

# Monthly Indicators

Residential Real Estate Activity for Summit and Park Counties



## May 2022

Percent changes calculated using year-over-year comparisons.

New Listings were up 4.0 percent for single family homes but decreased 14.6 percent for townhouse-condo properties. Pending Sales landed at 59 for single family homes and 80 for townhouse-condo properties.

The Median Sales Price was up 9.1 percent to \$1,200,000 for single family homes and 11.8 percent to \$750,000 for townhouse-condo properties. Days on Market decreased 55.6 percent for single family homes and 21.1 percent for townhouse-condo properties.

The slowdown in sales has provided a much-needed lift to housing supply, with inventory up 10.8% from the previous month according to NAR, although supply remains down 10.4% compared to this time last year, with only 2.2 months' supply of homes at the current sales pace. As the nation continues to explore ways to solve the ongoing housing shortage, estimated at 5.5 million homes, the Biden administration recently unveiled the Housing Supply Action Plan, which aims to expand housing access through a number of administrative and legislative actions and help relieve the nation's housing crisis over the next 5 years.

## Activity Snapshot

**- 29.2%**    **+ 31.4%**    **+ 19.1%**

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	5-2021	5-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
<b>New Listings</b>		125	<b>130</b>	+ 4.0%	444	<b>431</b>	- 2.9%
<b>Pending Sales</b>		82	<b>59</b>	- 28.0%	376	<b>280</b>	- 25.5%
<b>Sold Listings</b>		69	<b>63</b>	- 8.7%	318	<b>266</b>	- 16.4%
<b>Median Sales Price</b>		\$1,100,000	<b>\$1,200,000</b>	+ 9.1%	\$1,100,000	<b>\$1,197,500</b>	+ 8.9%
<b>Average Sales Price</b>		\$1,300,053	<b>\$1,560,806</b>	+ 20.1%	\$1,384,939	<b>\$1,613,658</b>	+ 16.5%
<b>Pct. of List Price Received</b>		102.3%	<b>102.2%</b>	- 0.1%	100.6%	<b>100.4%</b>	- 0.2%
<b>Days on Market Until Sale</b>		27	<b>12</b>	- 55.6%	39	<b>34</b>	- 12.8%
<b>Housing Affordability Index</b>		35	<b>26</b>	- 25.7%	35	<b>26</b>	- 25.7%
<b>Inventory of Active Listings</b>		135	<b>196</b>	+ 45.2%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>		1.4	<b>2.4</b>	+ 71.4%	--	<b>--</b>	--

# Townhouse-Condo Market Overview



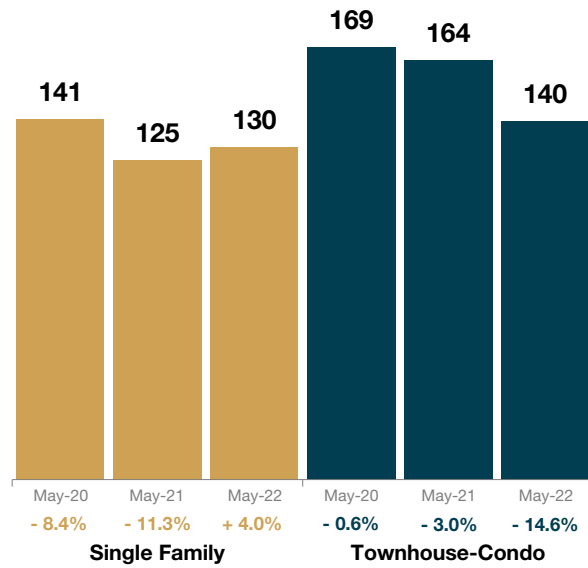
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	5-2021	5-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
<b>New Listings</b>		164	<b>140</b>	- 14.6%	760	<b>565</b>	- 25.7%
<b>Pending Sales</b>		141	<b>80</b>	- 43.3%	603	<b>401</b>	- 33.5%
<b>Sold Listings</b>		116	<b>73</b>	- 37.1%	525	<b>352</b>	- 33.0%
<b>Median Sales Price</b>		\$671,000	<b>\$750,000</b>	+ 11.8%	\$590,000	<b>\$719,500</b>	+ 21.9%
<b>Average Sales Price</b>		\$718,851	<b>\$871,232</b>	+ 21.2%	\$637,604	<b>\$810,848</b>	+ 27.2%
<b>Pct. of List Price Received</b>		101.1%	<b>102.0%</b>	+ 0.9%	100.0%	<b>101.8%</b>	+ 1.8%
<b>Days on Market Until Sale</b>		19	<b>15</b>	- 21.1%	53	<b>18</b>	- 66.0%
<b>Housing Affordability Index</b>		67	<b>47</b>	- 29.9%	75	<b>49</b>	- 34.7%
<b>Inventory of Active Listings</b>		270	<b>291</b>	+ 7.8%	--	--	--
<b>Months Supply of Inventory</b>		2.0	<b>2.8</b>	+ 40.0%	--	--	--

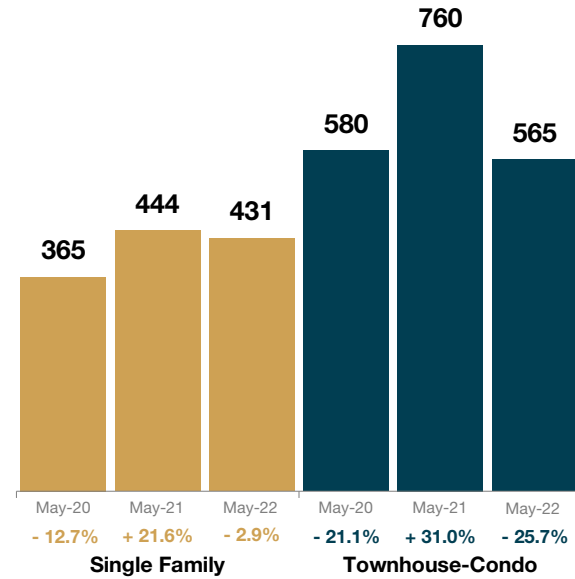
# New Listings



## May

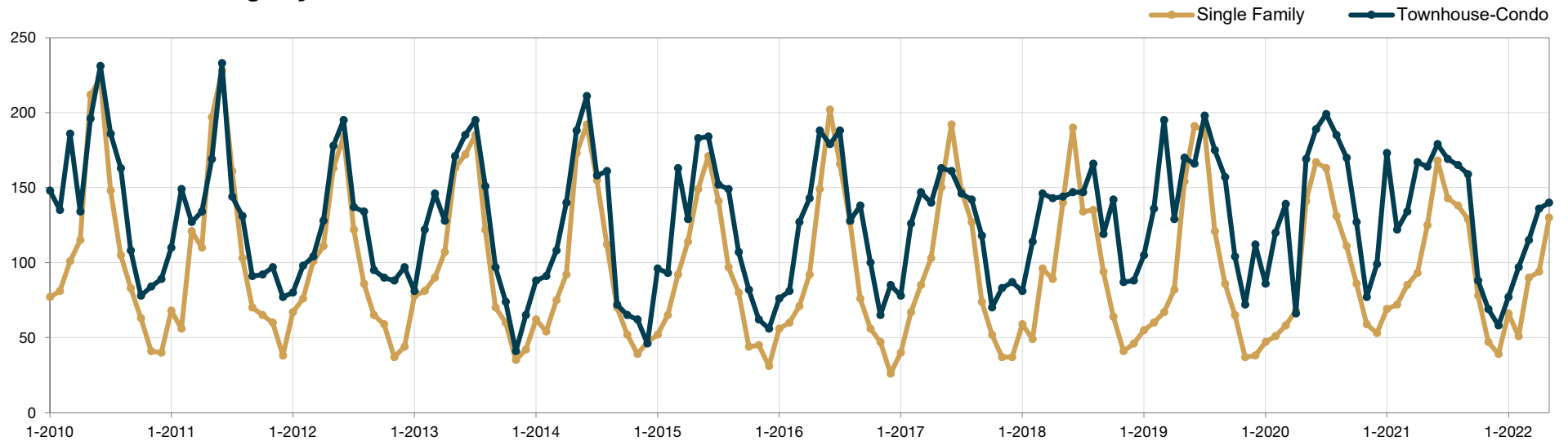


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
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%
<b>May-2022</b>	<b>130</b>	<b>+4.0%</b>	<b>140</b>	<b>-14.6%</b>

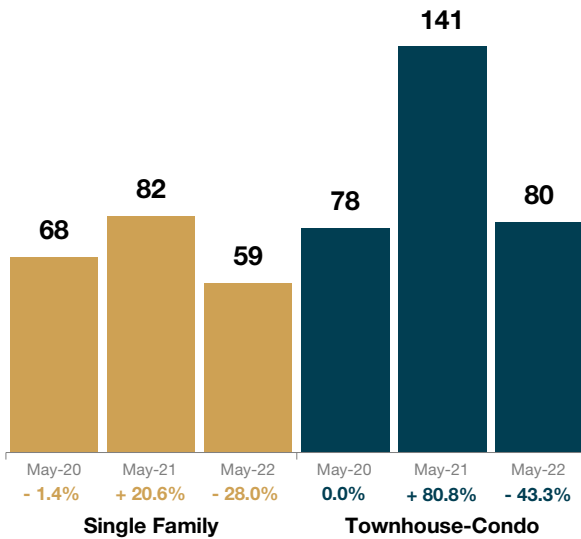
## Historical New Listings by Month



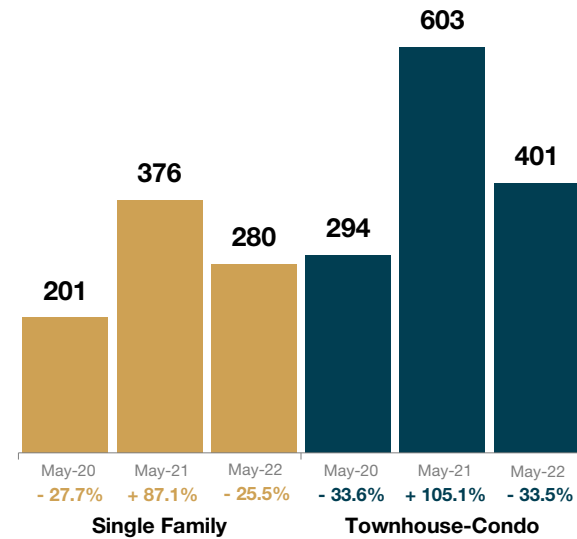
# Pending Sales



## May

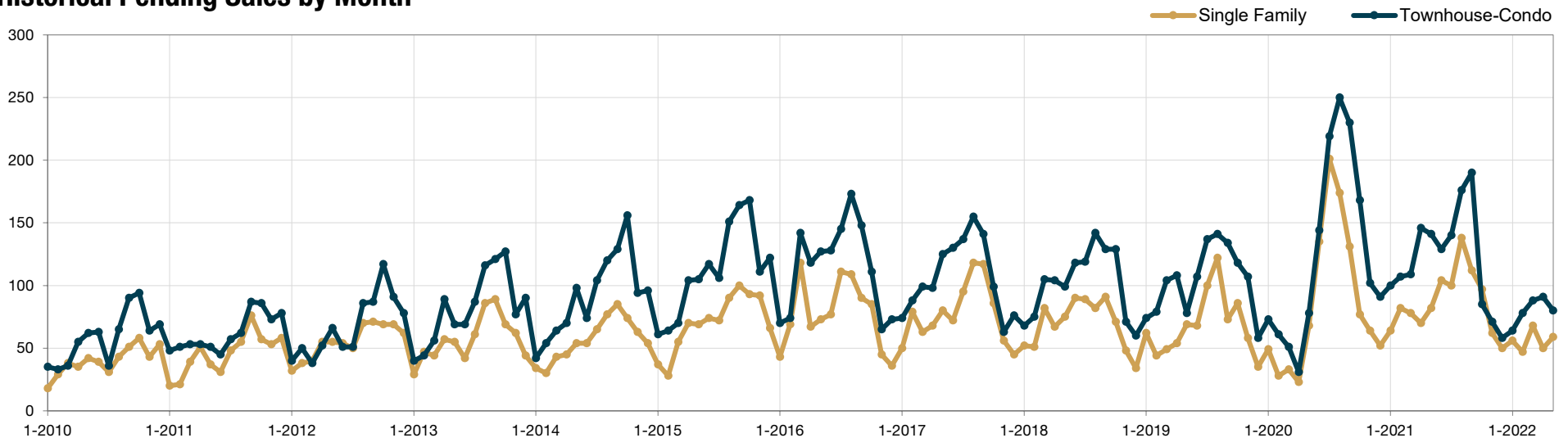


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	104	-23.0%	129	-10.4%
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%
<b>May-2022</b>	<b>59</b>	<b>-28.0%</b>	<b>80</b>	<b>-43.3%</b>

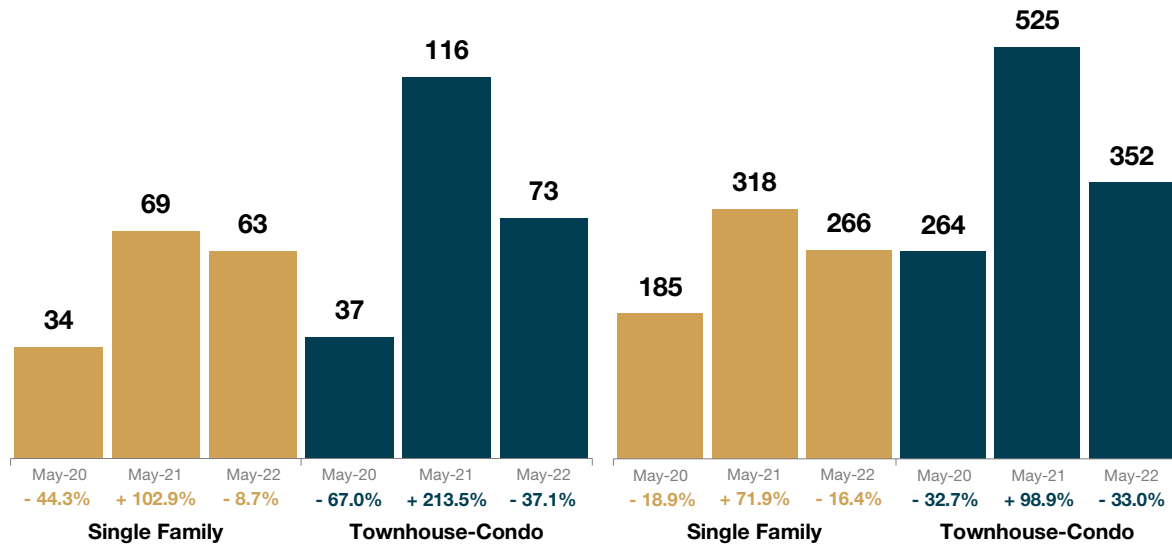
## Historical Pending Sales by Month



# Sold Listings

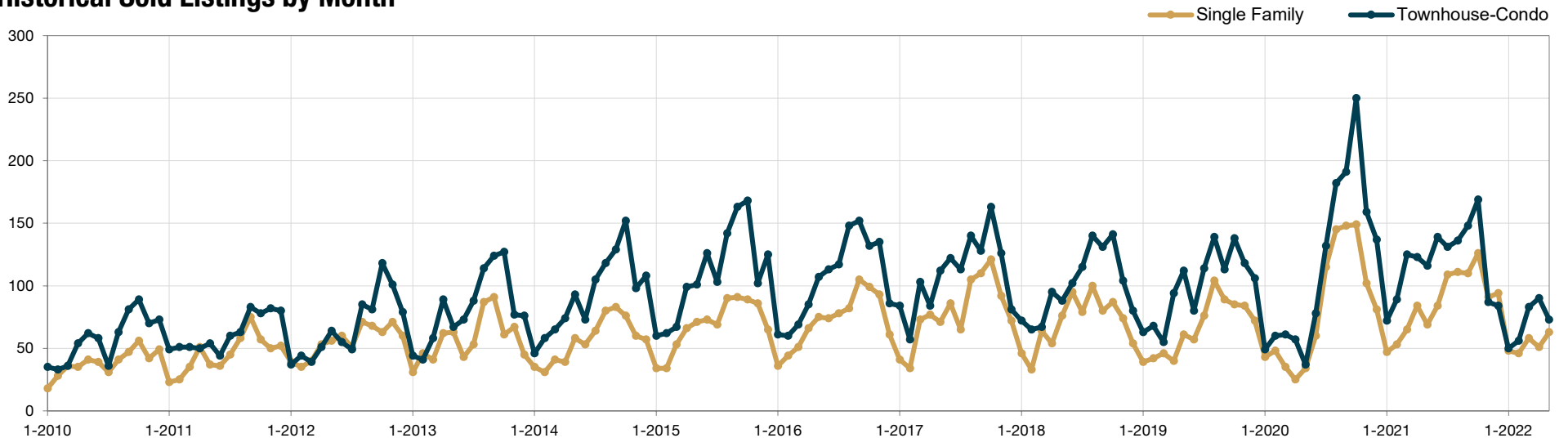


## May



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	84	+40.0%	139	+78.2%
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%
<b>May-2022</b>	<b>63</b>	<b>-8.7%</b>	<b>73</b>	<b>-37.1%</b>

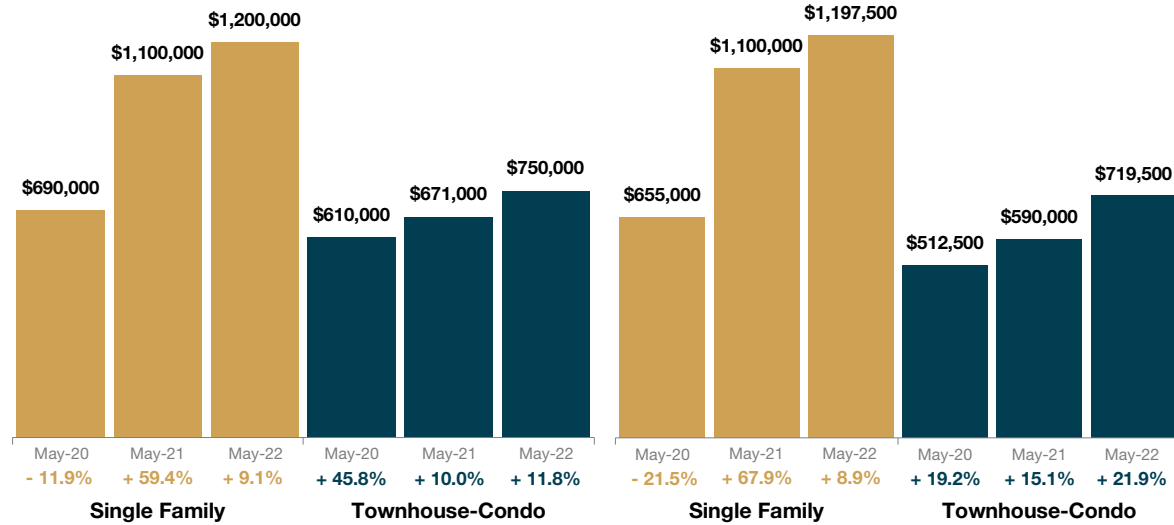
## Historical Sold Listings by Month



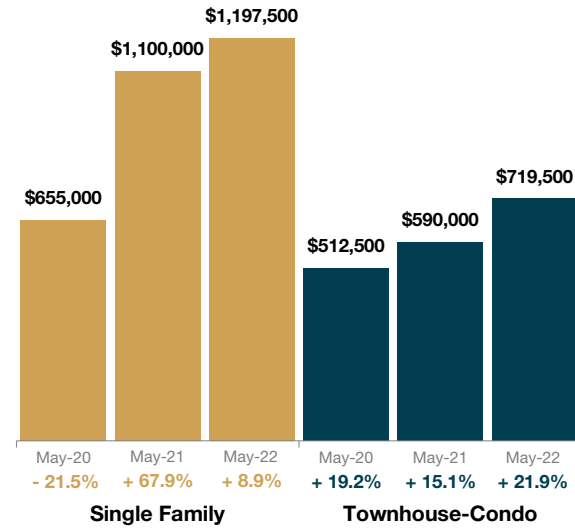
# Median Sales Price



## May

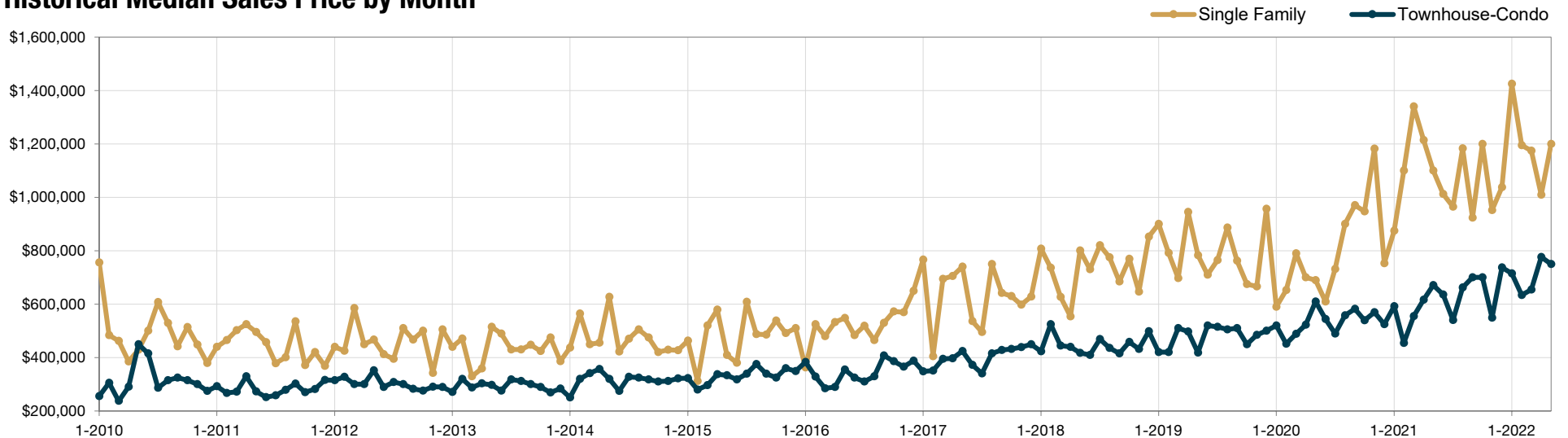


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	\$1,012,500	+66.0%	\$635,500	+16.7%
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%
<b>May-2022</b>	<b>\$1,200,000</b>	<b>+9.1%</b>	<b>\$750,000</b>	<b>+11.8%</b>

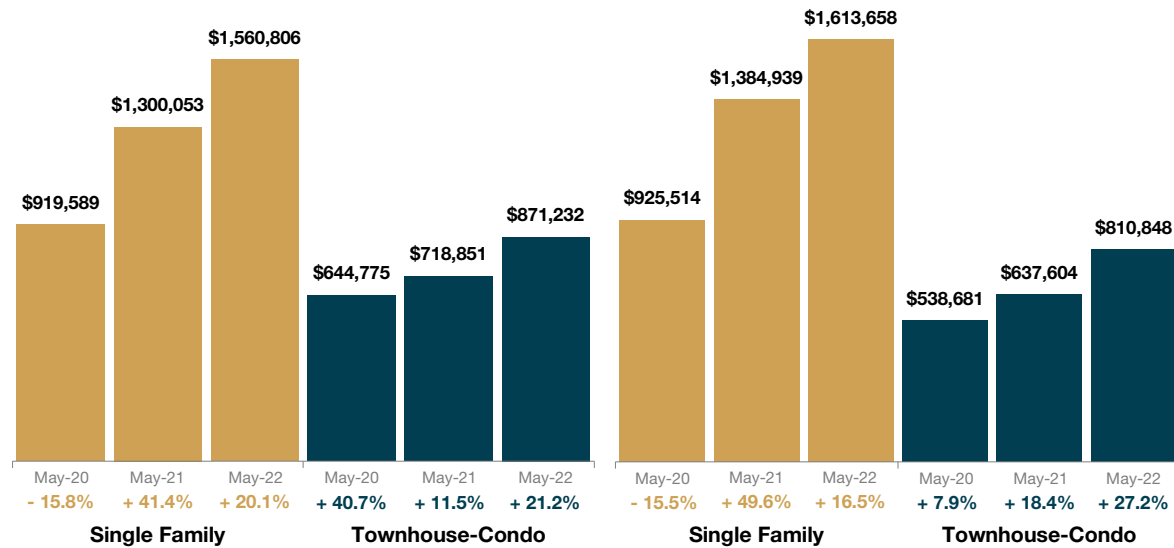
## Historical Median Sales Price by Month



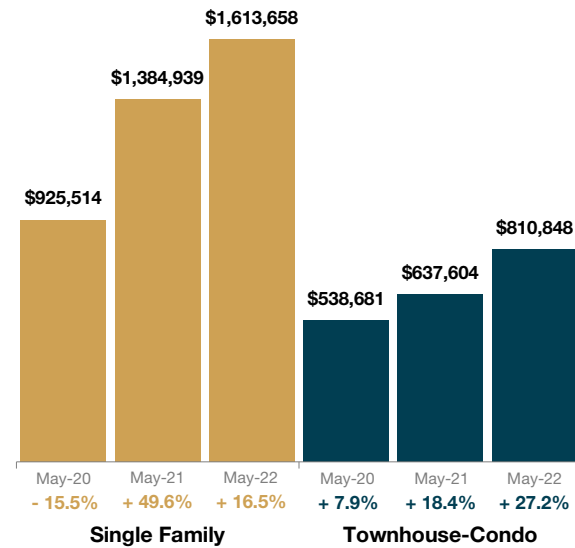
# Average Sales Price



## May

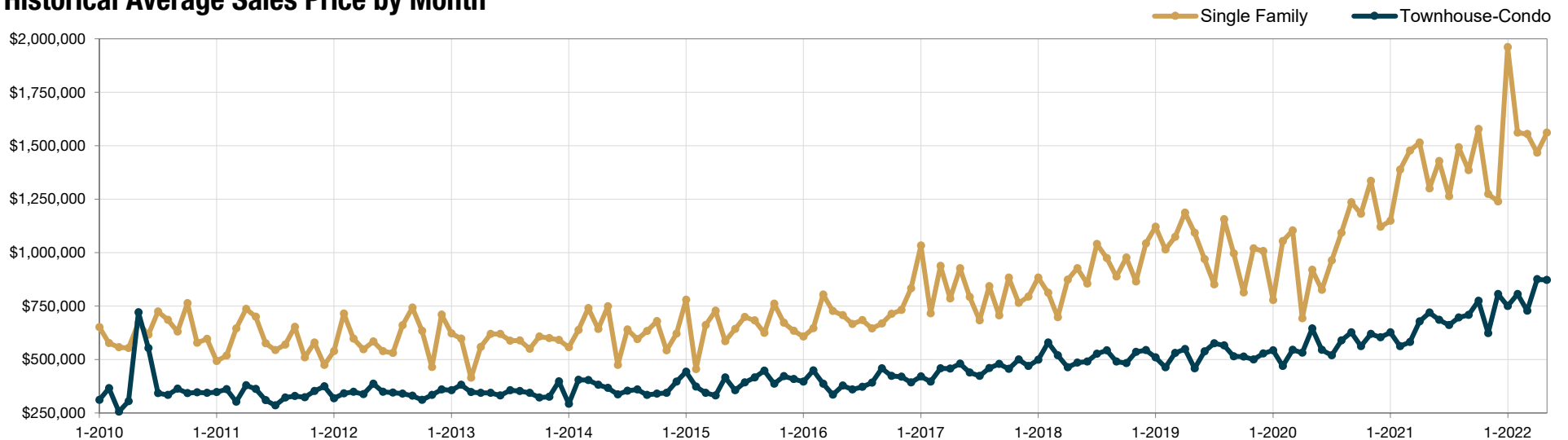


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	\$1,428,236	+73.0%	\$684,635	+25.5%
Jul-2021	\$1,263,732	+31.2%	\$660,986	+27.2%
Aug-2021	\$1,492,034	+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%
<b>May-2022</b>	<b>\$1,560,806</b>	<b>+20.1%</b>	<b>\$871,232</b>	<b>+21.2%</b>

## Historical Average Sales Price by Month

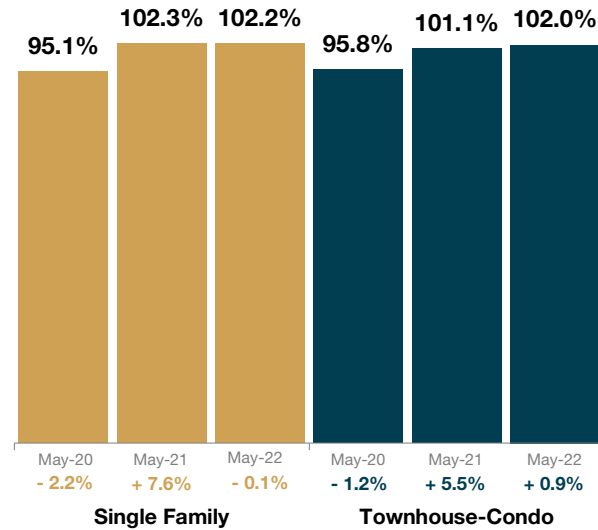




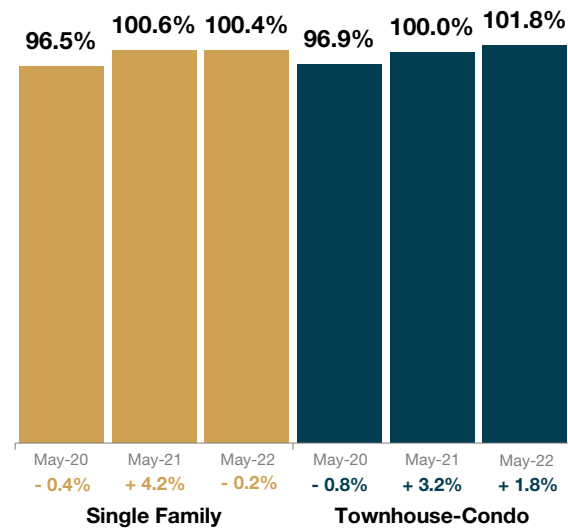
# Percent of List Price Received



## May

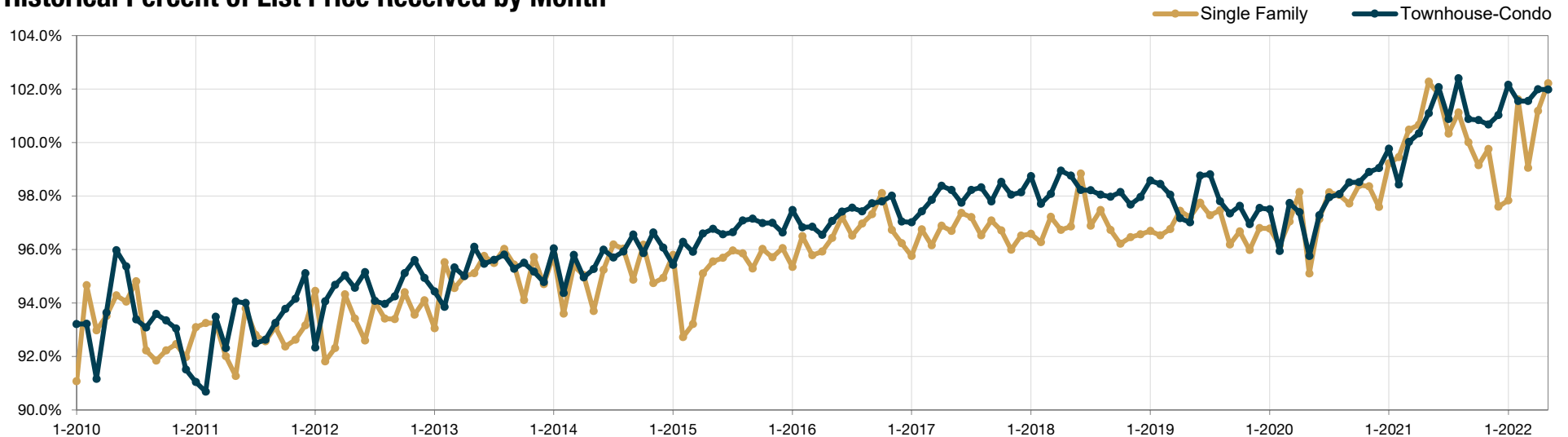


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
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%
<b>May-2022</b>	<b>102.2%</b>	<b>-0.1%</b>	<b>102.0%</b>	<b>+0.9%</b>

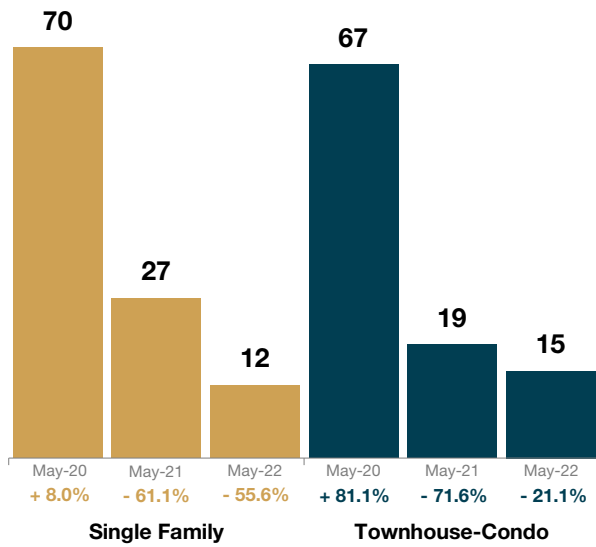
## Historical Percent of List Price Received by Month



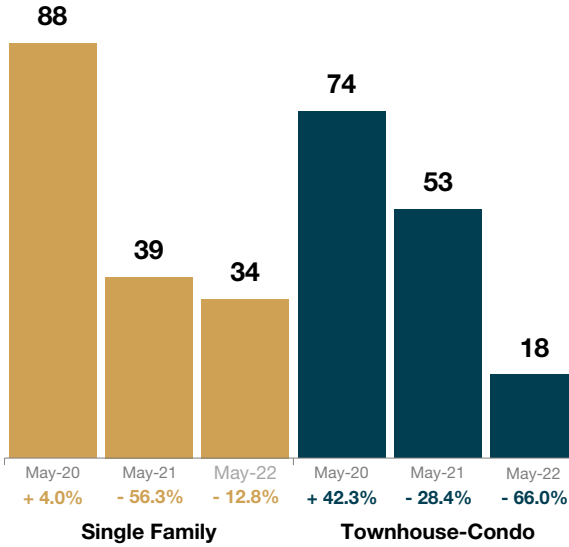
# Days on Market Until Sale



## May

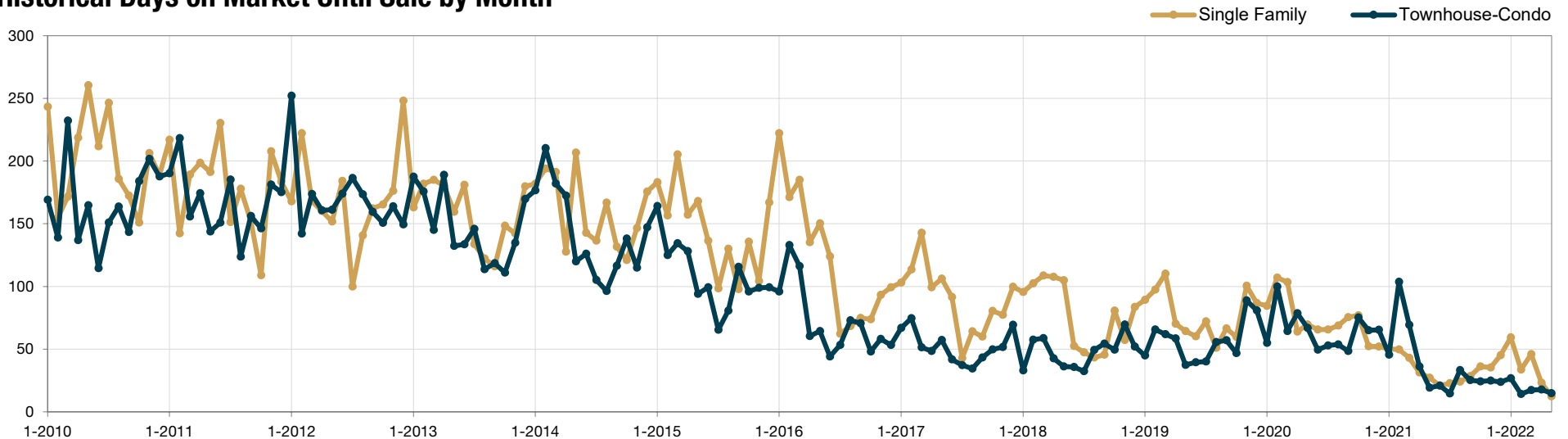


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
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%
<b>May-2022</b>	<b>12</b>	<b>-55.6%</b>	<b>15</b>	<b>-21.1%</b>

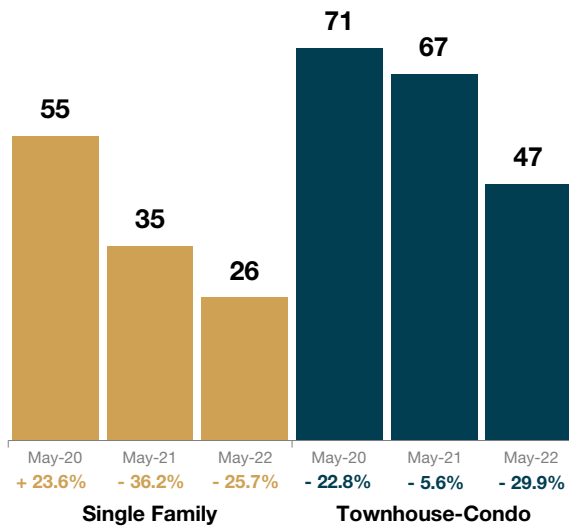
## Historical Days on Market Until Sale by Month



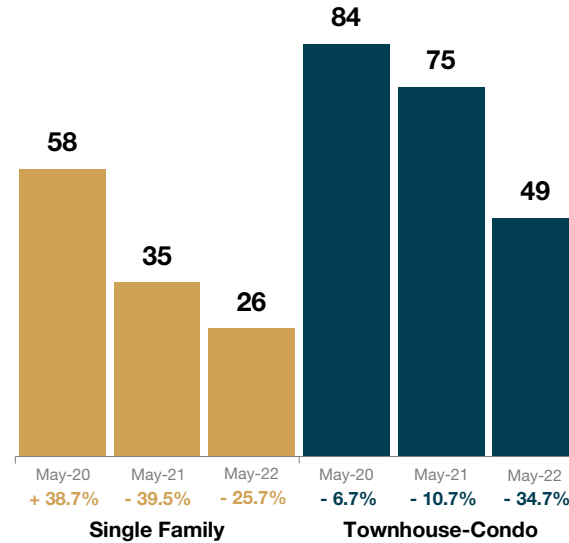
# Housing Affordability Index



## May

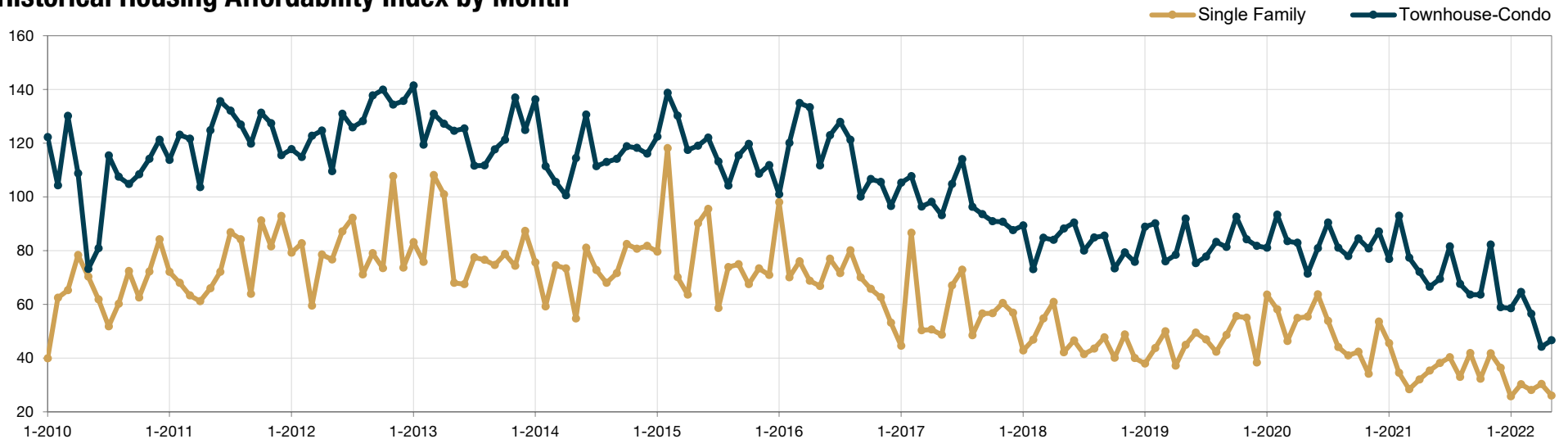


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	38	-40.6%	69	-14.8%
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%
<b>May-2022</b>	<b>26</b>	<b>-25.7%</b>	<b>47</b>	<b>-29.9%</b>

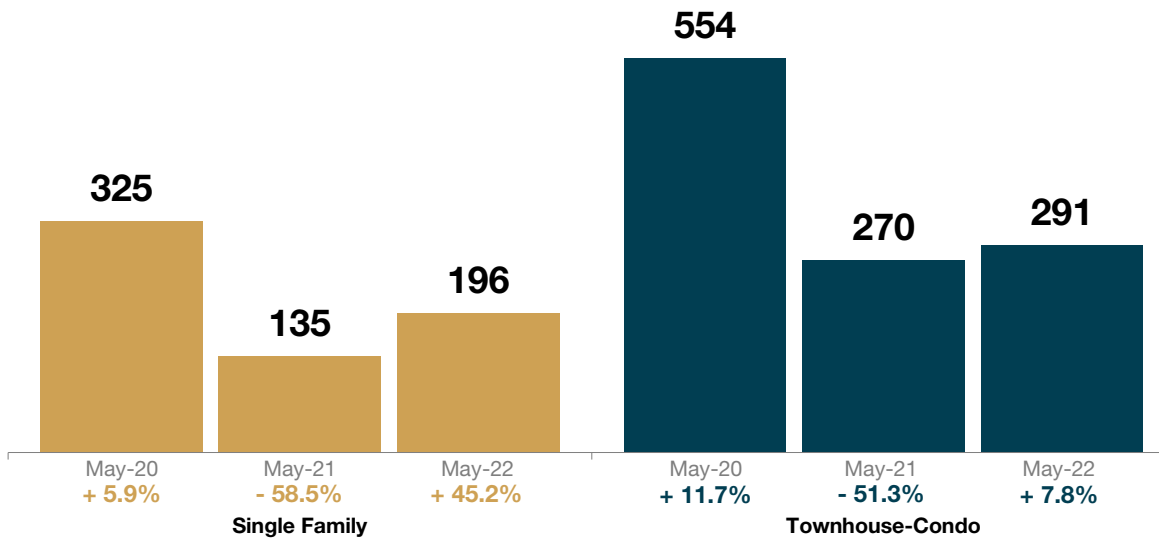
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

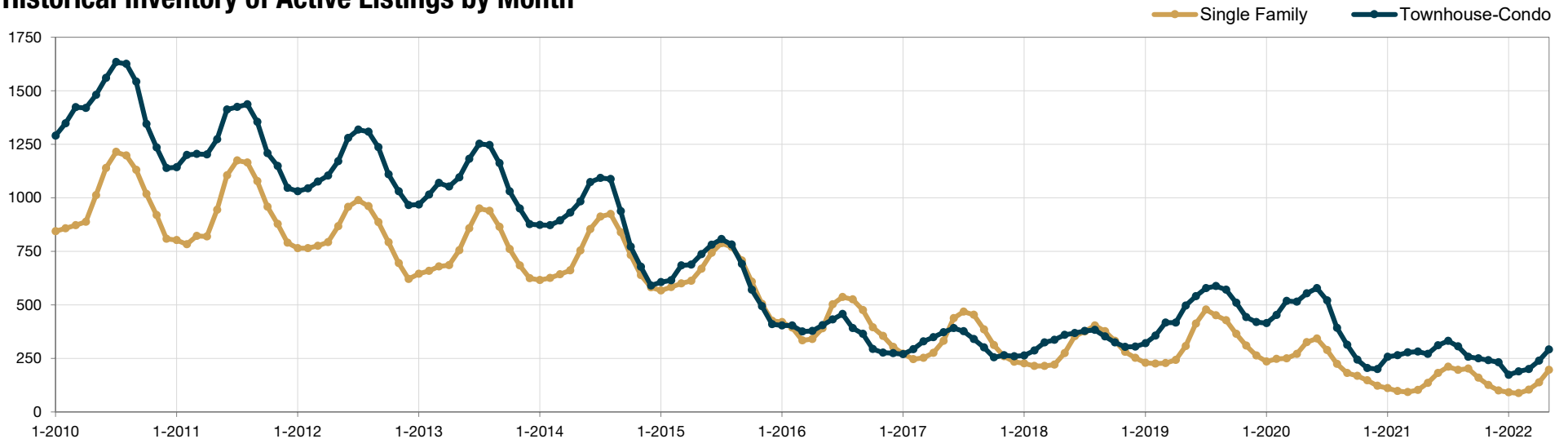


May



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	181	-47.2%	311	-46.2%
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%
<b>May-2022</b>	<b>196</b>	<b>+45.2%</b>	<b>291</b>	<b>+7.8%</b>

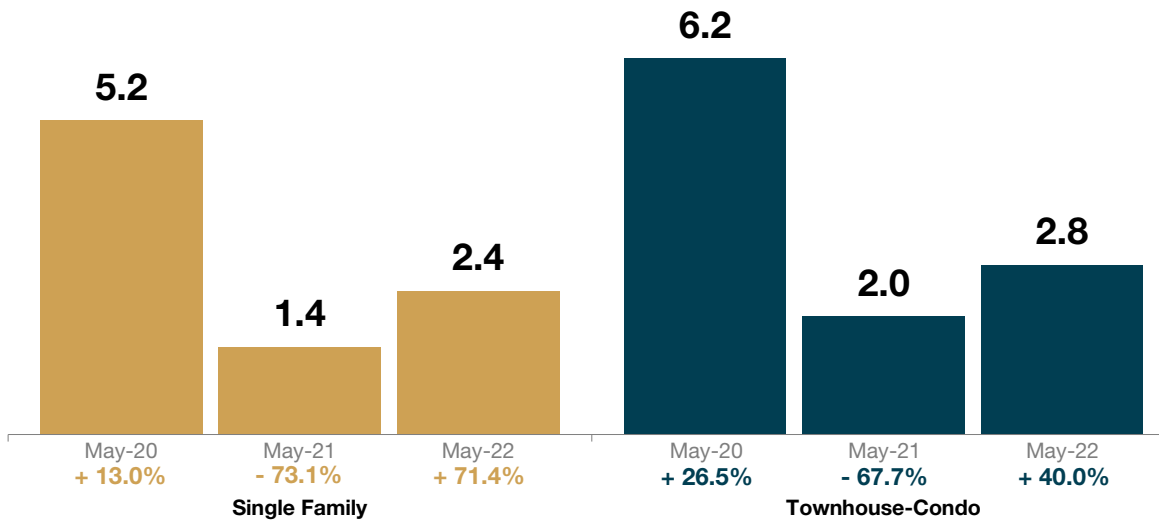
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

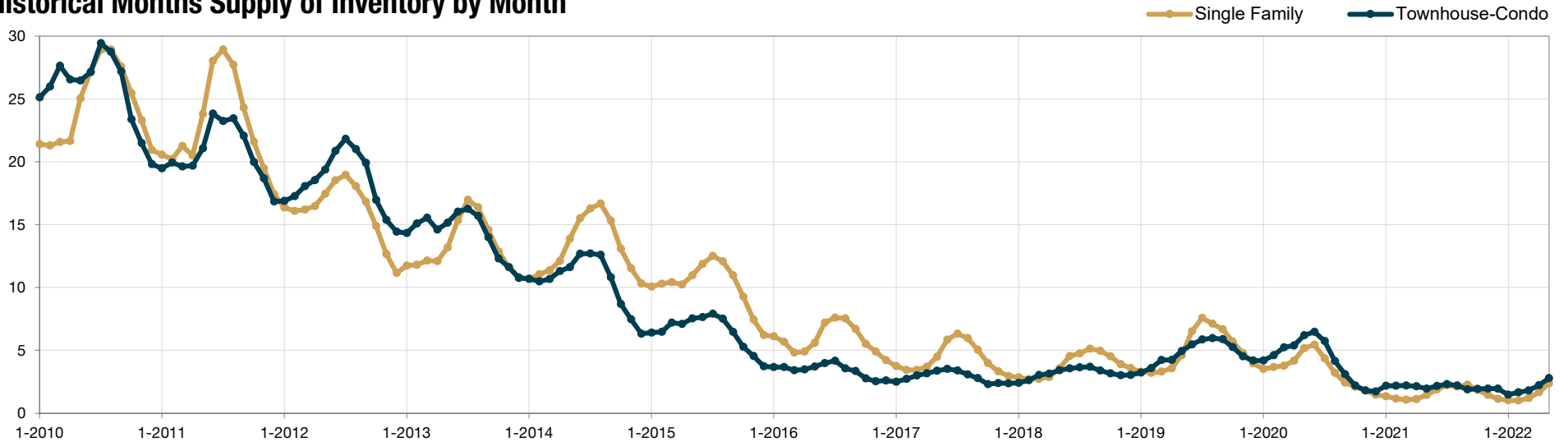


May



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	1.5	-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%
<b>May-2022</b>	<b>2.4</b>	<b>+71.4%</b>	<b>2.8</b>	<b>+40.0%</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.

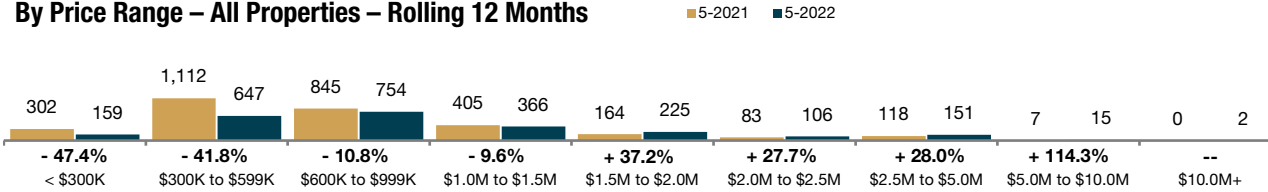
Key Metrics	Historical Sparkbars	5-2021	5-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
<b>New Listings</b>		309	<b>289</b>	- 6.5%	1,317	<b>1,105</b>	- 16.1%
<b>Pending Sales</b>		238	<b>151</b>	- 36.6%	1,086	<b>745</b>	- 31.4%
<b>Sold Listings</b>		209	<b>148</b>	- 29.2%	924	<b>665</b>	- 28.0%
<b>Median Sales Price</b>		\$735,000	<b>\$965,500</b>	+ 31.4%	\$689,500	<b>\$829,000</b>	+ 20.2%
<b>Average Sales Price</b>		\$917,690	<b>\$1,230,700</b>	+ 34.1%	\$923,564	<b>\$1,179,812</b>	+ 27.7%
<b>Pct. of List Price Received</b>		101.2%	<b>102.0%</b>	+ 0.8%	100.2%	<b>101.2%</b>	+ 1.0%
<b>Days on Market Until Sale</b>		25	<b>13</b>	- 48.0%	48	<b>24</b>	- 50.0%
<b>Housing Affordability Index</b>		53	<b>32</b>	- 39.6%	56	<b>38</b>	- 32.1%
<b>Inventory of Active Listings</b>		430	<b>512</b>	+ 19.1%	--	--	--
<b>Months Supply of Inventory</b>		1.7	<b>2.5</b>	+ 47.1%	--	--	--

# Sold Listings

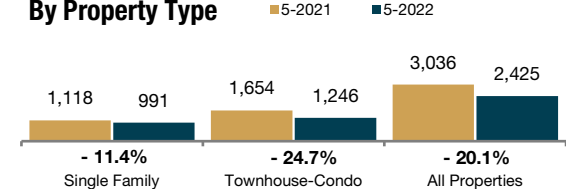
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change
\$299,999 and Below	80	26	-67.5%	193	121	-37.3%
\$300,000 to \$599,999	308	229	-25.6%	757	389	-48.6%
\$600,000 to \$999,999	204	218	+6.9%	556	497	-10.6%
\$1,000,000 to \$1,499,999	225	162	-28.0%	118	160	+35.6%
\$1,500,000 to \$1,999,999	117	132	+12.8%	20	58	+190.0%
\$2,000,000 to \$2,499,999	68	73	+7.4%	7	15	+114.3%
\$2,500,000 to \$4,999,999	109	134	+22.9%	3	6	+100.0%
\$5,000,000 to \$9,999,999	7	15	+114.3%	0	0	--
\$10,000,000 and Above	0	2	--	0	0	--
<b>All Price Ranges</b>	<b>1,118</b>	<b>991</b>	<b>-11.4%</b>	<b>1,654</b>	<b>1,246</b>	<b>-24.7%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	4-2022	5-2022	Change	4-2022	5-2022	Change
\$299,999 and Below	1	0	-100.0%	6	4	-33.3%
\$300,000 to \$599,999	10	10	0.0%	13	22	+69.2%
\$600,000 to \$999,999	13	19	+46.2%	40	19	-52.5%
\$1,000,000 to \$1,499,999	8	8	0.0%	22	21	-4.5%
\$1,500,000 to \$1,999,999	5	7	+40.0%	8	5	-37.5%
\$2,000,000 to \$2,499,999	5	7	+40.0%	1	1	0.0%
\$2,500,000 to \$4,999,999	9	11	+22.2%	0	1	--
\$5,000,000 to \$9,999,999	0	1	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>51</b>	<b>63</b>	<b>+23.5%</b>	<b>90</b>	<b>73</b>	<b>-18.9%</b>

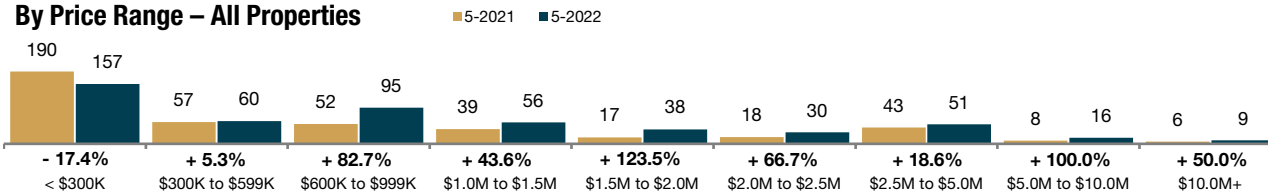
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change
\$299,999 and Below	15	5	-66.7%	65	26	-60.0%
\$300,000 to \$599,999	72	56	-22.2%	204	92	-54.9%
\$600,000 to \$999,999	59	56	-5.1%	199	139	-30.2%
\$1,000,000 to \$1,499,999	66	33	-50.0%	43	64	+48.8%
\$1,500,000 to \$1,999,999	41	34	-17.1%	7	23	+228.6%
\$2,000,000 to \$2,499,999	23	29	+26.1%	5	5	0.0%
\$2,500,000 to \$4,999,999	39	47	+20.5%	2	3	+50.0%
\$5,000,000 to \$9,999,999	3	5	+66.7%	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>318</b>	<b>266</b>	<b>-16.4%</b>	<b>525</b>	<b>352</b>	<b>-33.0%</b>

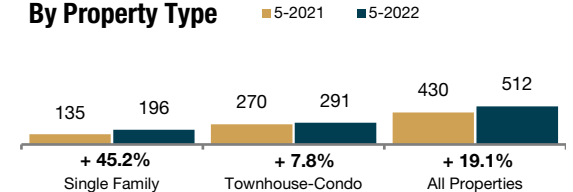
# Inventory of Active Listings

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

## By Price Range – All Properties



## By Property Type



### Year over Year

By Price Range	Single Family			Townhouse-Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change
\$299,999 and Below	4	8	+100.0%	172	144	-16.3%
\$300,000 to \$599,999	23	31	+34.8%	33	28	-15.2%
\$600,000 to \$999,999	22	45	+104.5%	27	47	+74.1%
\$1,000,000 to \$1,499,999	12	14	+16.7%	24	41	+70.8%
\$1,500,000 to \$1,999,999	10	15	+50.0%	5	20	+300.0%
\$2,000,000 to \$2,499,999	13	19	+46.2%	5	8	+60.0%
\$2,500,000 to \$4,999,999	37	39	+5.4%	4	3	-25.0%
\$5,000,000 to \$9,999,999	8	16	+100.0%	0	0	--
\$10,000,000 and Above	6	9	+50.0%	0	0	--
<b>All Price Ranges</b>	<b>135</b>	<b>196</b>	<b>+45.2%</b>	<b>270</b>	<b>291</b>	<b>+7.8%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	4-2022	5-2022	Change	4-2022	5-2022	Change
\$299,999 and Below	8	8	0.0%	142	144	+1.4%
\$300,000 to \$599,999	17	31	+82.4%	14	28	+100.0%
\$600,000 to \$999,999	21	45	+114.3%	32	47	+46.9%
\$1,000,000 to \$1,499,999	12	14	+16.7%	31	41	+32.3%
\$1,500,000 to \$1,999,999	10	15	+50.0%	14	20	+42.9%
\$2,000,000 to \$2,499,999	19	19	0.0%	3	8	+166.7%
\$2,500,000 to \$4,999,999	32	39	+21.9%	3	3	0.0%
\$5,000,000 to \$9,999,999	11	16	+45.5%	0	0	--
\$10,000,000 and Above	8	9	+12.5%	0	0	--
<b>All Price Ranges</b>	<b>138</b>	<b>196</b>	<b>+42.0%</b>	<b>239</b>	<b>291</b>	<b>+21.8%</b>

### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change
\$299,999 and Below	4	8	+100.0%	172	144	-16.3%
\$300,000 to \$599,999	23	31	+34.8%	33	28	-15.2%
\$600,000 to \$999,999	22	45	+104.5%	27	47	+74.1%
\$1,000,000 to \$1,499,999	12	14	+16.7%	24	41	+70.8%
\$1,500,000 to \$1,999,999	10	15	+50.0%	5	20	+300.0%
\$2,000,000 to \$2,499,999	13	19	+46.2%	5	8	+60.0%
\$2,500,000 to \$4,999,999	37	39	+5.4%	4	3	-25.0%
\$5,000,000 to \$9,999,999	8	16	+100.0%	0	0	--
\$10,000,000 and Above	6	9	+50.0%	0	0	--
<b>All Price Ranges</b>	<b>135</b>	<b>196</b>	<b>+45.2%</b>	<b>270</b>	<b>291</b>	<b>+7.8%</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.