8%	88	-19.3%
Apr-2022	50	-28.6%	91	-37.7%
May-2022	59	-28.0%	80	-43.3%
Jun-2022	49	-52.9%	58	-55.0%

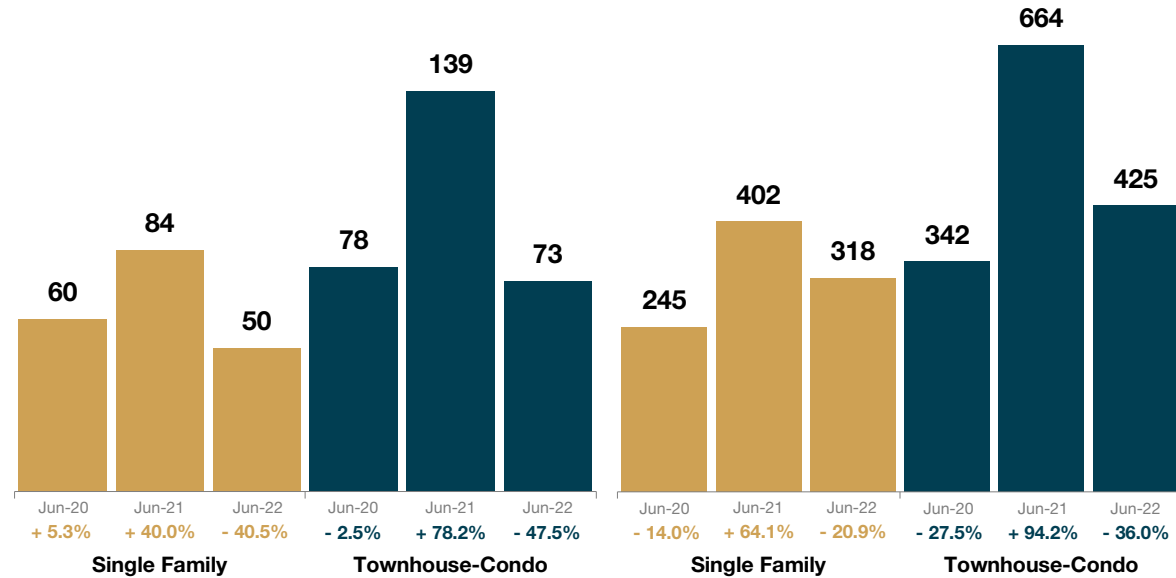
Historical Pending Sales by Month



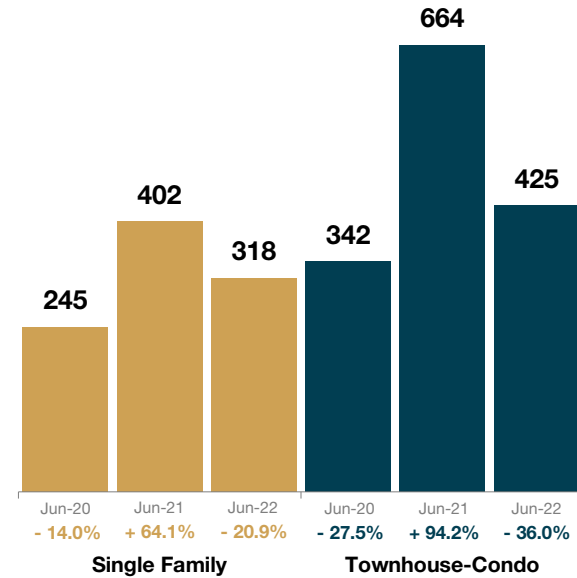
Sold Listings



June

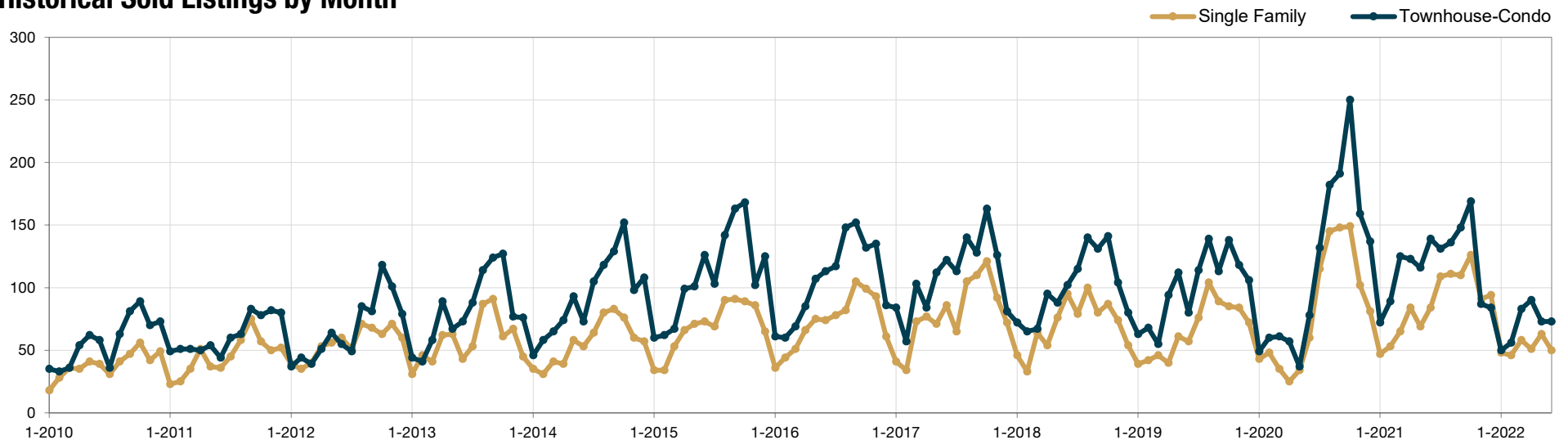


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2021	109	-5.2%	131	-0.8%
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	63	-8.7%	73	-37.1%
Jun-2022	50	-40.5%	73	-47.5%

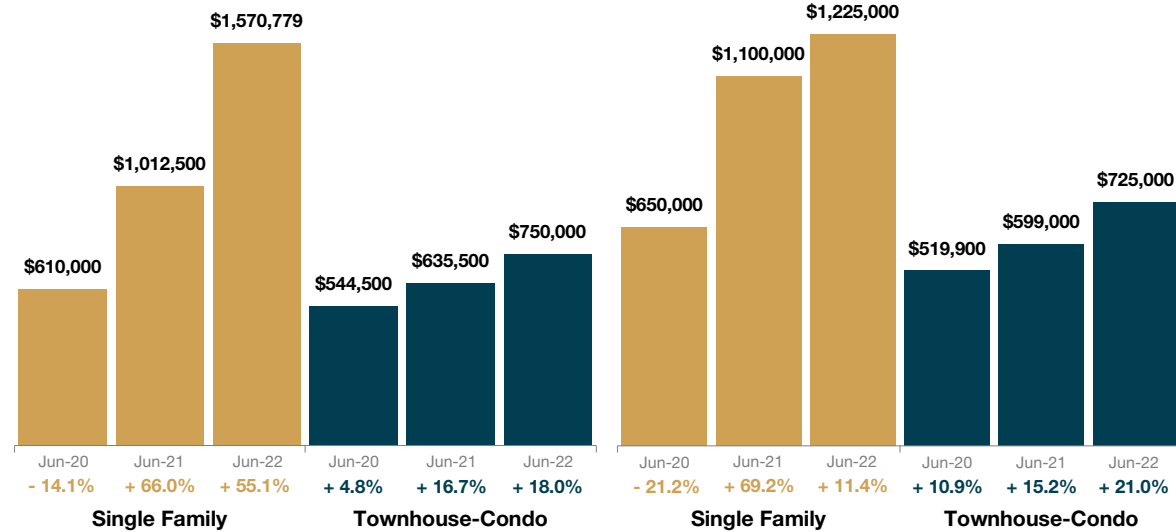
Historical Sold Listings by Month



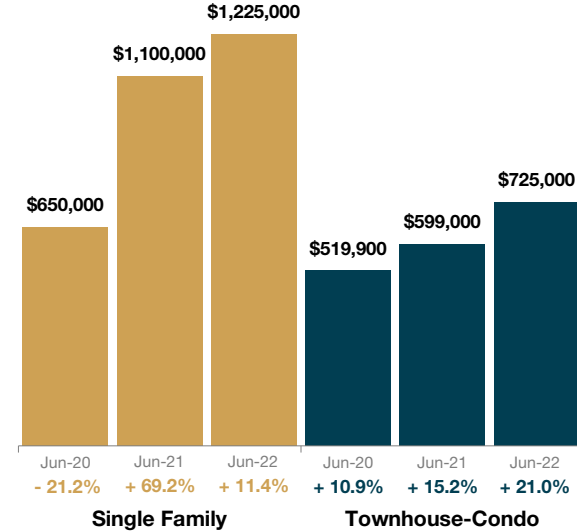
Median Sales Price



June

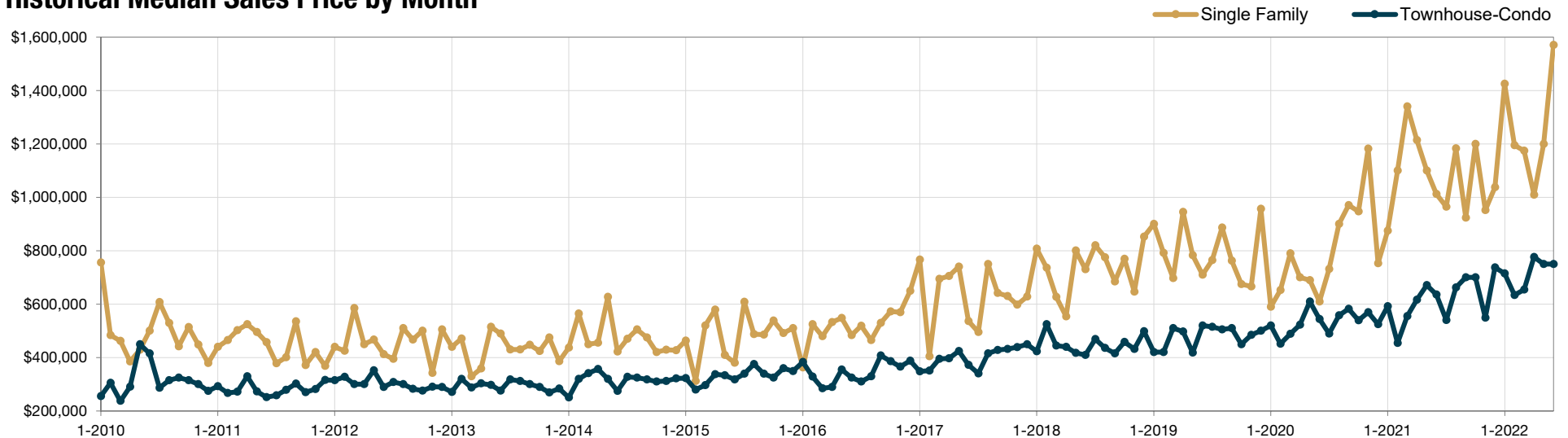


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2021	\$965,000	+31.8%	\$540,000	+10.2%
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	\$1,200,000	+9.1%	\$750,000	+11.8%
Jun-2022	\$1,570,779	+55.1%	\$750,000	+18.0%

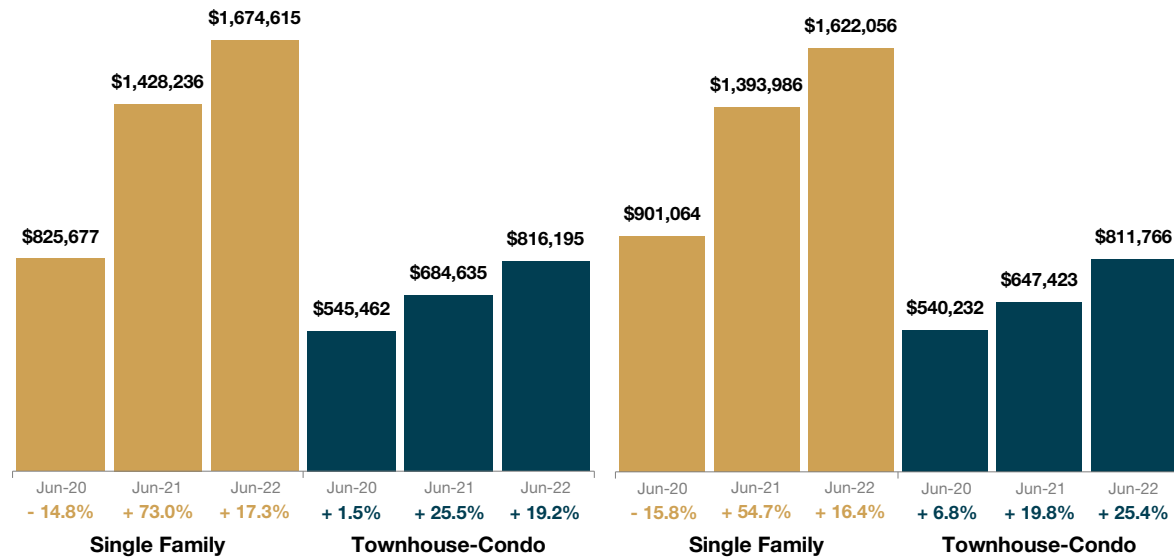
Historical Median Sales Price by Month



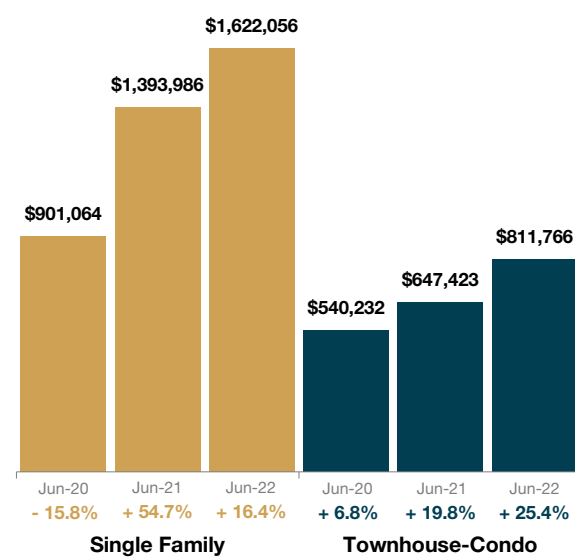
Average Sales Price



June

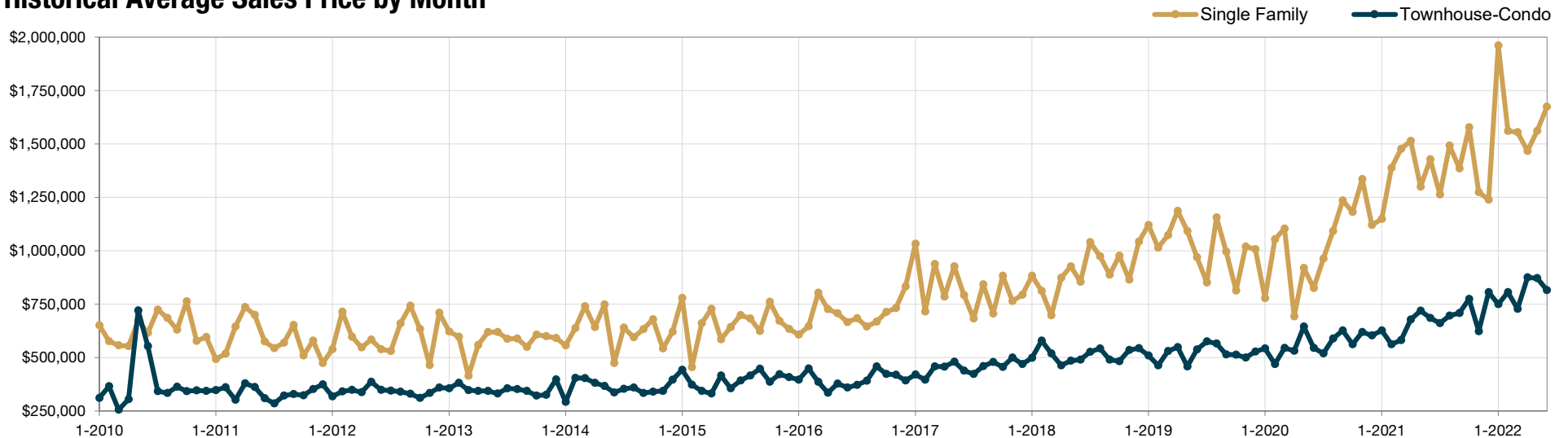


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2021	\$1,263,732	+31.2%	\$660,986	+27.2%
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	\$1,560,806	+20.1%	\$871,232	+21.2%
Jun-2022	\$1,674,615	+17.3%	\$816,195	+19.2%

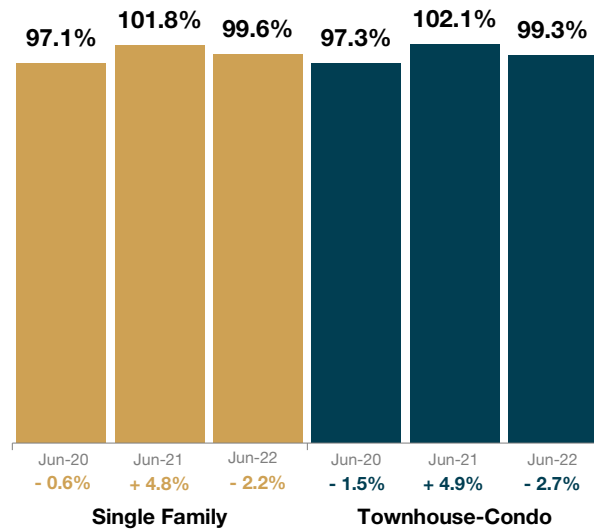
Historical Average Sales Price by Month



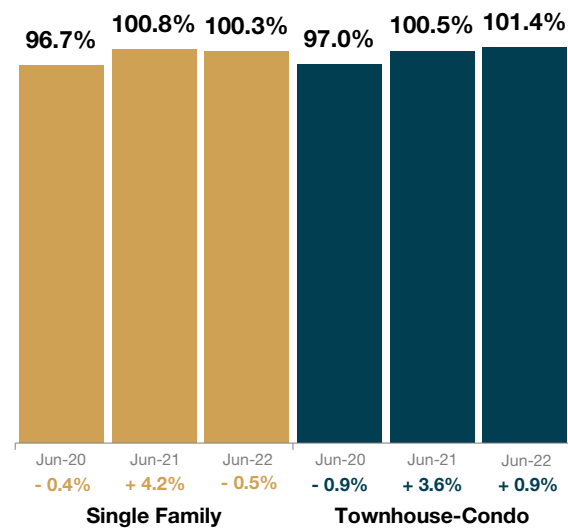
Percent of List Price Received



June

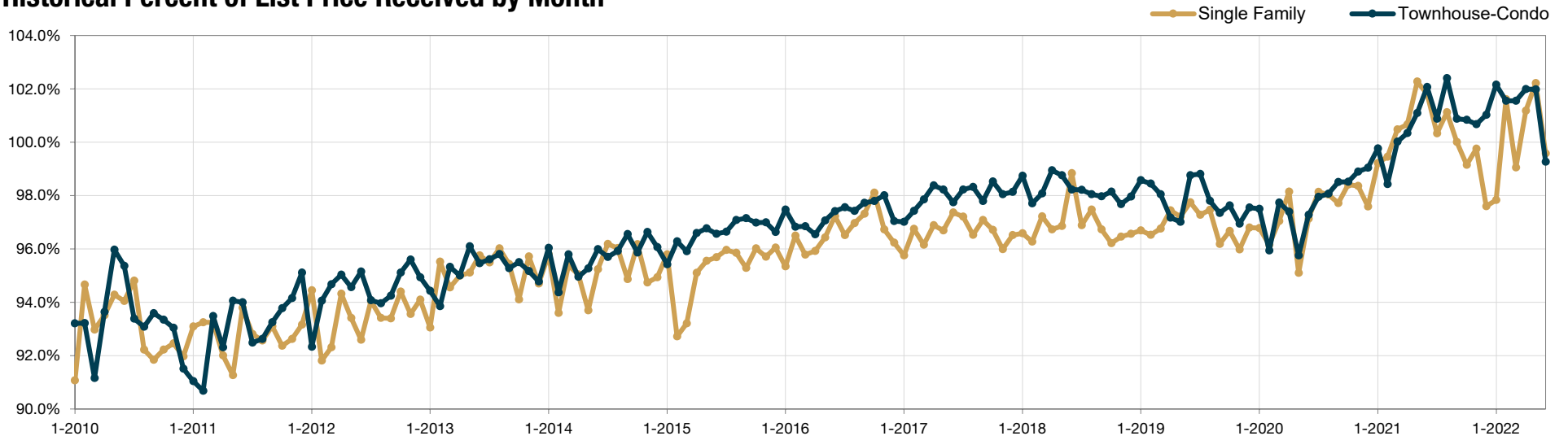


Year to Date

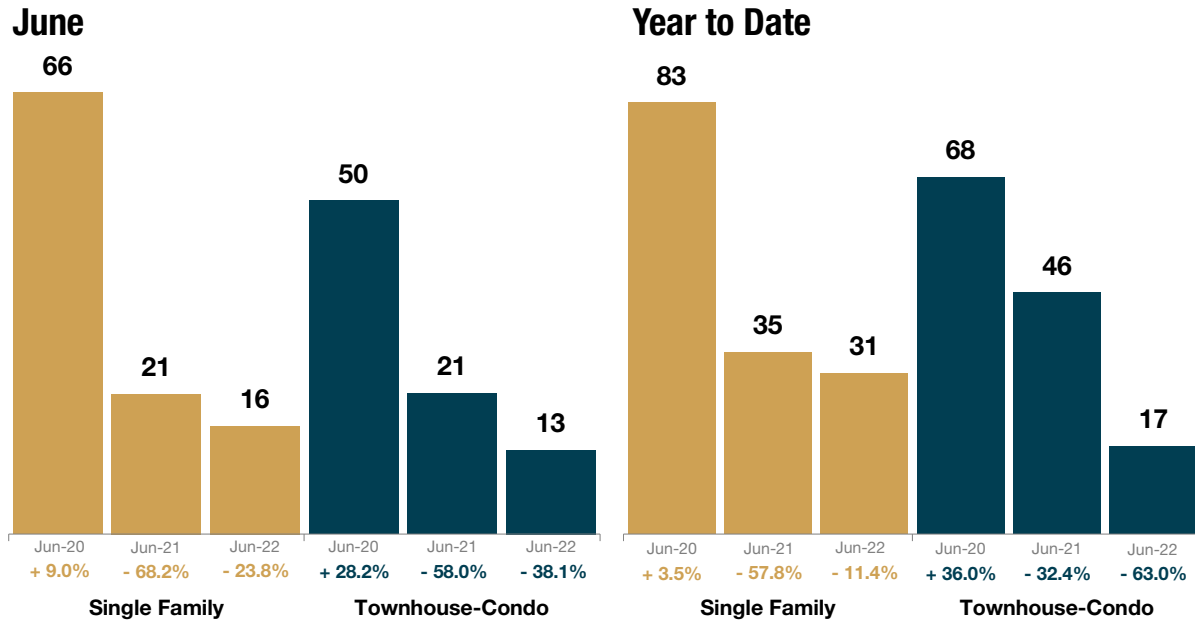


Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2021	100.3%	+2.2%	100.9%	+3.0%
Aug-2021	101.1%	+3.2%	102.4%	+4.4%
Sep-2021	100.0%	+2.4%	100.9%	+2.4%
Oct-2021	99.1%	+0.7%	100.8%	+2.3%
Nov-2021	99.8%	+1.4%	100.7%	+1.8%
Dec-2021	97.6%	0.0%	101.0%	+2.0%
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	102.2%	-0.1%	102.0%	+0.9%
Jun-2022	99.6%	-2.2%	99.3%	-2.7%

Historical Percent of List Price Received by Month

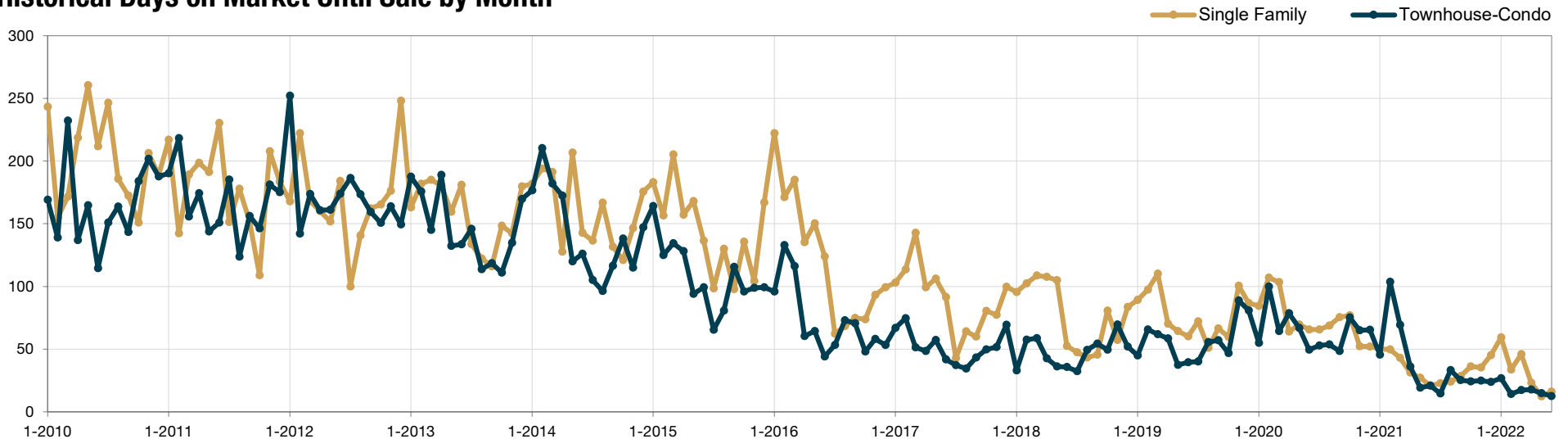


Days on Market Until Sale



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-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%
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%	13	-38.1%

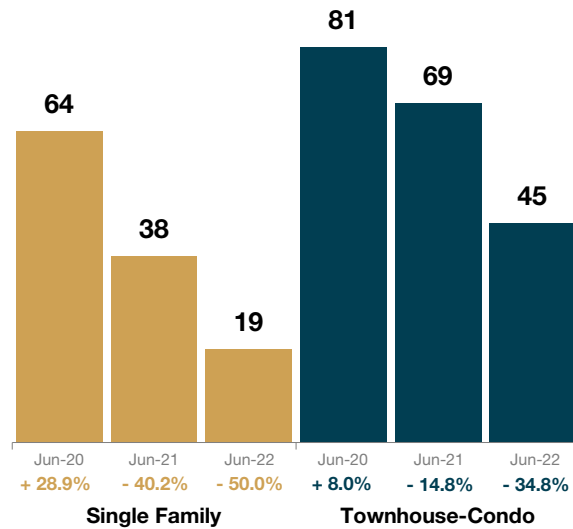
Historical Days on Market Until Sale by Month



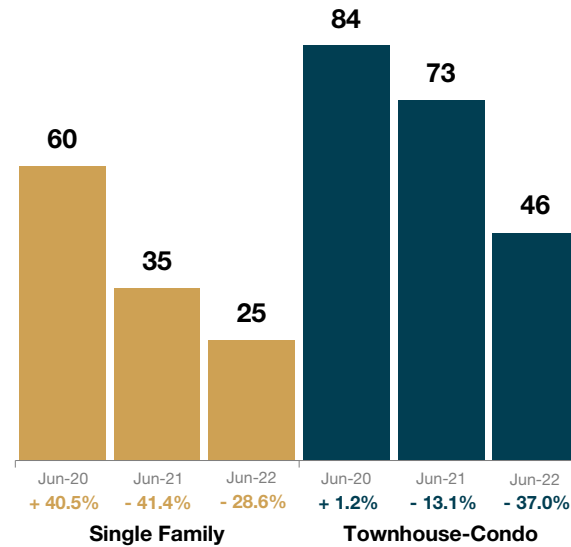
Housing Affordability Index



June

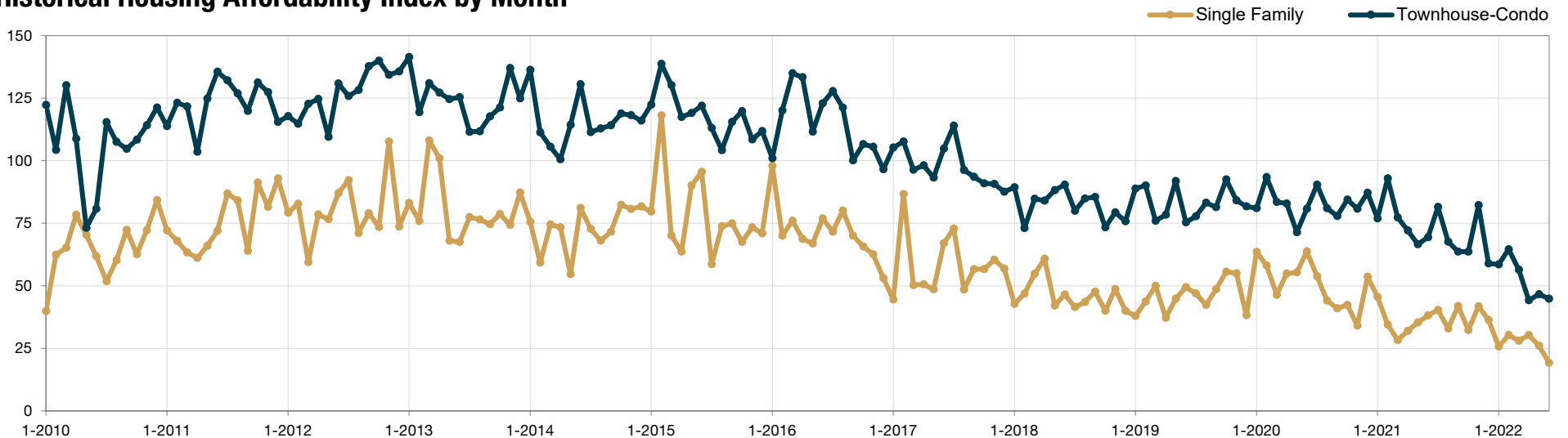


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2021	40	-25.9%	82	-8.9%
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	26	-25.7%	47	-29.9%
Jun-2022	19	-50.0%	45	-34.8%

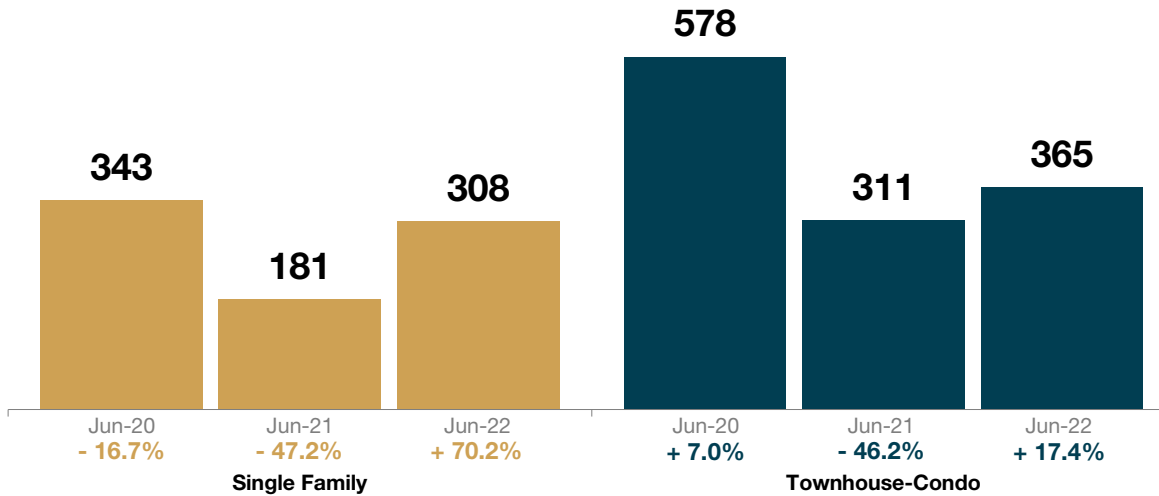
Historical Housing Affordability Index by Month



Inventory of Active Listings

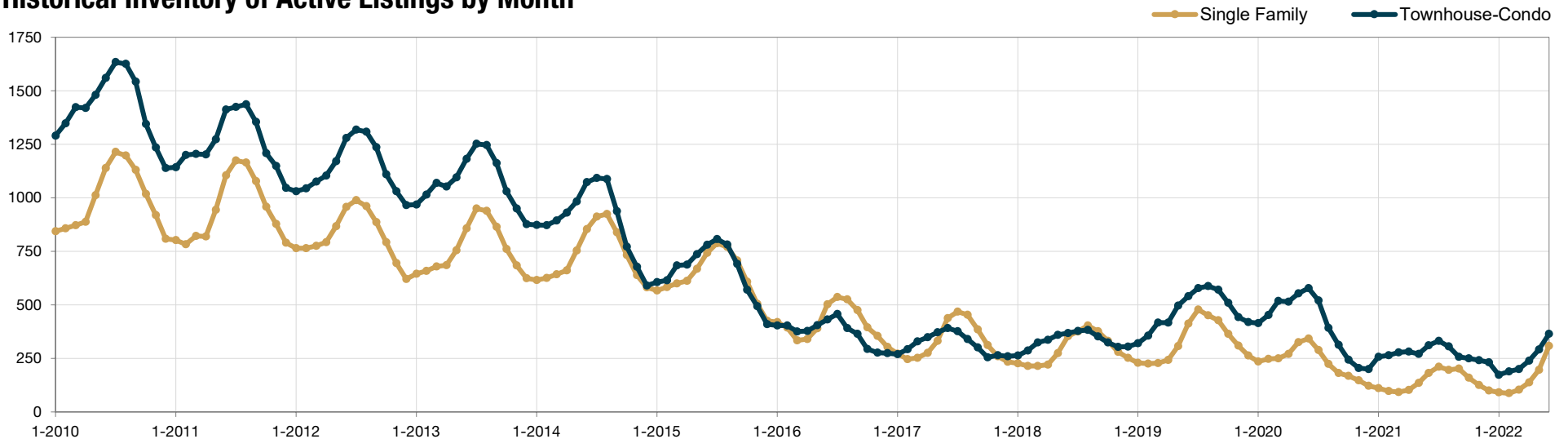


June



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2021	211	-27.0%	331	-36.3%
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	138	+35.3%	239	-15.2%
May-2022	196	+45.2%	291	+7.8%
Jun-2022	308	+70.2%	365	+17.4%

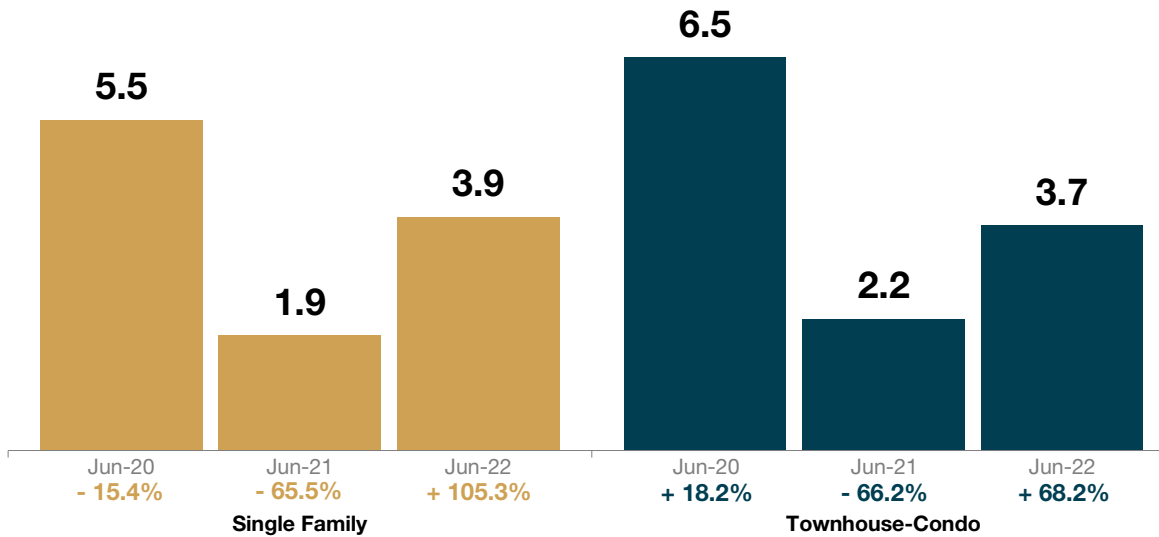
Historical Inventory of Active Listings by Month



Months Supply of Inventory

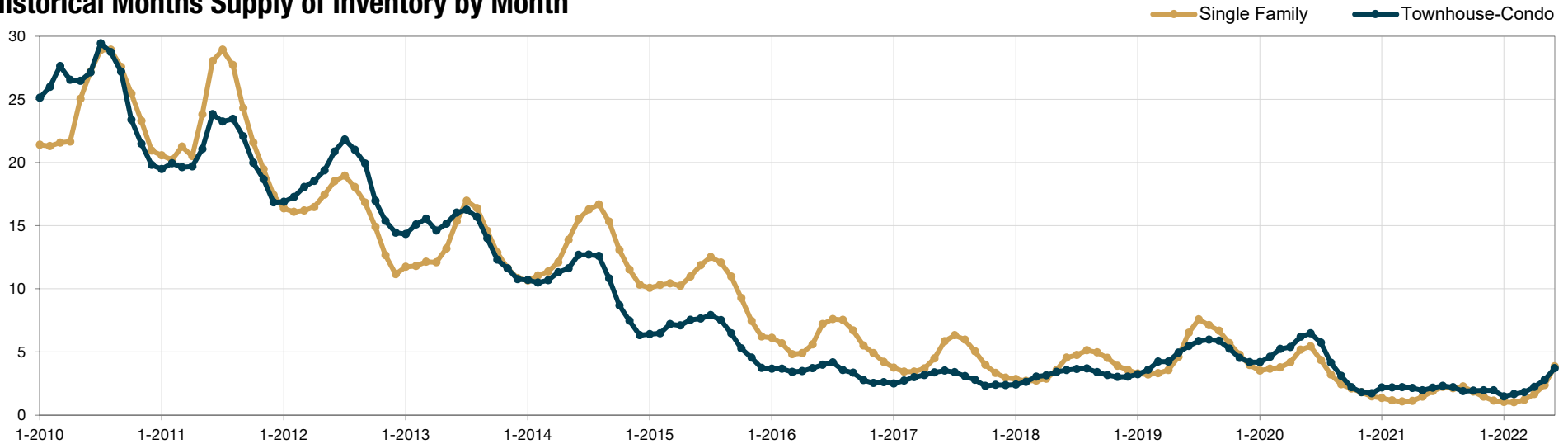


June



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-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	1.5	-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	2.4	+71.4%	2.8	+40.0%
Jun-2022	3.9	+105.3%	3.7	+68.2%

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.

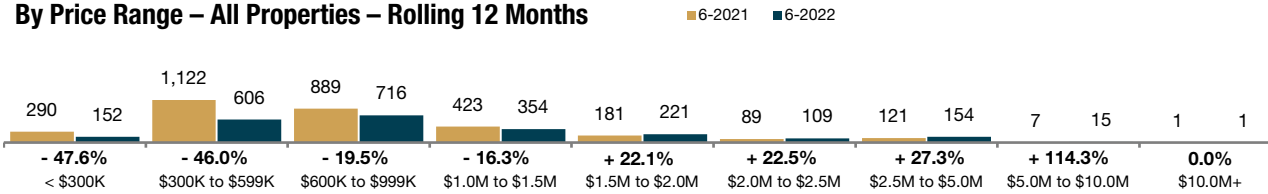
Key Metrics	Historical Sparkbars	6-2021	6-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		377	336	- 10.9%	1,694	1,441	- 14.9%
Pending Sales		248	112	- 54.8%	1,334	843	- 36.8%
Sold Listings		236	137	- 41.9%	1,160	804	- 30.7%
Median Sales Price		\$745,000	\$900,000	+ 20.8%	\$704,321	\$840,000	+ 19.3%
Average Sales Price		\$986,262	\$1,145,786	+ 16.2%	\$936,299	\$1,174,624	+ 25.5%
Pct. of List Price Received		101.9%	99.5%	- 2.4%	100.5%	100.9%	+ 0.4%
Days on Market Until Sale		20	17	- 15.0%	42	23	- 45.2%
Housing Affordability Index		52	33	- 36.5%	55	36	- 34.5%
Inventory of Active Listings		531	715	+ 34.7%	--	--	--
Months Supply of Inventory		2.0	3.7	+ 85.0%	--	--	--

Sold Listings

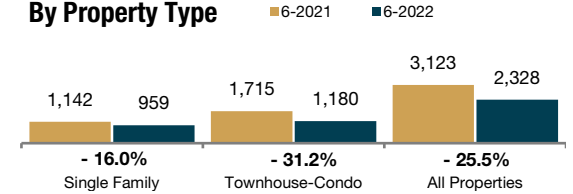
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	6-2021	6-2022	Change	6-2021	6-2022	Change
\$299,999 and Below	75	23	-69.3%	186	116	-37.6%
\$300,000 to \$599,999	299	223	-25.4%	777	350	-55.0%
\$600,000 to \$999,999	217	205	-5.5%	589	472	-19.9%
\$1,000,000 to \$1,499,999	231	150	-35.1%	126	165	+31.0%
\$1,500,00 to \$1,999,999	128	128	0.0%	25	58	+132.0%
\$2,000,000 to \$2,499,999	73	75	+2.7%	8	14	+75.0%
\$2,500,000 to \$4,999,999	111	139	+25.2%	4	5	+25.0%
\$5,000,000 to \$9,999,999	7	15	+114.3%	0	0	--
\$10,000,000 and Above	1	1	0.0%	0	0	--
All Price Ranges	1,142	959	-16.0%	1,715	1,180	-31.2%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	5-2022	6-2022	Change	5-2022	6-2022	Change
\$299,999 and Below	0	1	--	4	6	+50.0%
\$300,000 to \$599,999	10	6	-40.0%	22	15	-31.8%
\$600,000 to \$999,999	19	12	-36.8%	19	31	+63.2%
\$1,000,000 to \$1,499,999	8	5	-37.5%	21	15	-28.6%
\$1,500,00 to \$1,999,999	7	8	+14.3%	5	6	+20.0%
\$2,000,000 to \$2,499,999	7	8	+14.3%	1	0	-100.0%
\$2,500,000 to \$4,999,999	11	10	-9.1%	1	0	-100.0%
\$5,000,000 to \$9,999,999	1	0	-100.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	63	50	-20.6%	73	73	0.0%

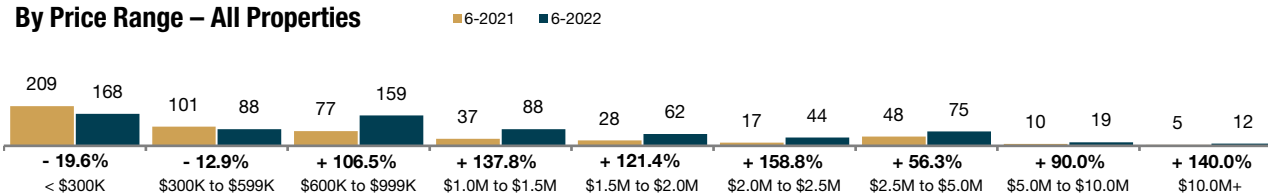
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	6-2021	6-2022	Change	6-2021	6-2022	Change
\$299,999 and Below	19	6	-68.4%	76	32	-57.9%
\$300,000 to \$599,999	84	62	-26.2%	258	107	-58.5%
\$600,000 to \$999,999	84	68	-19.0%	255	170	-33.3%
\$1,000,000 to \$1,499,999	84	39	-53.6%	53	79	+49.1%
\$1,500,00 to \$1,999,999	54	43	-20.4%	13	29	+123.1%
\$2,000,000 to \$2,499,999	29	37	+27.6%	6	5	-16.7%
\$2,500,000 to \$4,999,999	44	57	+29.5%	3	3	0.0%
\$5,000,000 to \$9,999,999	3	5	+66.7%	0	0	--
\$10,000,000 and Above	1	1	0.0%	0	0	--
All Price Ranges	402	318	-20.9%	664	425	-36.0%

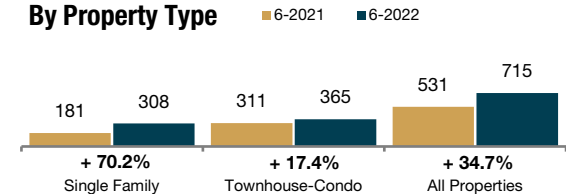
Inventory of Active Listings

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		
	6-2021	6-2022	Change	6-2021	6-2022	Change
\$299,999 and Below	5	12	+140.0%	189	147	-22.2%
\$300,000 to \$599,999	40	43	+7.5%	49	44	-10.2%
\$600,000 to \$999,999	31	76	+145.2%	39	79	+102.6%
\$1,000,000 to \$1,499,999	16	27	+68.8%	20	57	+185.0%
\$1,500,00 to \$1,999,999	20	32	+60.0%	6	22	+266.7%
\$2,000,000 to \$2,499,999	11	28	+154.5%	5	11	+120.0%
\$2,500,000 to \$4,999,999	43	59	+37.2%	3	5	+66.7%
\$5,000,000 to \$9,999,999	10	19	+90.0%	0	0	--
\$10,000,000 and Above	5	12	+140.0%	0	0	--
All Price Ranges	181	308	+70.2%	311	365	+17.4%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	5-2022	6-2022	Change	5-2022	6-2022	Change
\$299,999 and Below	8	12	+50.0%	144	147	+2.1%
\$300,000 to \$599,999	31	43	+38.7%	28	44	+57.1%
\$600,000 to \$999,999	45	76	+68.9%	47	79	+68.1%
\$1,000,000 to \$1,499,999	14	27	+92.9%	41	57	+39.0%
\$1,500,00 to \$1,999,999	15	32	+113.3%	20	22	+10.0%
\$2,000,000 to \$2,499,999	19	28	+47.4%	8	11	+37.5%
\$2,500,000 to \$4,999,999	39	59	+51.3%	3	5	+66.7%
\$5,000,000 to \$9,999,999	16	19	+18.8%	0	0	--
\$10,000,000 and Above	9	12	+33.3%	0	0	--
All Price Ranges	196	308	+57.1%	291	365	+25.4%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	6-2021	6-2022	Change	6-2021	6-2022	Change
\$299,999 and Below	19	6	-68.4%	76	32	-57.9%
\$300,000 to \$599,999	84	62	-26.2%	258	107	-58.5%
\$600,000 to \$999,999	84	68	-19.0%	255	170	-33.3%
\$1,000,000 to \$1,499,999	84	39	-53.6%	53	79	+49.1%
\$1,500,00 to \$1,999,999	54	43	-20.4%	13	29	+123.1%
\$2,000,000 to \$2,499,999	29	37	+27.6%	6	5	-16.7%
\$2,500,000 to \$4,999,999	44	57	+29.5%	3	3	0.0%
\$5,000,000 to \$9,999,999	3	5	+66.7%	0	0	--
\$10,000,000 and Above	1	1	0.0%	0	0	--
All Price Ranges	402	318	-20.9%	664	425	-36.0%

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.