

Monthly Indicators

Residential Real Estate Activity for Summit and Park Counties



April 2022

Percent changes calculated using year-over-year comparisons.

New Listings were up 1.1 percent for single family homes but decreased 18.6 percent for townhouse-condo properties. Pending Sales landed at 56 for single family homes and 95 for townhouse-condo properties.

The Median Sales Price was down 16.9 percent to \$1,010,000 for single family homes but increased 26.0 percent to \$776,500 for townhouse-condo properties. Days on Market decreased 25.8 percent for single family homes and 50.0 percent for townhouse-condo properties.

Affordability challenges are limiting buying activity, and early signs suggest competition for homes may be cooling somewhat. Nationally, existing home sales are down 2.7% as of last measure, while pending sales dropped 1.2%, marking 5 straight months of under contract declines, according to the National Association of REALTORS®. Inventory remains low, with only 2 months supply at present, and home prices continue to rise, with the median existing home at \$373,500, a 15% increase from this time last year. Homes are still selling quickly, however, and multiple offers are common in many markets.

Activity Snapshot

- 32.9% **+ 24.6%** **- 4.2%**

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	4-2021	4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		93	94	+ 1.1%	319	301	- 5.6%
Pending Sales		70	56	- 20.0%	294	227	- 22.8%
Sold Listings		84	51	- 39.3%	249	202	- 18.9%
Median Sales Price		\$1,215,000	\$1,010,000	- 16.9%	\$1,100,000	\$1,195,000	+ 8.6%
Average Sales Price		\$1,513,993	\$1,466,936	- 3.1%	\$1,408,462	\$1,634,868	+ 16.1%
Pct. of List Price Received		100.7%	101.2%	+ 0.5%	100.1%	99.9%	- 0.2%
Days on Market Until Sale		31	23	- 25.8%	42	41	- 2.4%
Housing Affordability Index		32	30	- 6.3%	35	26	- 25.7%
Inventory of Active Listings		102	133	+ 30.4%	--	--	--
Months Supply of Inventory		1.1	1.6	+ 45.5%	--	--	--

Townhouse-Condo Market Overview



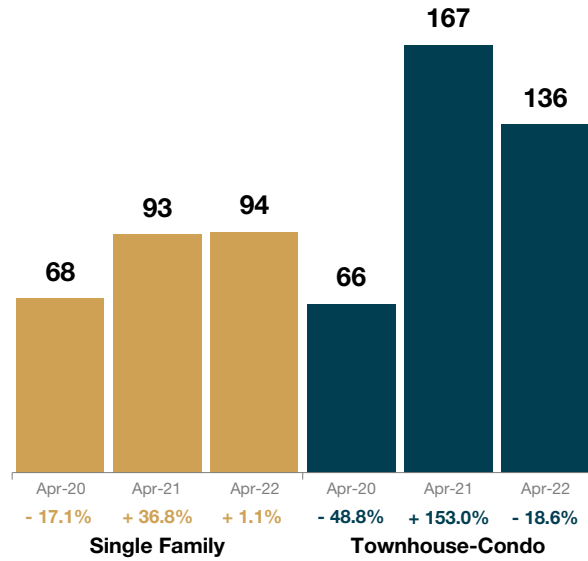
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	4-2021	4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		167	136	- 18.6%	596	425	- 28.7%
Pending Sales		146	95	- 34.9%	462	327	- 29.2%
Sold Listings		123	90	- 26.8%	409	279	- 31.8%
Median Sales Price		\$616,500	\$776,500	+ 26.0%	\$565,000	\$711,000	+ 25.8%
Average Sales Price		\$678,290	\$875,162	+ 29.0%	\$614,447	\$795,049	+ 29.4%
Pct. of List Price Received		100.3%	102.0%	+ 1.7%	99.7%	101.8%	+ 2.1%
Days on Market Until Sale		36	18	- 50.0%	63	19	- 69.8%
Housing Affordability Index		72	44	- 38.9%	78	48	- 38.5%
Inventory of Active Listings		282	235	- 16.7%	--	--	--
Months Supply of Inventory		2.1	2.2	+ 4.8%	--	--	--

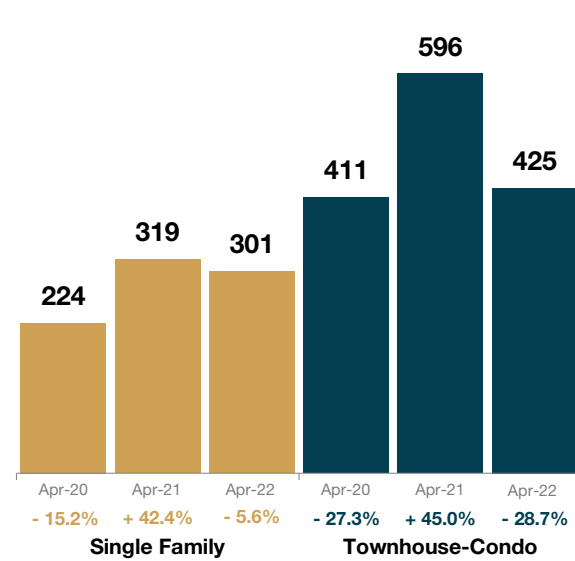
New Listings



April

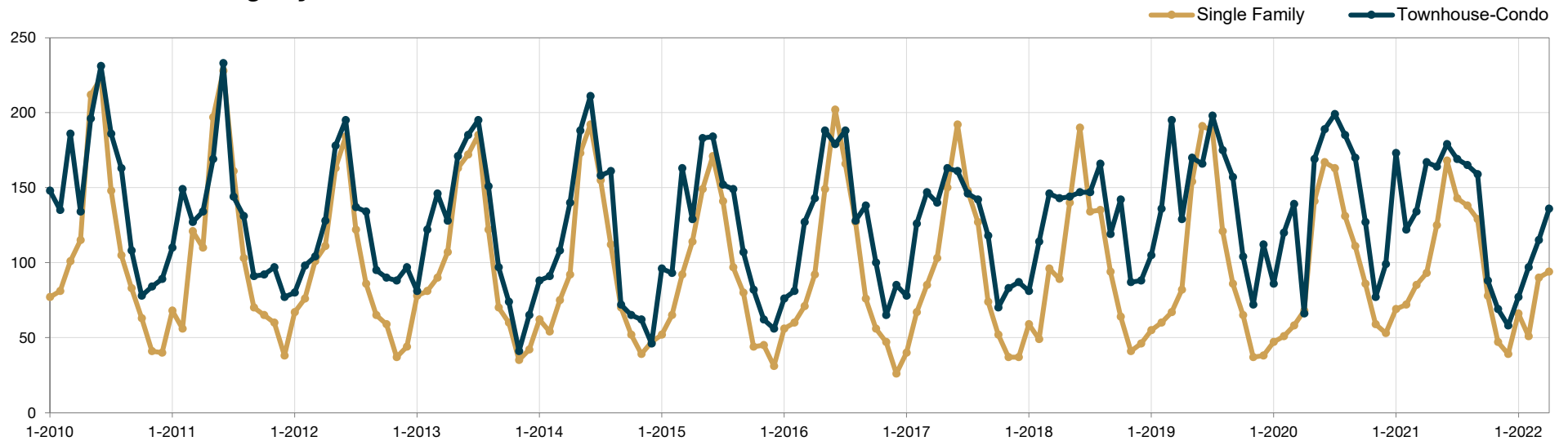


Year to Date



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

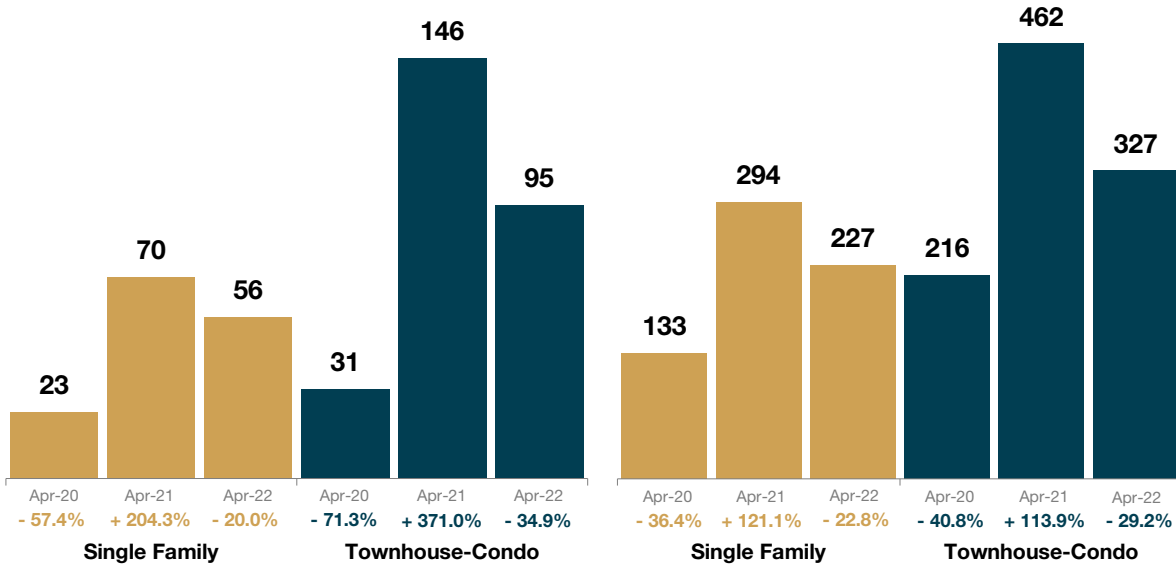
Historical New Listings by Month



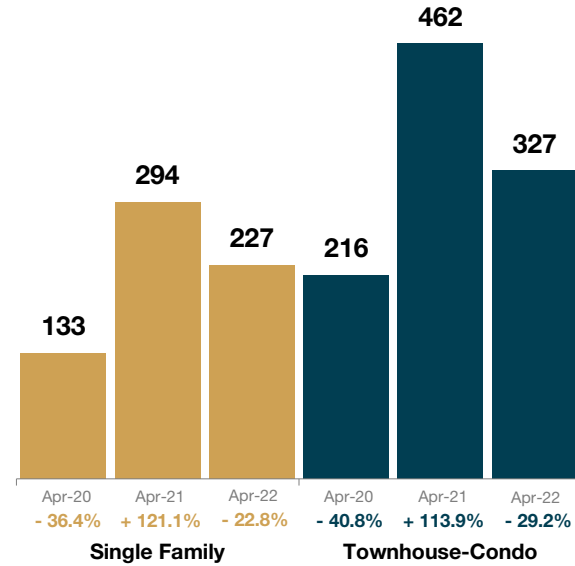
Pending Sales



April

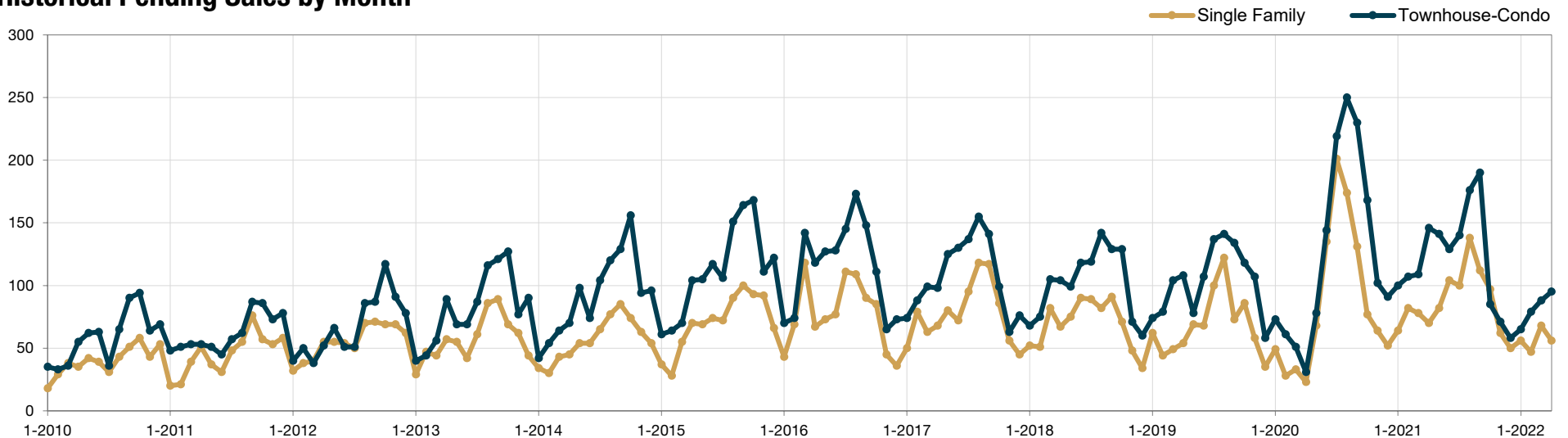


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-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%	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%	65	-35.0%
Feb-2022	47	-42.7%	79	-26.2%
Mar-2022	68	-12.8%	88	-19.3%
Apr-2022	56	-20.0%	95	-34.9%

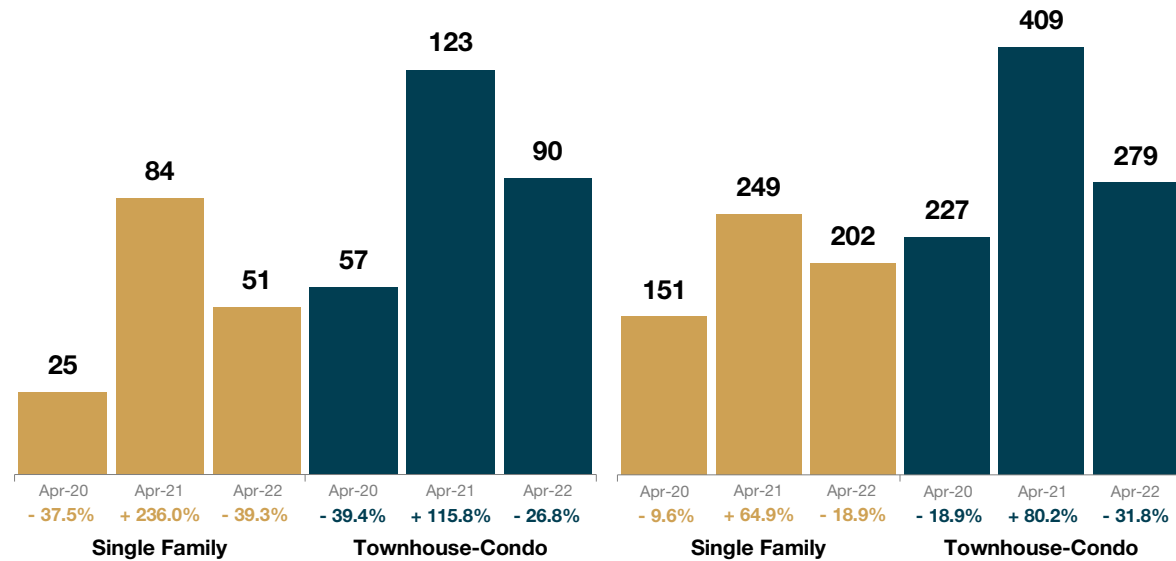
Historical Pending Sales by Month



Sold Listings

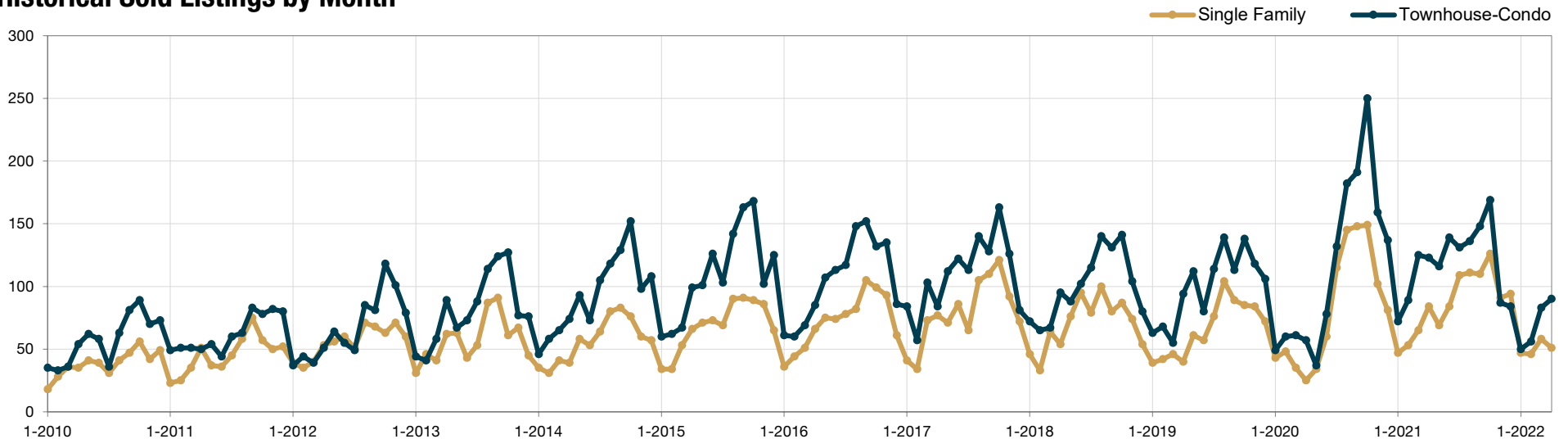


April



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	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	47	0.0%	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%

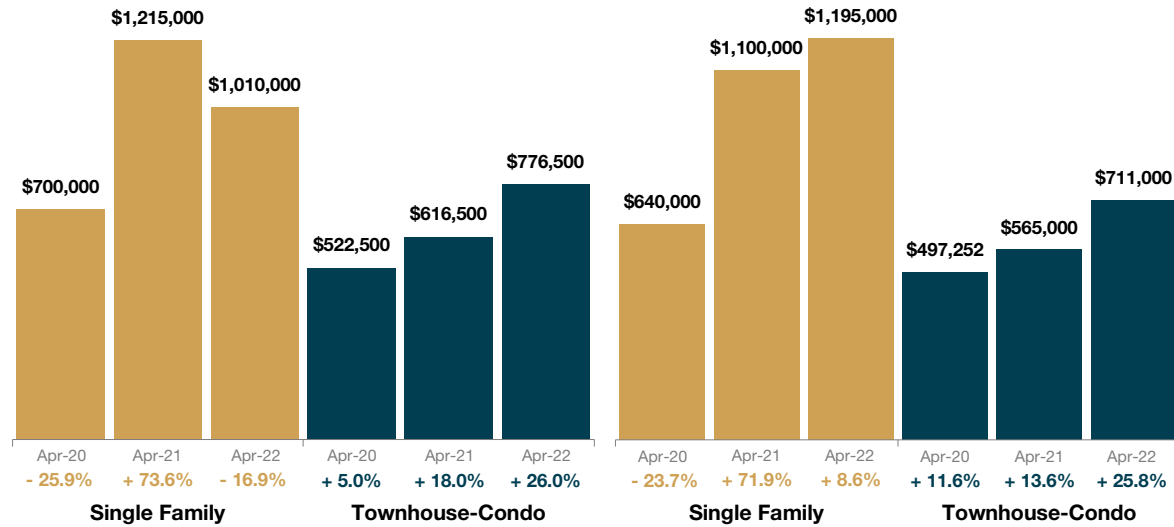
Historical Sold Listings by Month



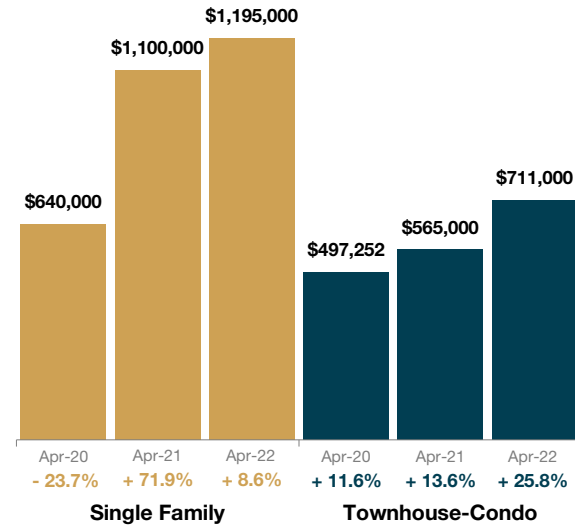
Median Sales Price



April

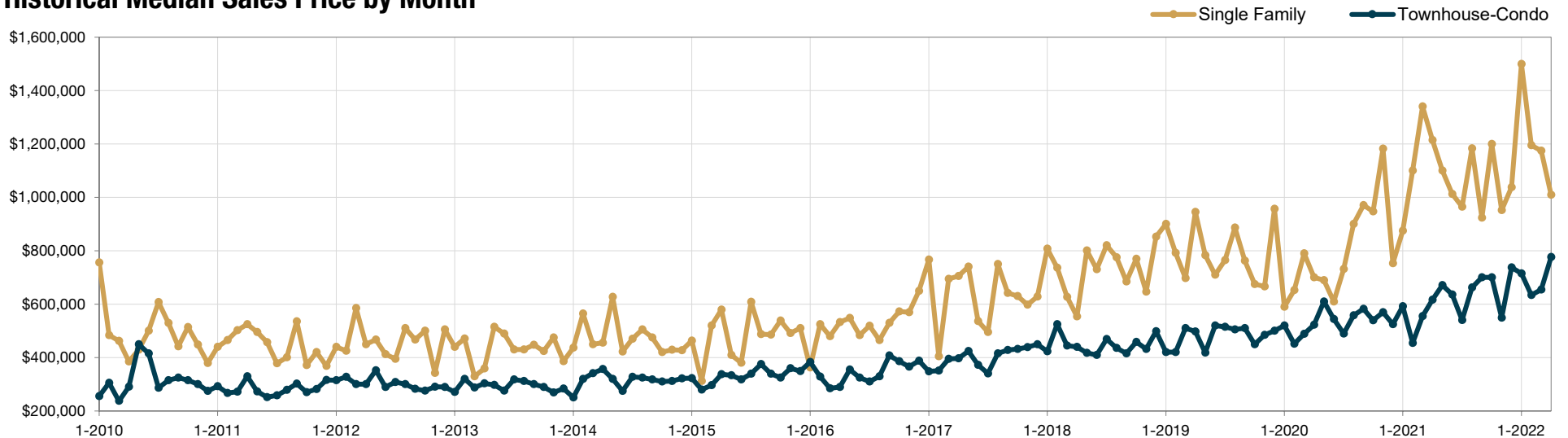


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-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	\$1,183,000	+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	\$1,500,000	+71.4%	\$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%

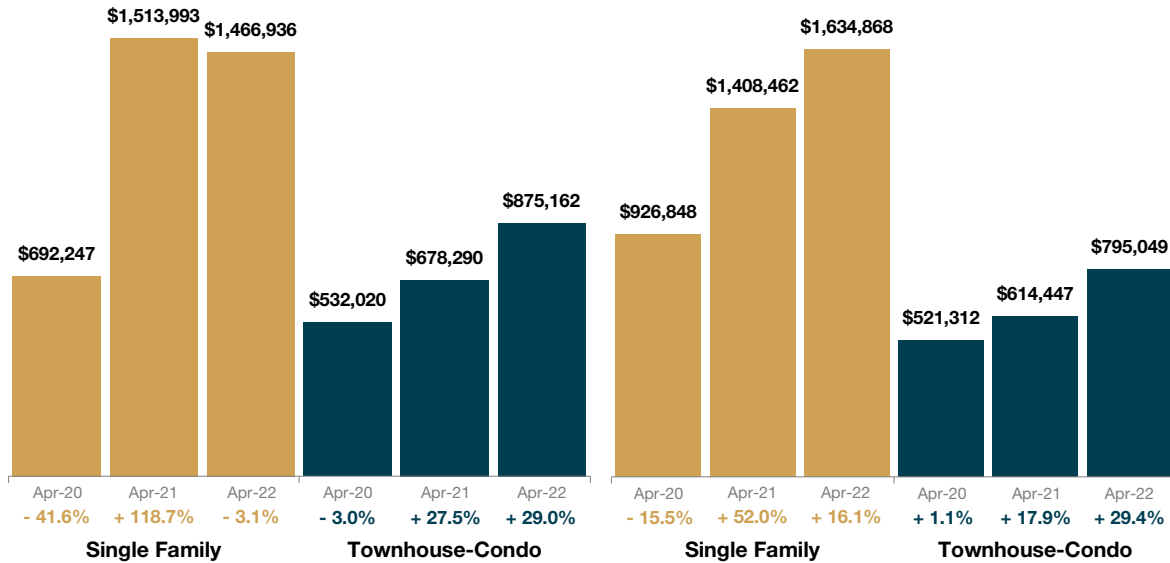
Historical Median Sales Price by Month



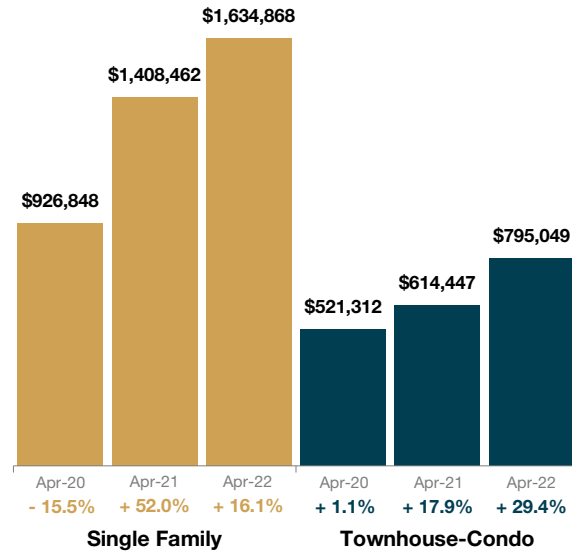
Average Sales Price



April

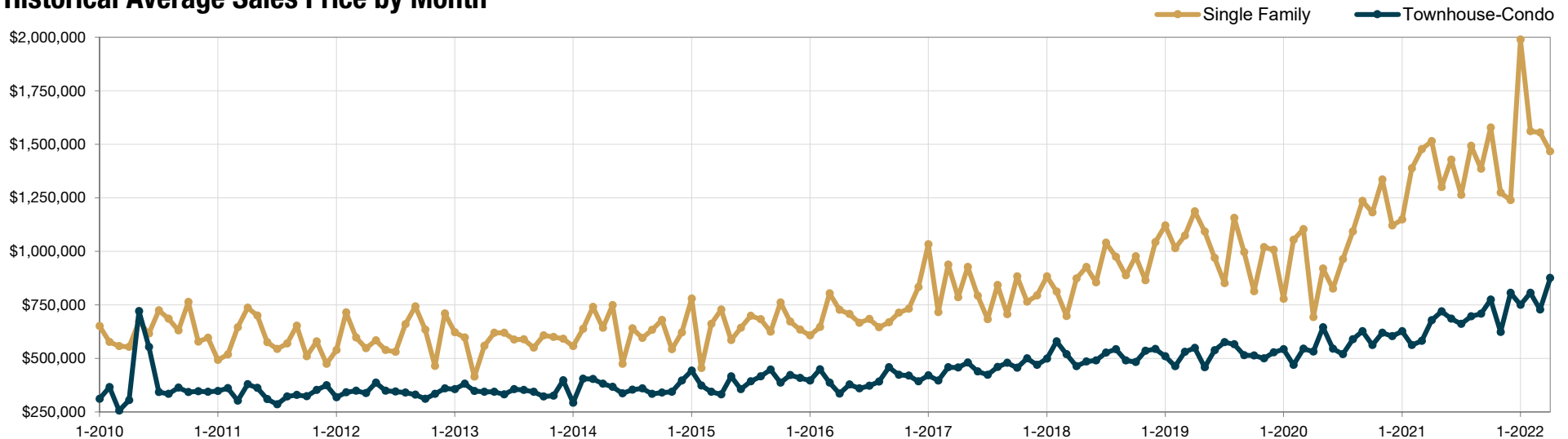


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-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	\$1,492,034	+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	\$1,988,652	+73.1%	\$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%

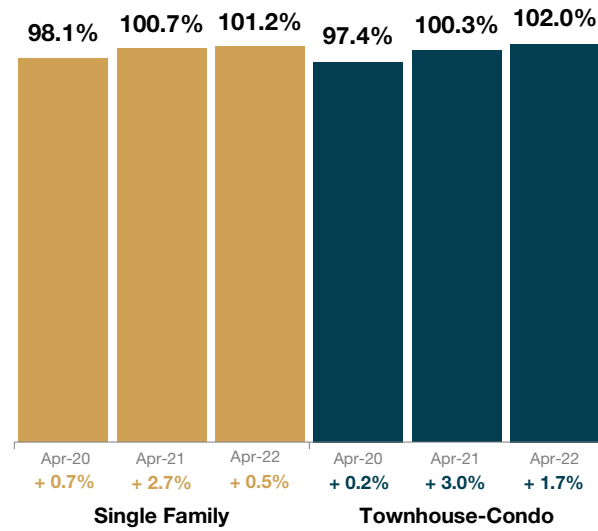
Historical Average Sales Price by Month



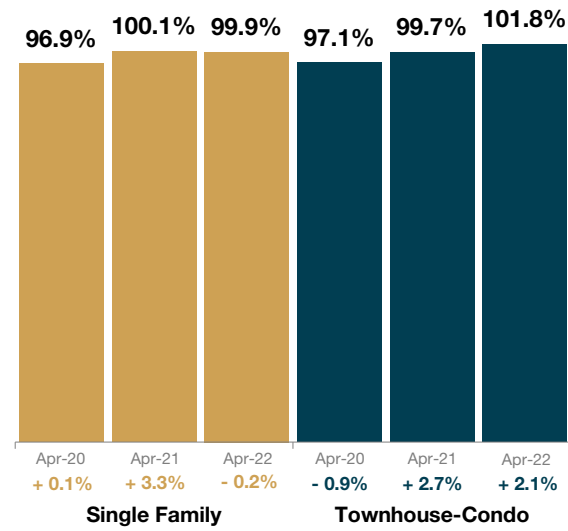
Percent of List Price Received



April

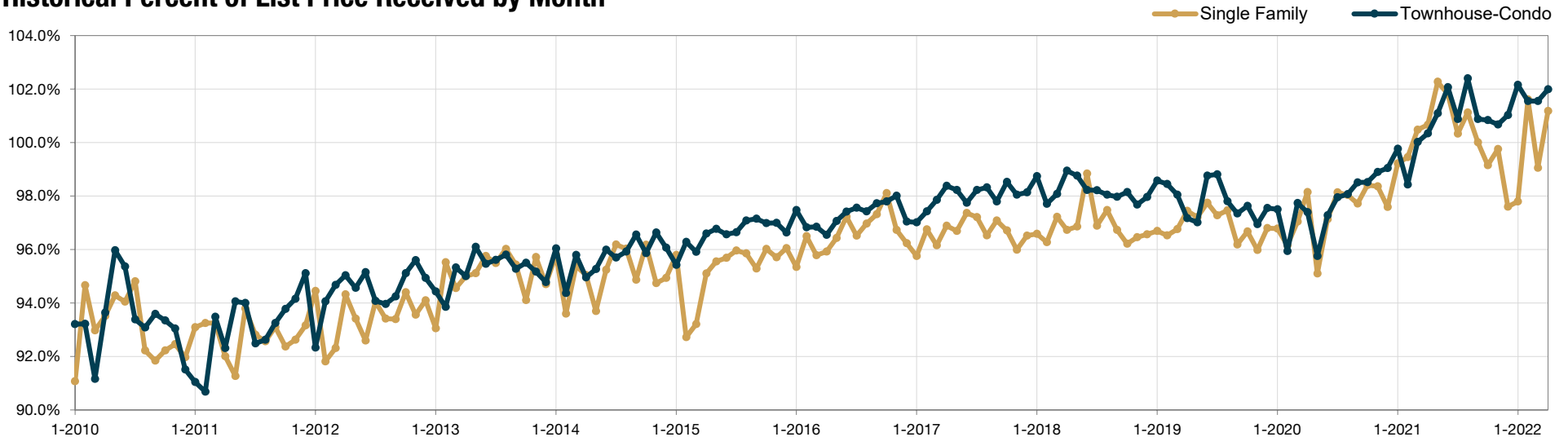


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-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%
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%

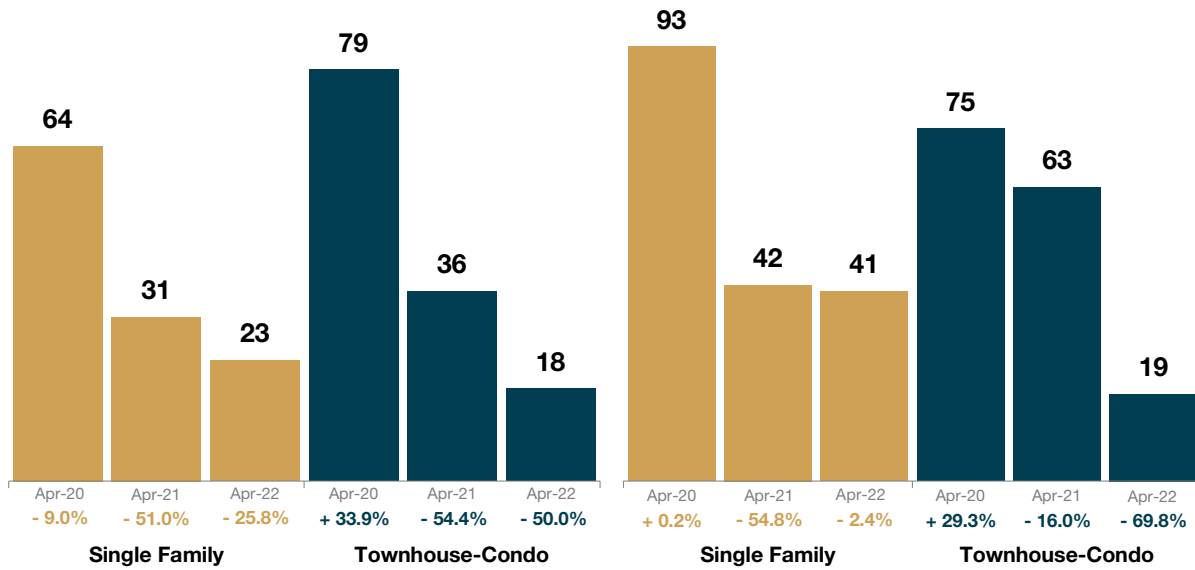
Historical Percent of List Price Received by Month



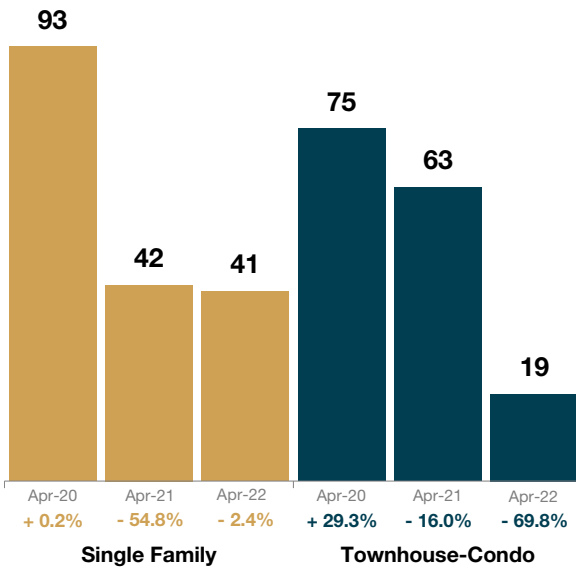
Days on Market Until Sale



April

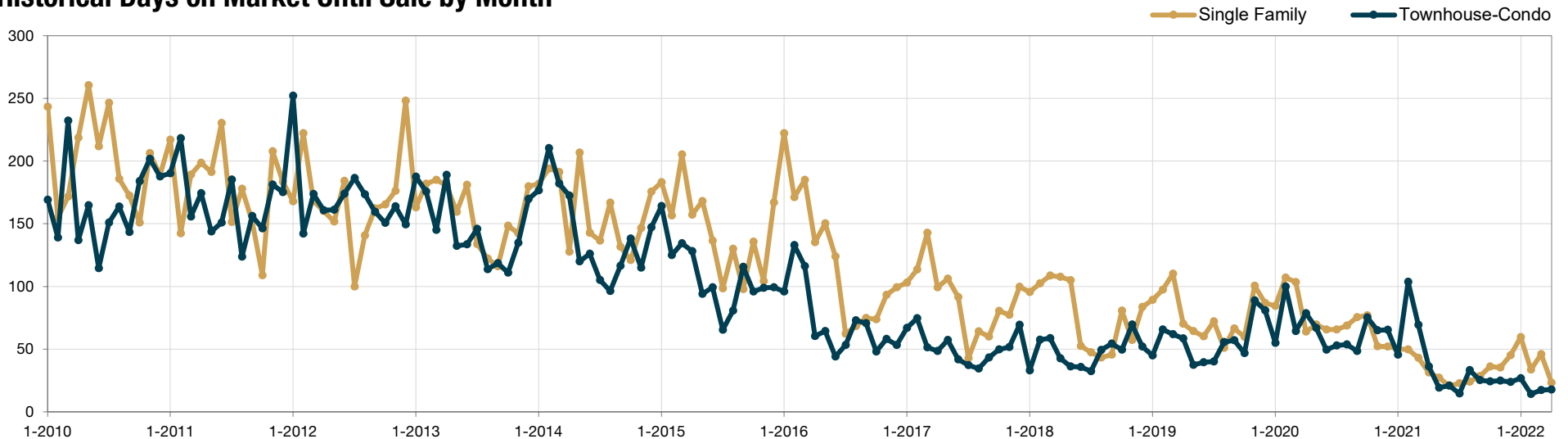


Year to Date



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

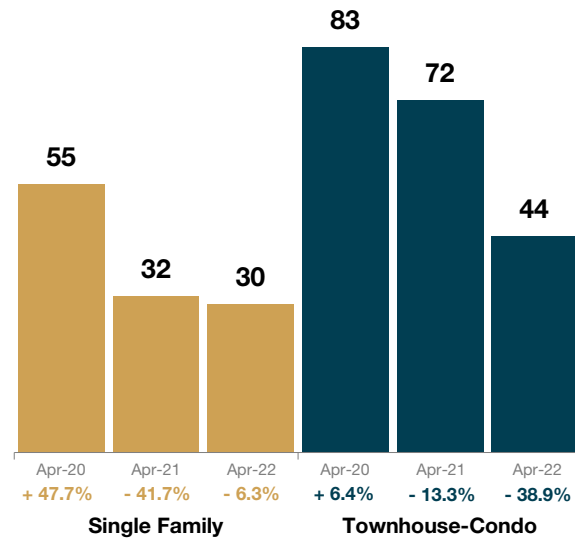
Historical Days on Market Until Sale by Month



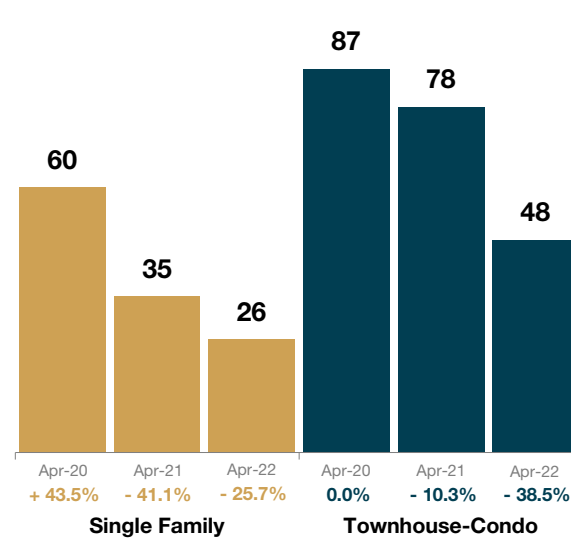
Housing Affordability Index



April

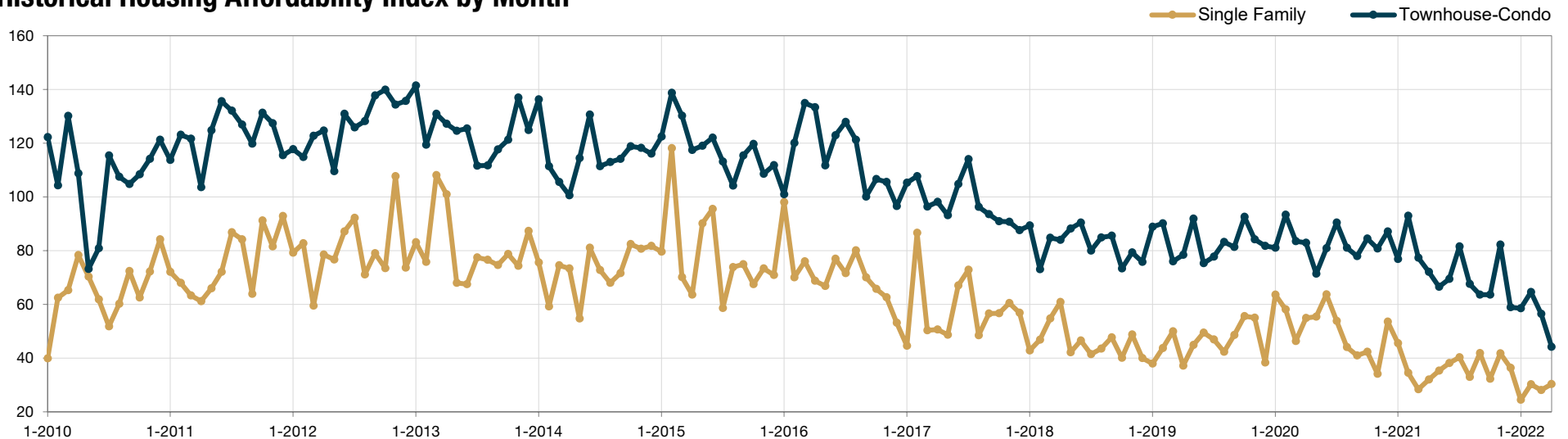


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-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	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	24	-47.8%	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%

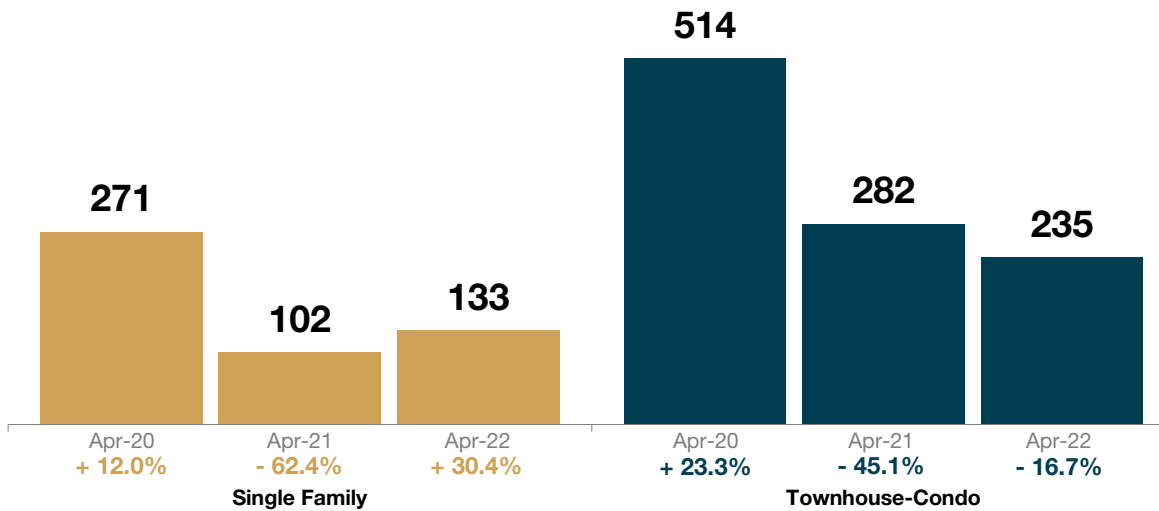
Historical Housing Affordability Index by Month



Inventory of Active Listings

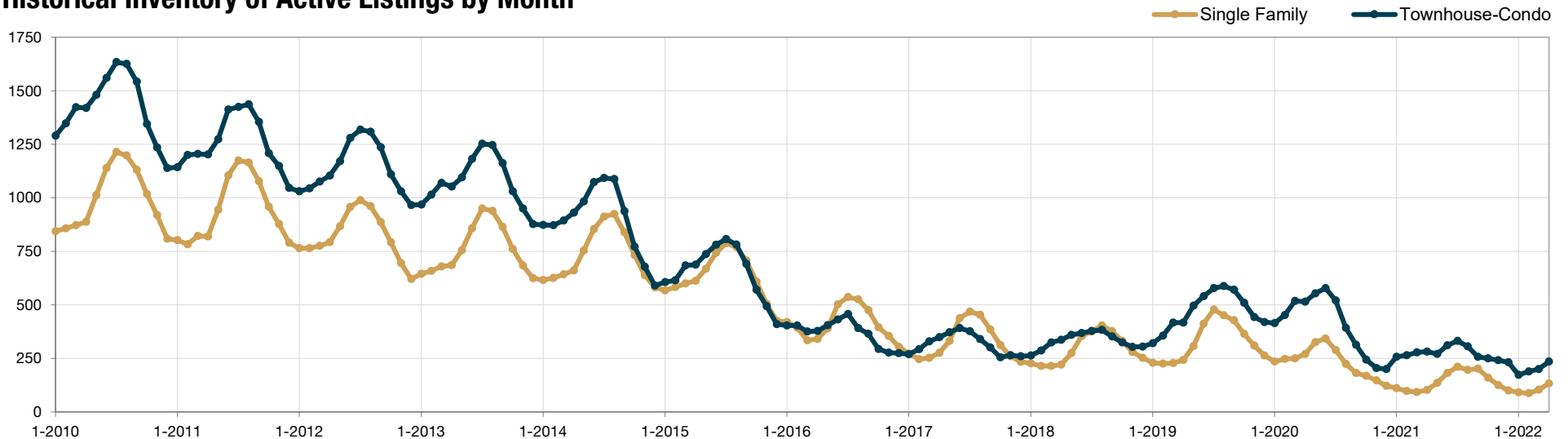


April



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-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%	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	133	+30.4%	235	-16.7%

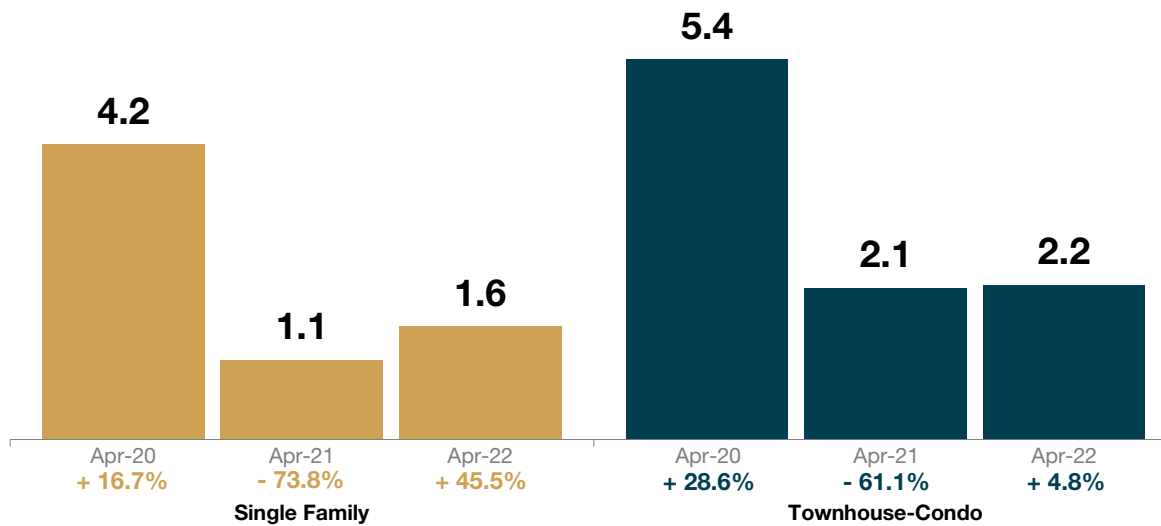
Historical Inventory of Active Listings by Month



Months Supply of Inventory

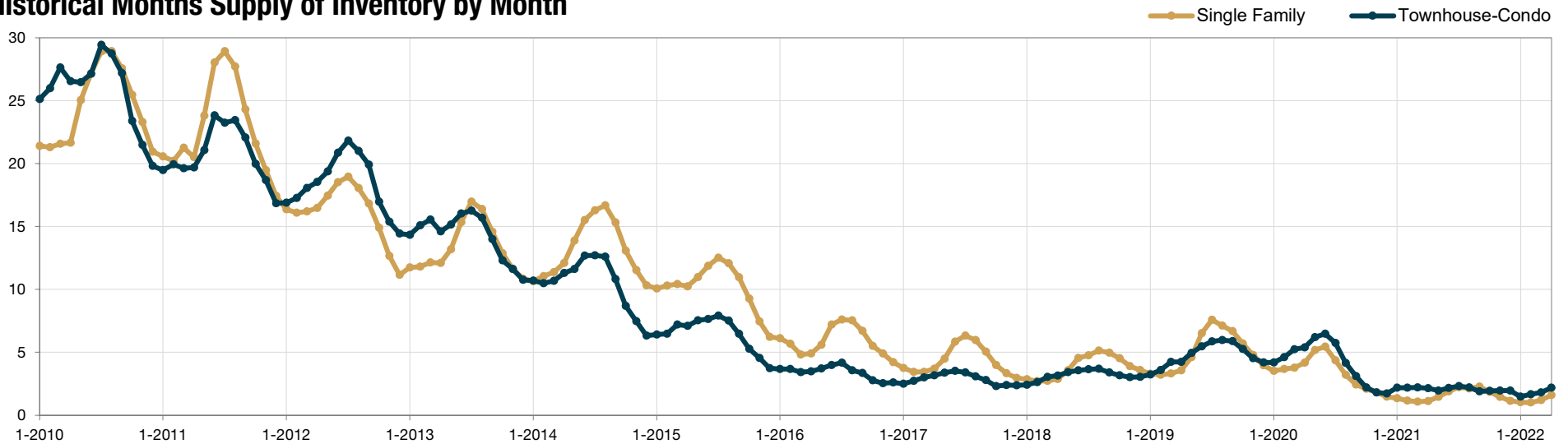


April



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-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	1.5	-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	1.6	+45.5%	2.2	+4.8%

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.

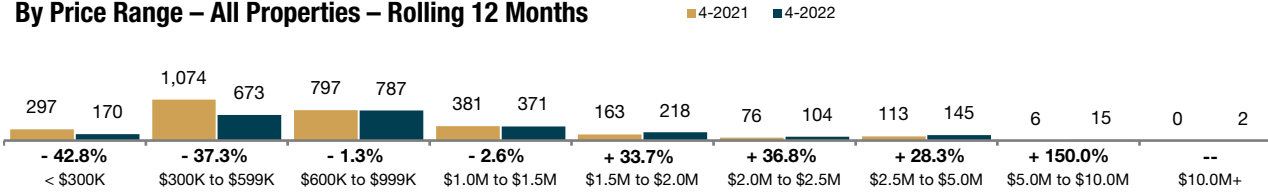
Key Metrics	Historical Sparkbars	4-2021	4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		283	249	- 12.0%	1,008	816	- 19.0%
Pending Sales		239	169	- 29.3%	848	607	- 28.4%
Sold Listings		225	151	- 32.9%	715	516	- 27.8%
Median Sales Price		\$702,161	\$875,000	+ 24.6%	\$669,000	\$807,500	+ 20.7%
Average Sales Price		\$1,037,196	\$1,142,026	+ 10.1%	\$925,286	\$1,166,225	+ 26.0%
Pct. of List Price Received		100.6%	101.5%	+ 0.9%	99.9%	101.0%	+ 1.1%
Days on Market Until Sale		33	19	- 42.4%	54	28	- 48.1%
Housing Affordability Index		55	35	- 36.4%	58	38	- 34.5%
Inventory of Active Listings		405	388	- 4.2%	--	--	--
Months Supply of Inventory		1.7	1.9	+ 11.8%	--	--	--

Sold Listings

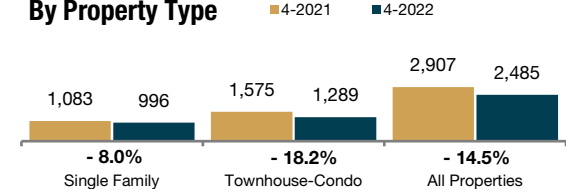
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$299,999 and Below	81	29	-64.2%	194	122	-37.1%
\$300,000 to \$599,999	305	231	-24.3%	724	412	-43.1%
\$600,000 to \$999,999	196	214	+9.2%	519	528	+1.7%
\$1,000,000 to \$1,499,999	211	173	-18.0%	111	151	+36.0%
\$1,500,00 to \$1,999,999	116	132	+13.8%	19	55	+189.5%
\$2,000,000 to \$2,499,999	63	72	+14.3%	6	15	+150.0%
\$2,500,000 to \$4,999,999	105	128	+21.9%	2	6	+200.0%
\$5,000,000 to \$9,999,999	6	15	+150.0%	0	0	--
\$10,000,000 and Above	0	2	--	0	0	--
All Price Ranges	1,083	996	-8.0%	1,575	1,289	-18.2%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2022	4-2022	Change	3-2022	4-2022	Change
\$299,999 and Below	2	1	-50.0%	8	6	-25.0%
\$300,000 to \$599,999	15	10	-33.3%	19	13	-31.6%
\$600,000 to \$999,999	8	13	+62.5%	43	40	-7.0%
\$1,000,000 to \$1,499,999	8	8	0.0%	8	22	+175.0%
\$1,500,00 to \$1,999,999	5	5	0.0%	3	8	+166.7%
\$2,000,000 to \$2,499,999	6	5	-16.7%	1	1	0.0%
\$2,500,000 to \$4,999,999	14	9	-35.7%	1	0	-100.0%
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	58	51	-12.1%	83	90	+8.4%

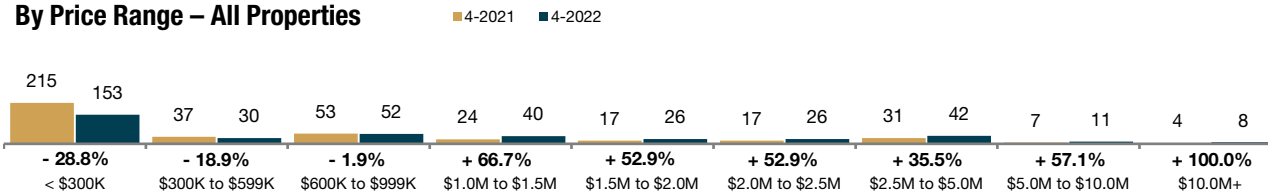
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$299,999 and Below	12	5	-58.3%	60	22	-63.3%
\$300,000 to \$599,999	60	46	-23.3%	159	70	-56.0%
\$600,000 to \$999,999	43	36	-16.3%	149	120	-19.5%
\$1,000,000 to \$1,499,999	47	25	-46.8%	31	43	+38.7%
\$1,500,00 to \$1,999,999	34	27	-20.6%	5	18	+260.0%
\$2,000,000 to \$2,499,999	17	22	+29.4%	4	4	0.0%
\$2,500,000 to \$4,999,999	34	36	+5.9%	1	2	+100.0%
\$5,000,000 to \$9,999,999	2	4	+100.0%	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
All Price Ranges	249	202	-18.9%	409	279	-31.8%

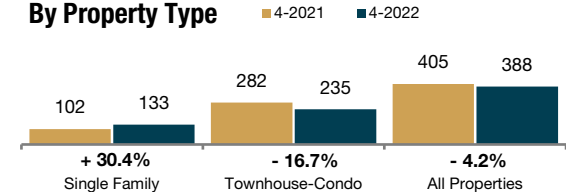
Inventory of Active Listings

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		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$299,999 and Below	3	8	+166.7%	200	142	-29.0%
\$300,000 to \$599,999	10	16	+60.0%	24	13	-45.8%
\$600,000 to \$999,999	18	20	+11.1%	34	30	-11.8%
\$1,000,000 to \$1,499,999	8	10	+25.0%	14	30	+114.3%
\$1,500,00 to \$1,999,999	12	9	-25.0%	4	14	+250.0%
\$2,000,000 to \$2,499,999	11	19	+72.7%	5	3	-40.0%
\$2,500,000 to \$4,999,999	29	32	+10.3%	1	3	+200.0%
\$5,000,000 to \$9,999,999	7	11	+57.1%	0	0	--
\$10,000,000 and Above	4	8	+100.0%	0	0	--
All Price Ranges	102	133	+30.4%	282	235	-16.7%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2022	4-2022	Change	3-2022	4-2022	Change
\$299,999 and Below	5	8	+60.0%	138	142	+2.9%
\$300,000 to \$599,999	20	16	-20.0%	15	13	-13.3%
\$600,000 to \$999,999	17	20	+17.6%	16	30	+87.5%
\$1,000,000 to \$1,499,999	5	10	+100.0%	19	30	+57.9%
\$1,500,00 to \$1,999,999	4	9	+125.0%	8	14	+75.0%
\$2,000,000 to \$2,499,999	13	19	+46.2%	1	3	+200.0%
\$2,500,000 to \$4,999,999	22	32	+45.5%	3	3	0.0%
\$5,000,000 to \$9,999,999	9	11	+22.2%	0	0	--
\$10,000,000 and Above	8	8	0.0%	0	0	--
All Price Ranges	103	133	+29.1%	200	235	+17.5%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$299,999 and Below	3	8	+166.7%	200	142	-29.0%
\$300,000 to \$599,999	10	16	+60.0%	24	13	-45.8%
\$600,000 to \$999,999	18	20	+11.1%	34	30	-11.8%
\$1,000,000 to \$1,499,999	8	10	+25.0%	14	30	+114.3%
\$1,500,00 to \$1,999,999	12	9	-25.0%	4	14	+250.0%
\$2,000,000 to \$2,499,999	11	19	+72.7%	5	3	-40.0%
\$2,500,000 to \$4,999,999	29	32	+10.3%	1	3	+200.0%
\$5,000,000 to \$9,999,999	7	11	+57.1%	0	0	--
\$10,000,000 and Above	4	8	+100.0%	0	0	--
All Price Ranges	102	133	+30.4%	282	235	-16.7%

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.