

# Monthly Indicators



## February 2016

Percent changes calculated using year-over-year comparisons.

New Listings were down 9.2 percent for single family homes and 17.8 percent for townhouse-condo properties. Pending sales clocked in at 113 for single family homes and 137 for townhouse-condo properties.

The Median Sales Price was up 69.4 percent to \$529,500 for single family homes and 14.0 percent to \$375,000 for townhouse-condo properties. Days on Market increased 8.1 percent for single family homes and 20.9 percent for condo properties.

National housing starts were up by 10.8 percent at the end of 2015 when compared to 2014, and the unemployment rate is holding low and steady at or near 4.9 percent. Meanwhile, mortgage rates continue to astound below 4.0 percent and we have witnessed an unprecedented 70 consecutive months of private-sector job growth. As consumers navigate their options, competition for the best available properties should be profound, especially if the market remains hobbled by a lack of supply.

## Activity Snapshot

<b>0.0%</b>	<b>+ 40.3%</b>	<b>- 50.1%</b>
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

Residential real estate activity in Summit and Park Counties, comprised 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	2-2015	2-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
<b>New Listings</b>		65	59	- 9.2%	119	116	- 2.5%
<b>Pending Sales</b>		36	113	+ 213.9%	74	183	+ 147.3%
<b>Sold Listings</b>		36	41	+ 13.9%	73	80	+ 9.6%
<b>Median Sales Price</b>		\$312,500	\$529,500	+ 69.4%	\$410,000	\$463,000	+ 12.9%
<b>Avg. Sales Price</b>		\$447,452	\$640,673	+ 43.2%	\$604,344	\$612,117	+ 1.3%
<b>Pct. of List Price Received</b>		93.1%	96.4%	+ 3.5%	94.5%	95.9%	+ 1.5%
<b>Days on Market</b>		197	213	+ 8.1%	209	238	+ 13.9%
<b>Affordability Index</b>		118	70	- 40.7%	90	80	- 11.1%
<b>Active Listings</b>		614	329	- 46.4%	--	--	--
<b>Months Supply</b>		10.4	4.7	- 54.8%	--	--	--

# Townhouse-Condo Market Overview

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

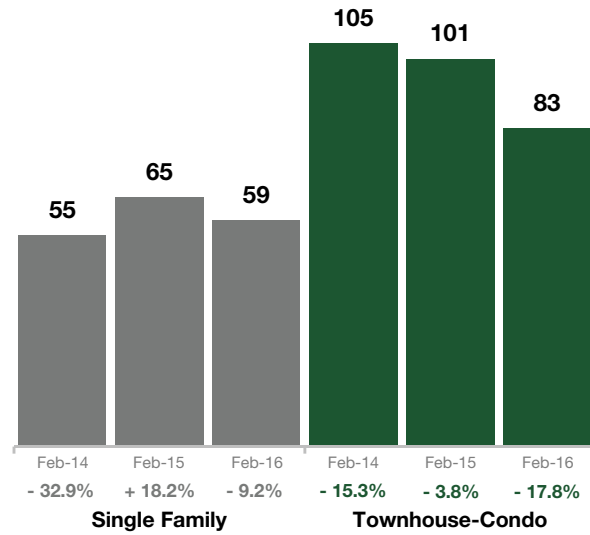


Key Metrics	Historical Sparkbars	2-2015	2-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
<b>New Listings</b>		101	83	- 17.8%	196	160	- 18.4%
<b>Pending Sales</b>		68	137	+ 101.5%	132	232	+ 75.8%
<b>Sold Listings</b>		68	64	- 5.9%	131	132	+ 0.8%
<b>Median Sales Price</b>		\$329,000	\$375,000	+ 14.0%	\$332,500	\$398,950	+ 20.0%
<b>Avg. Sales Price</b>		\$412,693	\$490,381	+ 18.8%	\$445,187	\$461,023	+ 3.6%
<b>Pct. of List Price Received</b>		96.5%	97.4%	+ 0.9%	96.0%	97.6%	+ 1.7%
<b>Days on Market</b>		172	208	+ 20.9%	183	188	+ 2.7%
<b>Affordability Index</b>		120	108	- 10.0%	119	102	- 14.3%
<b>Active Listings</b>		608	271	- 55.4%	--	--	--
<b>Months Supply</b>		5.7	2.2	- 61.4%	--	--	--

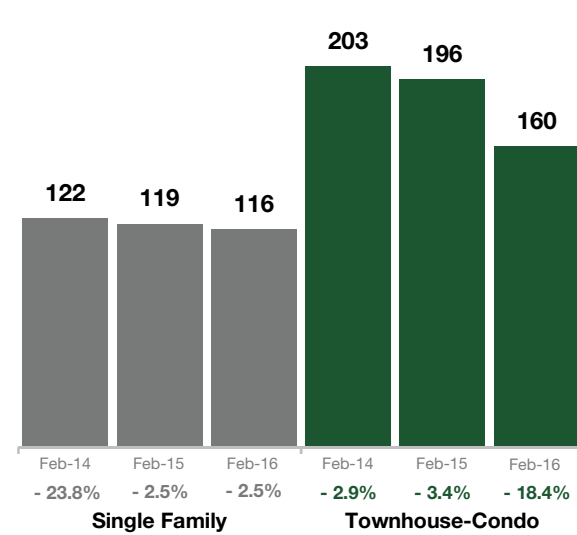
# New Listings



## February

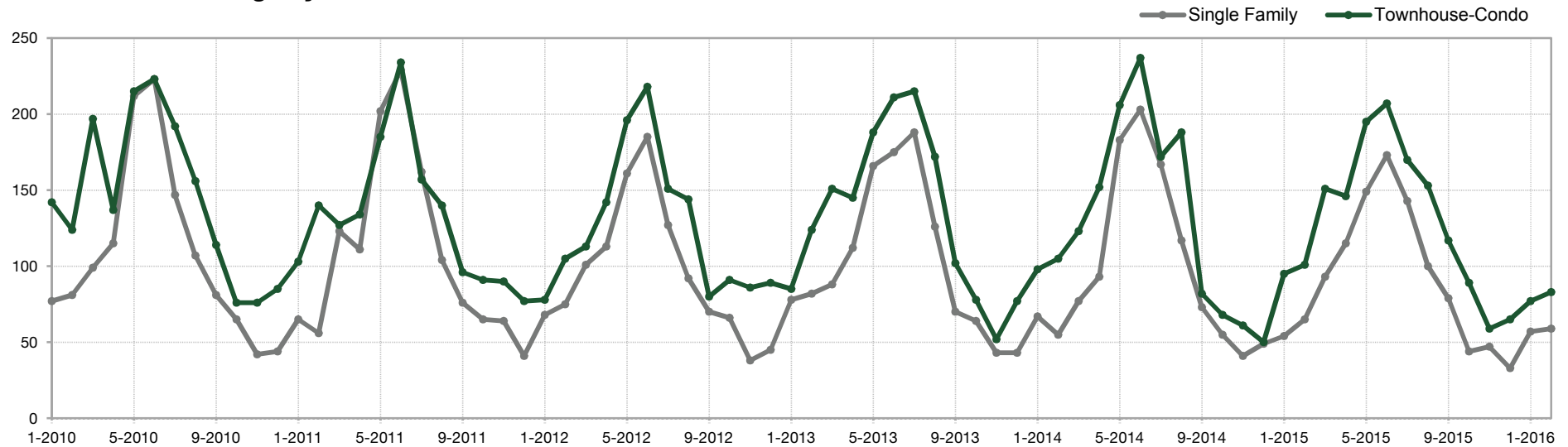


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2015	93	+20.8%	151	+22.8%
Apr-2015	115	+23.7%	146	-3.9%
May-2015	149	-18.6%	195	-5.3%
Jun-2015	173	-14.8%	207	-12.7%
Jul-2015	143	-14.4%	170	-1.2%
Aug-2015	100	-14.5%	153	-18.6%
Sep-2015	79	+8.2%	117	+42.7%
Oct-2015	44	-20.0%	89	+30.9%
Nov-2015	47	+14.6%	59	-3.3%
Dec-2015	33	-32.7%	65	+30.0%
Jan-2016	57	+5.6%	77	-18.9%
<b>Feb-2016</b>	<b>59</b>	<b>-9.2%</b>	<b>83</b>	<b>-17.8%</b>

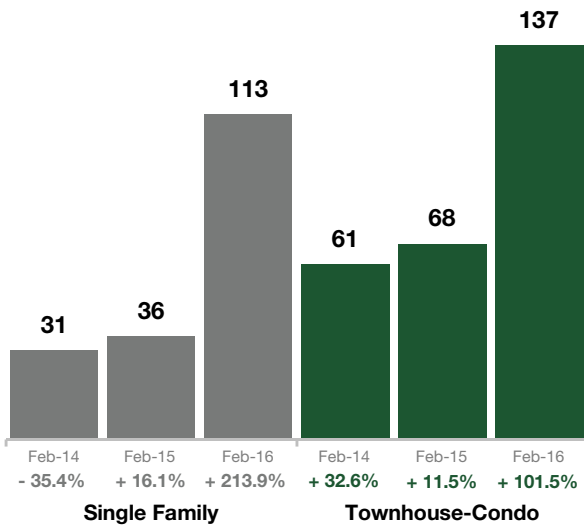
## Historical New Listings by Month



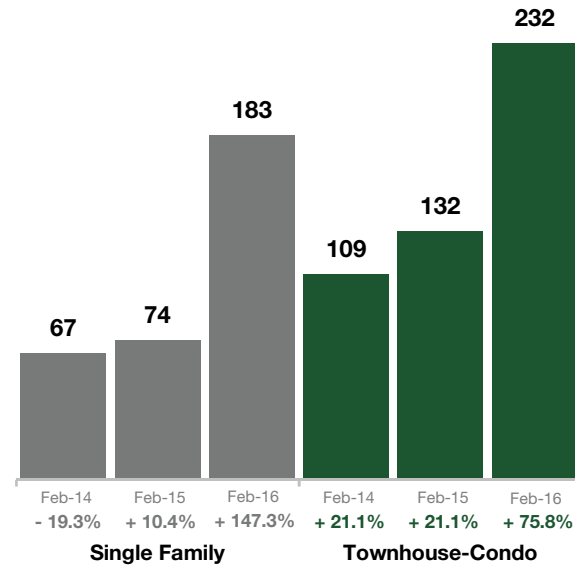
# Pending Sales



## February

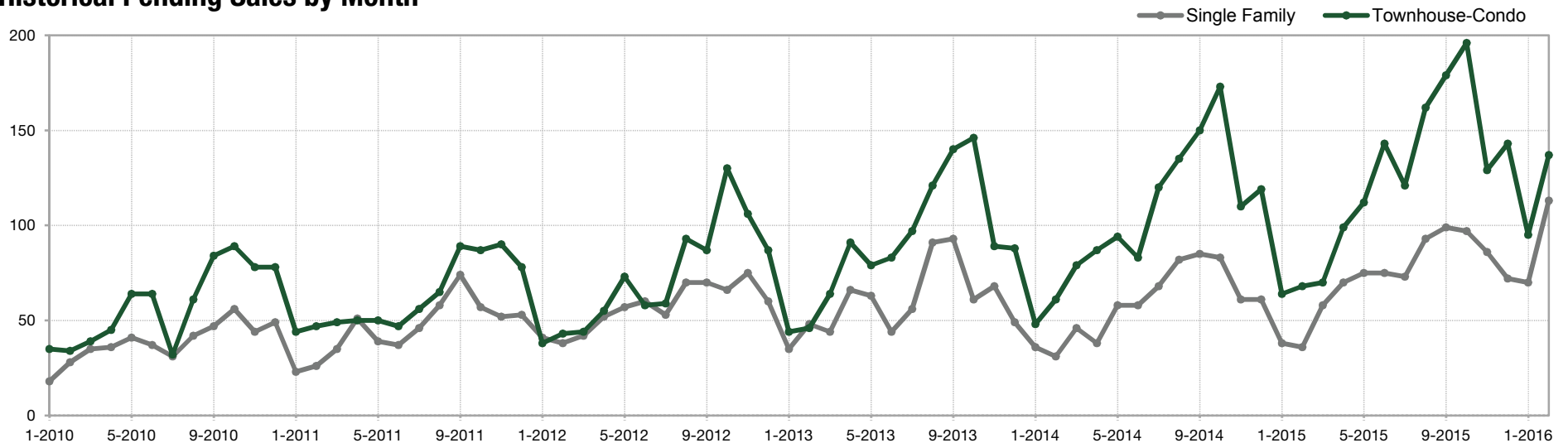


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2015	58	+26.1%	70	-11.4%
Apr-2015	70	+84.2%	99	+13.8%
May-2015	75	+29.3%	112	+19.1%
Jun-2015	75	+29.3%	143	+72.3%
Jul-2015	73	+7.4%	121	+0.8%
Aug-2015	93	+13.4%	162	+20.0%
Sep-2015	99	+16.5%	179	+19.3%
Oct-2015	97	+16.9%	196	+13.3%
Nov-2015	86	+41.0%	129	+17.3%
Dec-2015	72	+18.0%	143	+20.2%
Jan-2016	70	+84.2%	95	+48.4%
<b>Feb-2016</b>	<b>113</b>	<b>+213.9%</b>	<b>137</b>	<b>+101.5%</b>

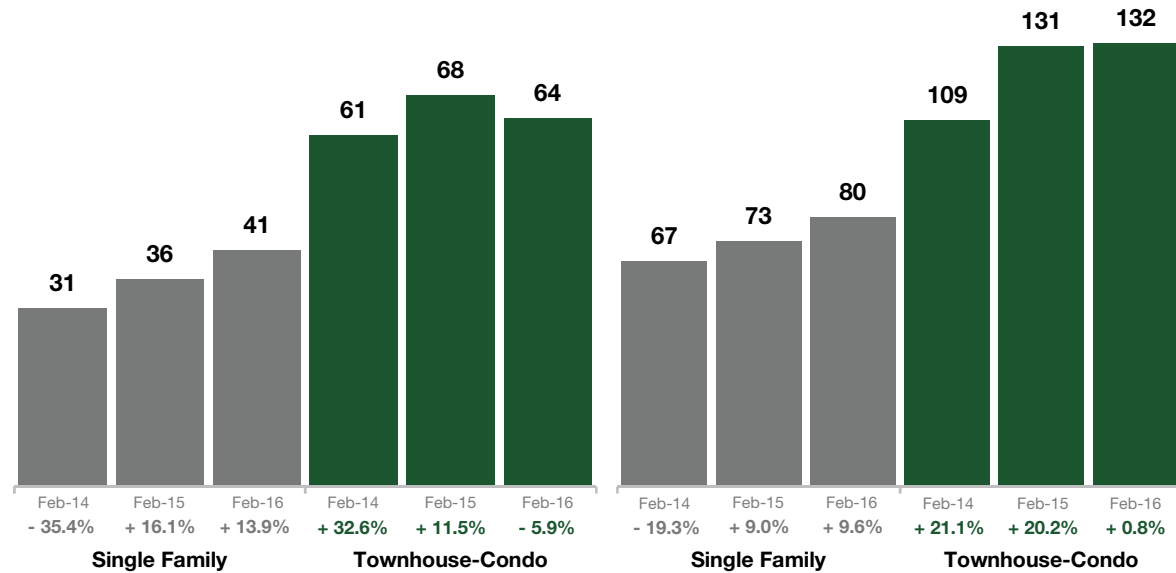
## Historical Pending Sales by Month



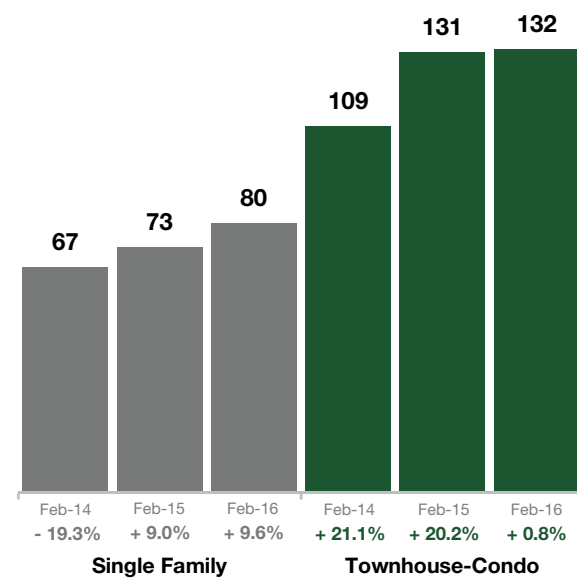
# Sold Listings



## February

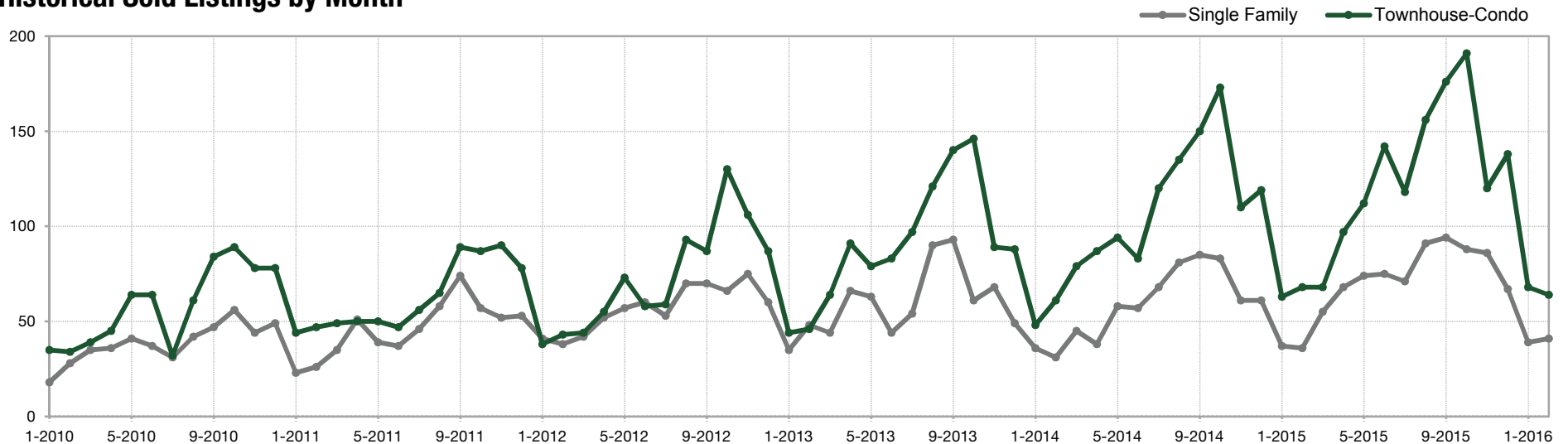


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2015	55	+22.2%	68	-13.9%
Apr-2015	68	+78.9%	97	+11.5%
May-2015	74	+27.6%	112	+19.1%
Jun-2015	75	+31.6%	142	+71.1%
Jul-2015	71	+4.4%	118	-1.7%
Aug-2015	91	+12.3%	156	+15.6%
Sep-2015	94	+10.6%	176	+17.3%
Oct-2015	88	+6.0%	191	+10.4%
Nov-2015	86	+41.0%	120	+9.1%
Dec-2015	67	+9.8%	138	+16.0%
Jan-2016	39	+5.4%	68	+7.9%
<b>Feb-2016</b>	<b>41</b>	<b>+13.9%</b>	<b>64</b>	<b>-5.9%</b>

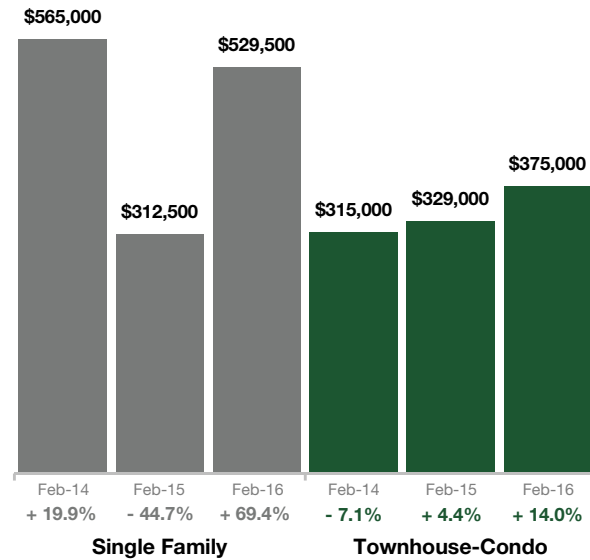
## Historical Sold Listings by Month



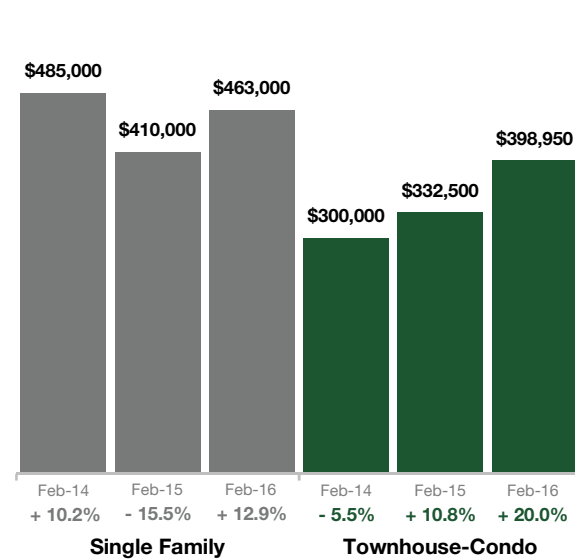
# Median Sales Price



## February

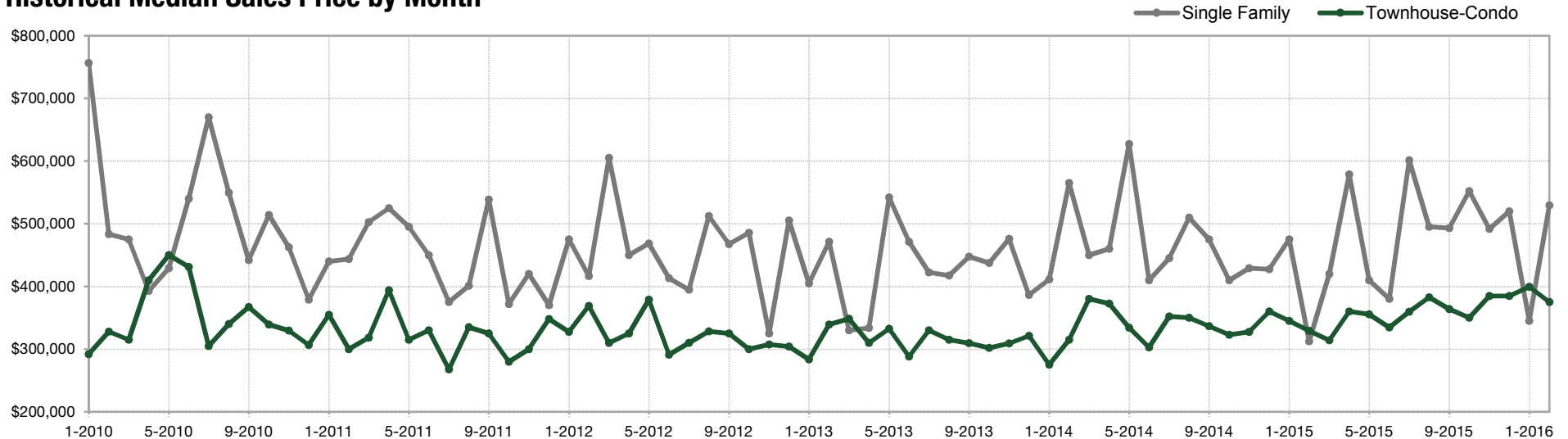


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2015	\$420,000	-6.6%	\$314,000	-17.4%
Apr-2015	\$579,000	+25.9%	\$360,000	-3.4%
May-2015	\$410,000	-34.7%	\$355,500	+6.3%
Jun-2015	\$380,000	-7.3%	\$334,500	+10.4%
Jul-2015	\$601,250	+35.1%	\$359,673	+2.2%
Aug-2015	\$495,000	-2.9%	\$382,500	+9.3%
Sep-2015	\$493,000	+3.8%	\$363,750	+8.1%
Oct-2015	\$552,000	+34.6%	\$350,000	+8.4%
Nov-2015	\$491,950	+14.7%	\$384,750	+17.5%
Dec-2015	\$520,000	+21.6%	\$384,950	+6.9%
Jan-2016	\$345,000	-27.4%	\$399,250	+15.7%
<b>Feb-2016</b>	<b>\$529,500</b>	<b>+69.4%</b>	<b>\$375,000</b>	<b>+14.0%</b>

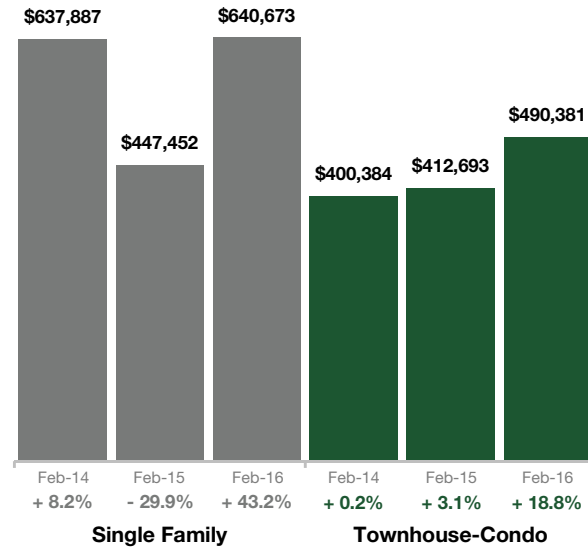
## Historical Median Sales Price by Month



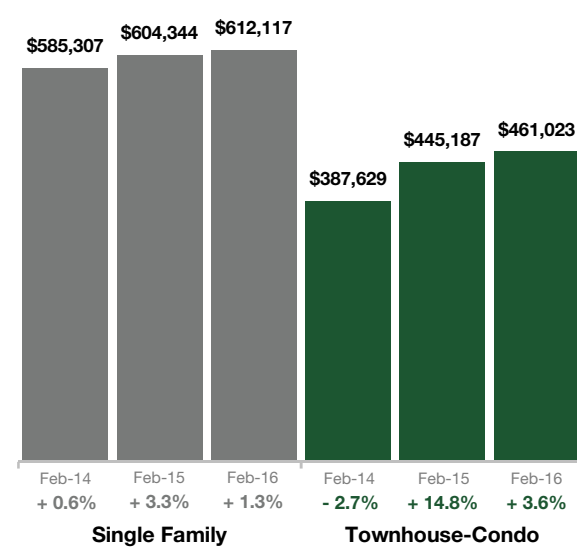
# Average Sales Price



## February

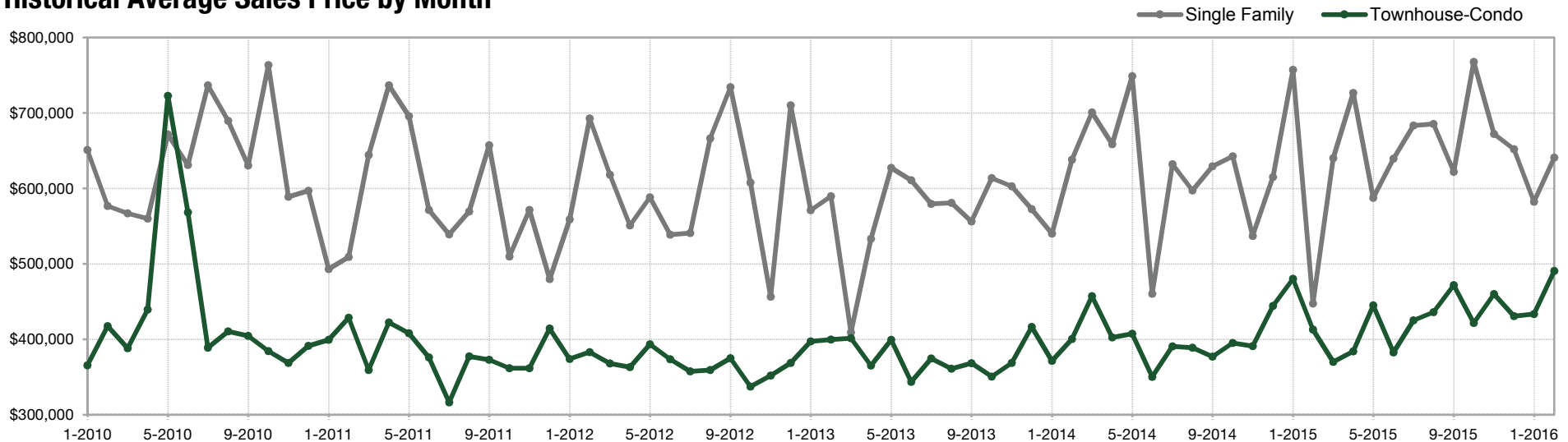


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2015	\$639,948	-8.7%	\$369,943	-19.1%
Apr-2015	\$726,431	+10.3%	\$383,882	-4.6%
May-2015	\$587,605	-21.5%	\$444,994	+9.2%
Jun-2015	\$639,209	+38.9%	\$382,683	+9.3%
Jul-2015	\$683,144	+8.1%	\$425,144	+8.9%
Aug-2015	\$685,420	+14.8%	\$435,785	+12.1%
Sep-2015	\$621,951	-1.2%	\$471,793	+25.1%
Oct-2015	\$767,590	+19.5%	\$421,705	+6.7%
Nov-2015	\$672,212	+25.2%	\$459,975	+17.6%
Dec-2015	\$651,943	+6.0%	\$430,690	-3.0%
Jan-2016	\$582,096	-23.1%	\$433,392	-9.8%
<b>Feb-2016</b>	<b>\$640,673</b>	<b>+43.2%</b>	<b>\$490,381</b>	<b>+18.8%</b>

## Historical Average Sales Price by Month

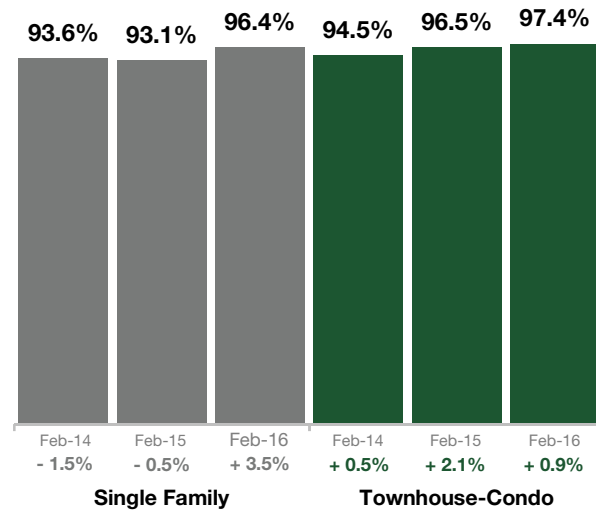




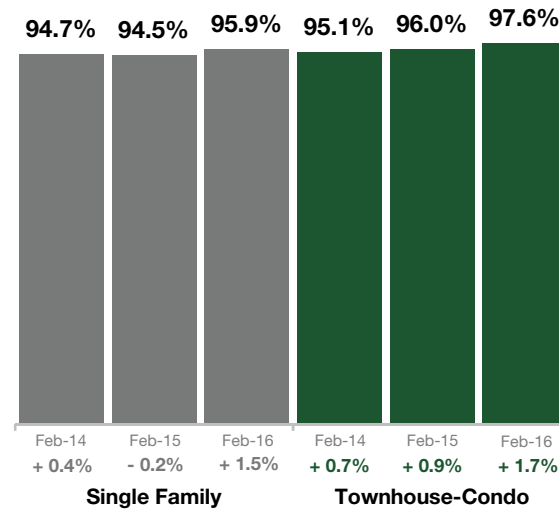
# Percent of List Price Received



## February

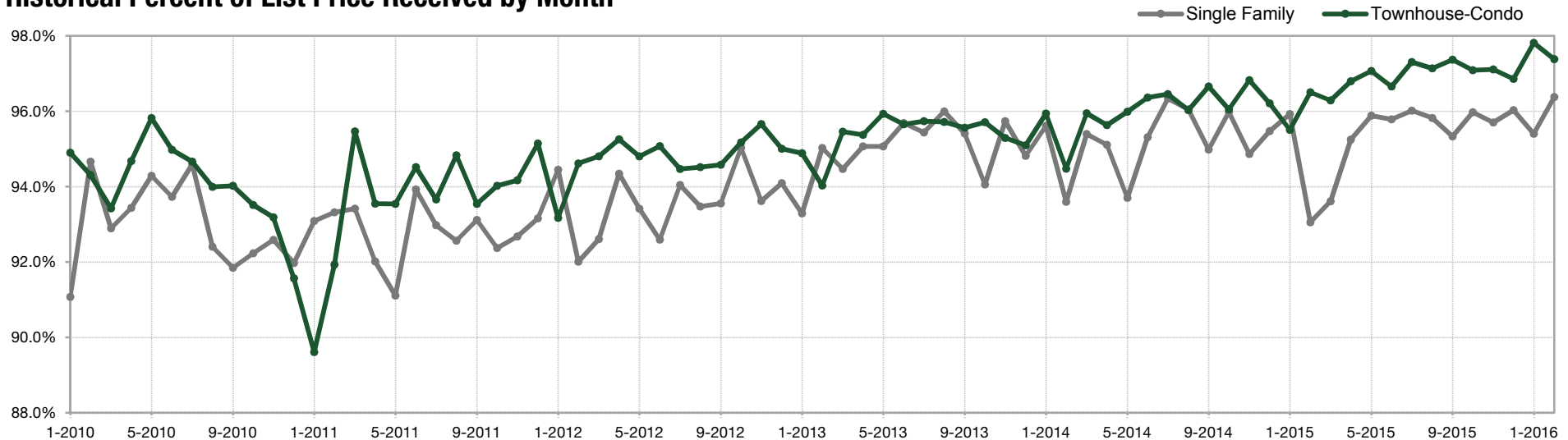


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2015	93.6%	-1.9%	96.3%	+0.4%
Apr-2015	95.2%	+0.1%	96.8%	+1.3%
May-2015	95.9%	+2.3%	97.1%	+1.1%
Jun-2015	95.8%	+0.5%	96.7%	+0.3%
Jul-2015	96.0%	-0.3%	97.3%	+0.9%
Aug-2015	95.8%	-0.2%	97.1%	+1.1%
Sep-2015	95.3%	+0.3%	97.4%	+0.7%
Oct-2015	96.0%	0.0%	97.1%	+1.1%
Nov-2015	95.7%	+0.8%	97.1%	+0.3%
Dec-2015	96.0%	+0.5%	96.9%	+0.7%
Jan-2016	95.4%	-0.5%	97.8%	+2.4%
<b>Feb-2016</b>	<b>96.4%</b>	<b>+3.5%</b>	<b>97.4%</b>	<b>+0.9%</b>

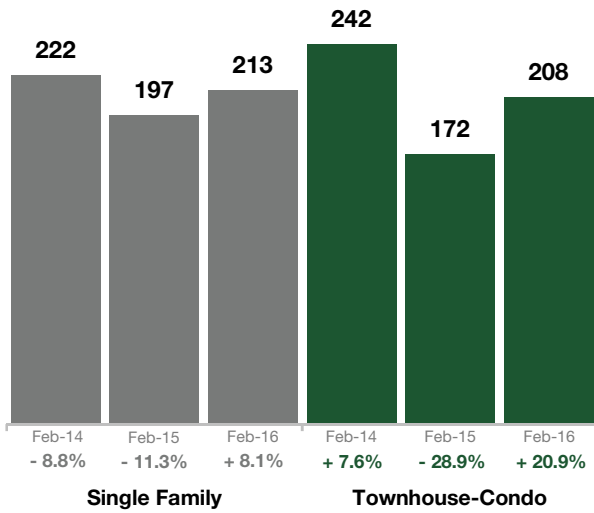
## Historical Percent of List Price Received by Month



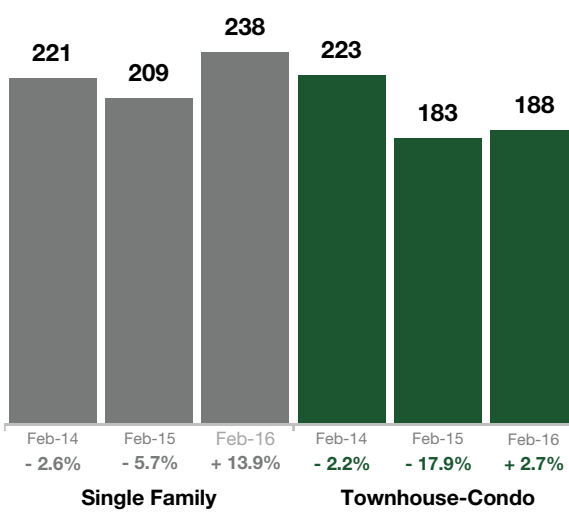
# Days on Market Until Sale



## February

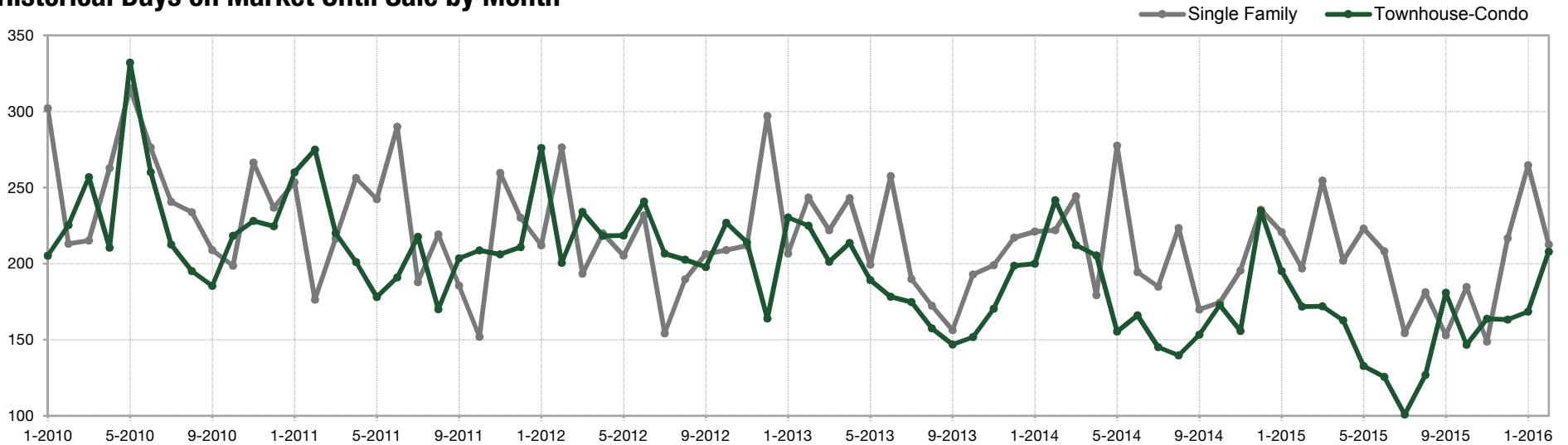


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2015	254	+4.1%	172	-18.9%
Apr-2015	202	+12.8%	163	-20.5%
May-2015	223	-19.5%	133	-14.2%
Jun-2015	208	+7.2%	126	-24.1%
Jul-2015	154	-16.8%	101	-30.3%
Aug-2015	181	-18.8%	127	-9.3%
Sep-2015	153	-10.0%	181	+18.3%
Oct-2015	185	+6.3%	147	-15.0%
Nov-2015	149	-23.6%	164	+5.1%
Dec-2015	217	-7.7%	163	-30.6%
Jan-2016	265	+19.9%	169	-13.3%
<b>Feb-2016</b>	<b>213</b>	<b>+8.1%</b>	<b>208</b>	<b>+20.9%</b>

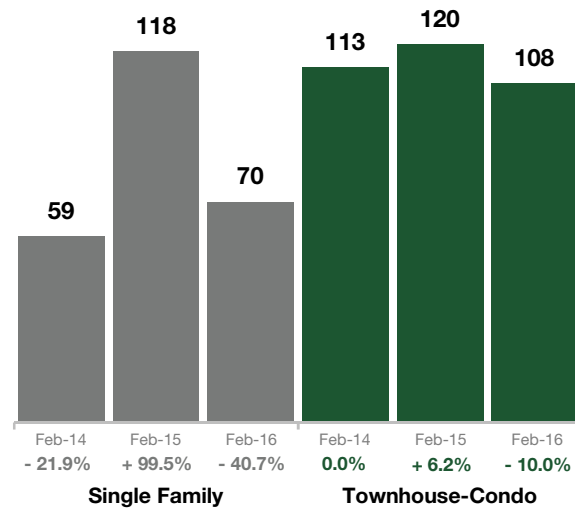
## Historical Days on Market Until Sale by Month



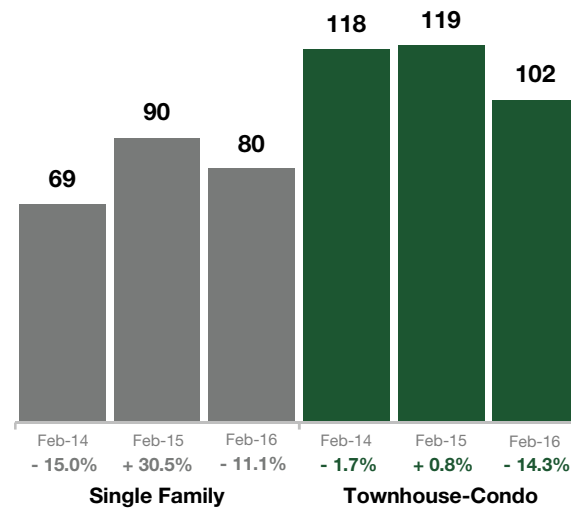
# Housing Affordability Index



## February

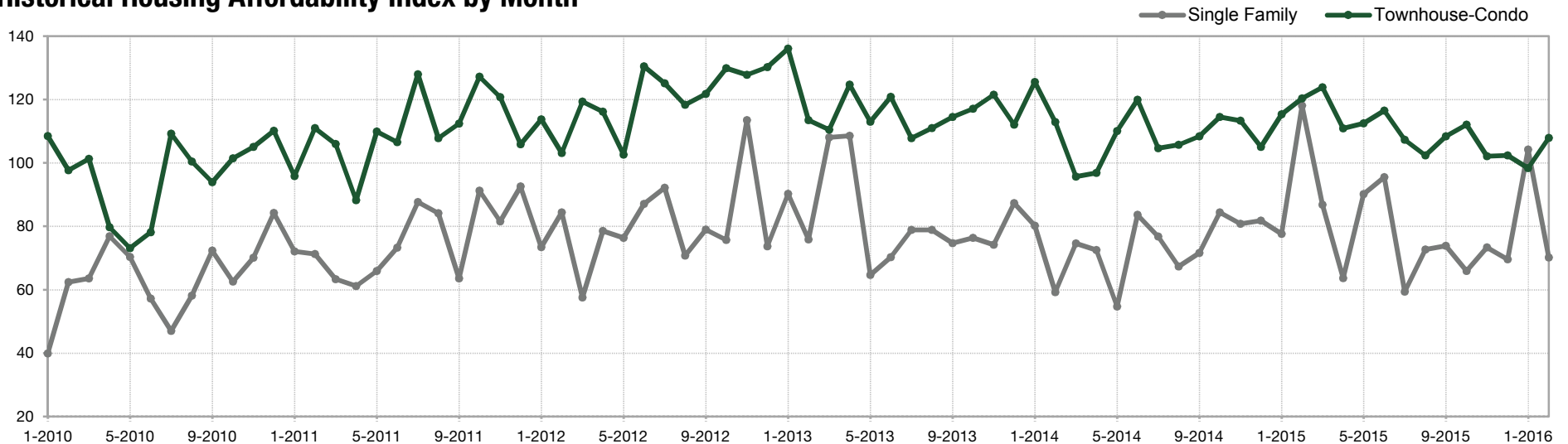


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2015	87	+16.0%	124	+29.2%
Apr-2015	64	-12.3%	111	+14.4%
May-2015	90	+63.6%	112	+1.8%
Jun-2015	96	+14.3%	116	-3.3%
Jul-2015	59	-23.4%	107	+1.9%
Aug-2015	73	+9.0%	102	-3.8%
Sep-2015	74	+2.8%	108	0.0%
Oct-2015	66	-21.4%	112	-1.8%
Nov-2015	73	-9.9%	102	-9.7%
Dec-2015	70	-14.6%	102	-2.9%
Jan-2016	104	+33.3%	98	-14.8%
<b>Feb-2016</b>	<b>70</b>	<b>-40.7%</b>	<b>108</b>	<b>-10.0%</b>

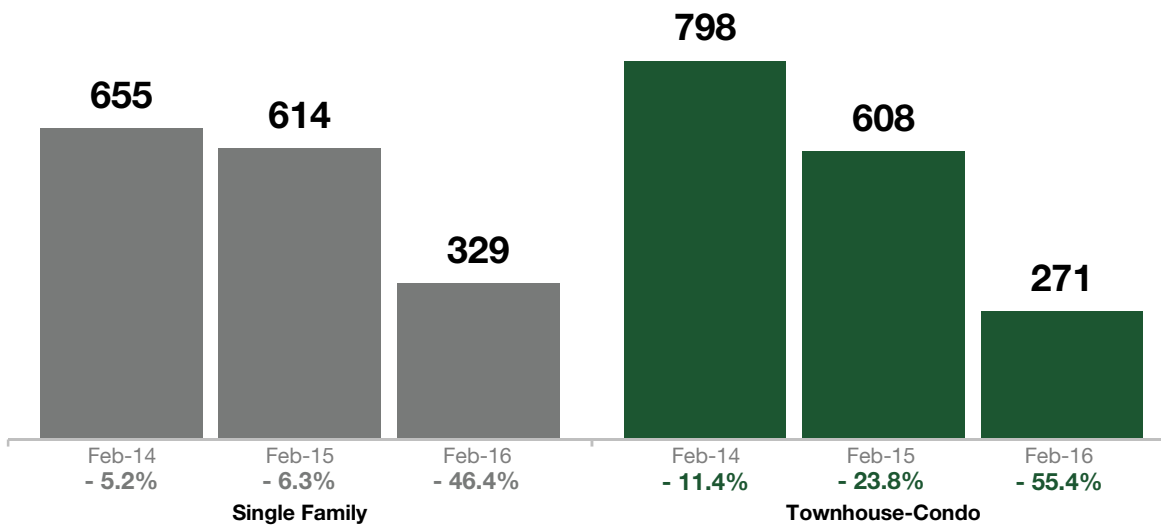
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

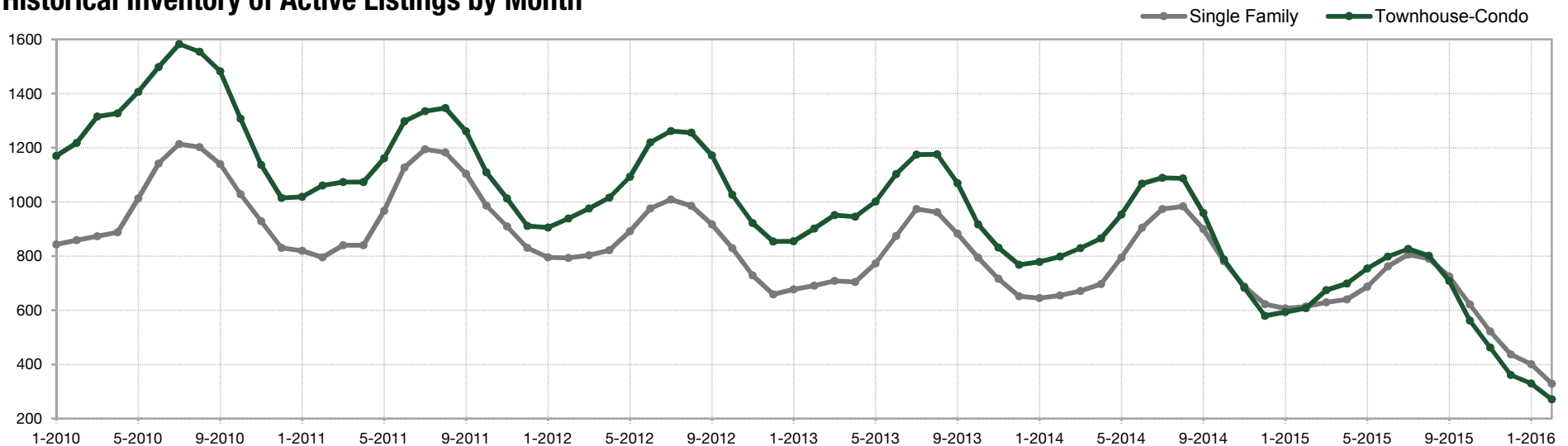


## February



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2015	629	-6.3%	674	-18.7%
Apr-2015	640	-8.0%	698	-19.3%
May-2015	687	-13.5%	754	-20.9%
Jun-2015	762	-15.7%	798	-25.2%
Jul-2015	806	-17.2%	826	-24.2%
Aug-2015	790	-19.6%	801	-26.3%
Sep-2015	725	-19.4%	708	-26.2%
Oct-2015	621	-20.4%	562	-28.6%
Nov-2015	522	-24.1%	462	-32.4%
Dec-2015	437	-29.7%	361	-37.7%
Jan-2016	401	-33.9%	330	-44.4%
<b>Feb-2016</b>	<b>329</b>	<b>-46.4%</b>	<b>271</b>	<b>-55.4%</b>

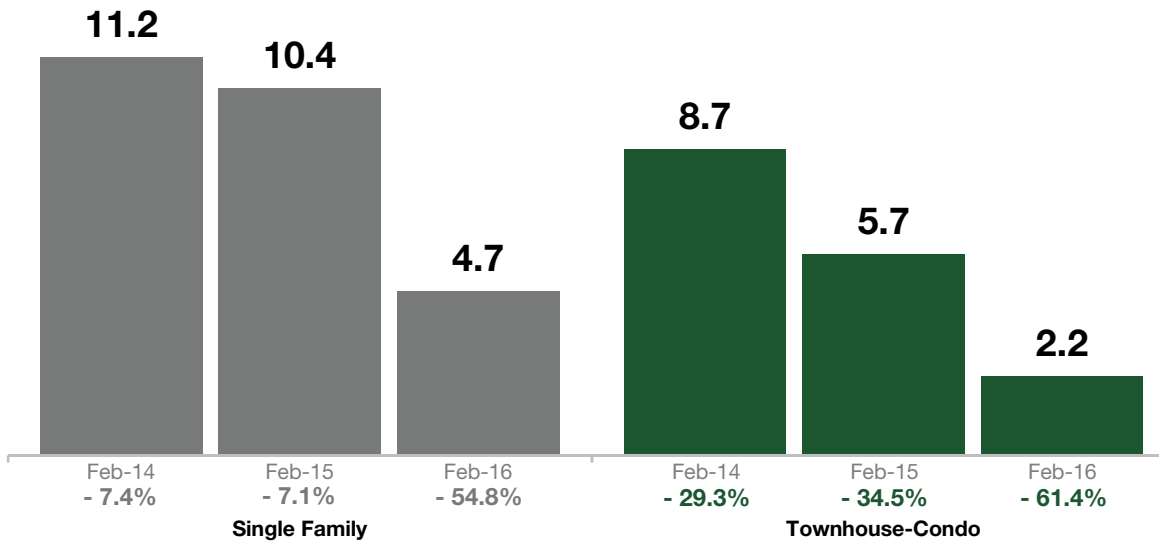
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

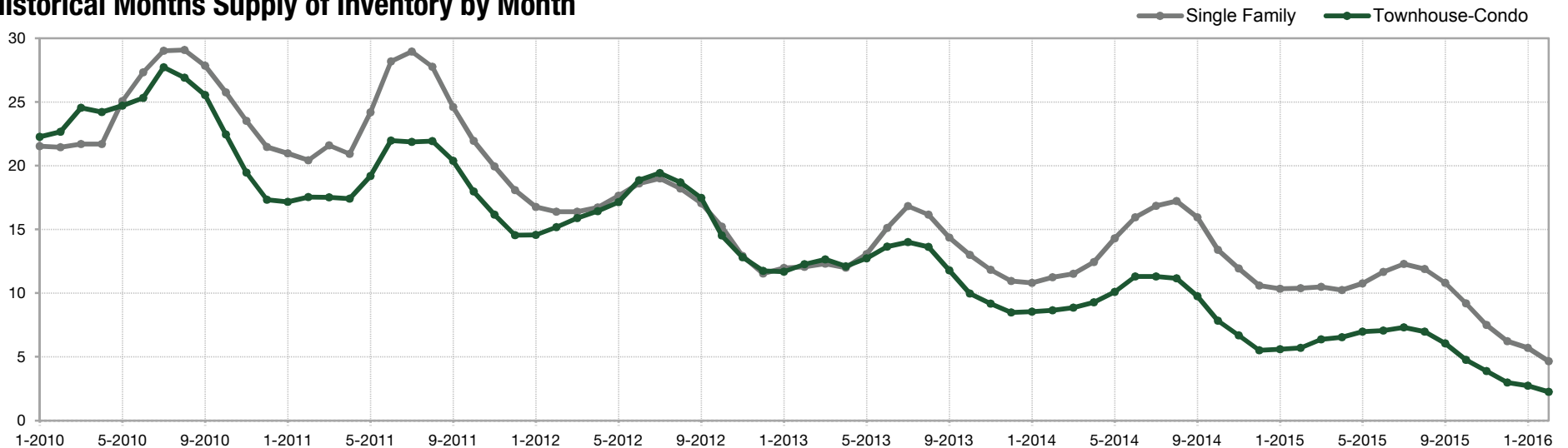


## February



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2015	10.5	-8.7%	6.4	-28.1%
Apr-2015	10.2	-17.7%	6.5	-30.1%
May-2015	10.8	-24.5%	7.0	-30.7%
Jun-2015	11.7	-26.9%	7.1	-37.2%
Jul-2015	12.3	-26.8%	7.3	-35.4%
Aug-2015	11.9	-30.8%	7.0	-36.9%
Sep-2015	10.8	-32.1%	6.1	-37.8%
Oct-2015	9.2	-31.3%	4.7	-39.7%
Nov-2015	7.5	-37.0%	3.9	-41.8%
Dec-2015	6.2	-41.5%	3.0	-45.5%
Jan-2016	5.7	-44.7%	2.7	-51.8%
<b>Feb-2016</b>	<b>4.7</b>	<b>-54.8%</b>	<b>2.2</b>	<b>-61.4%</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.



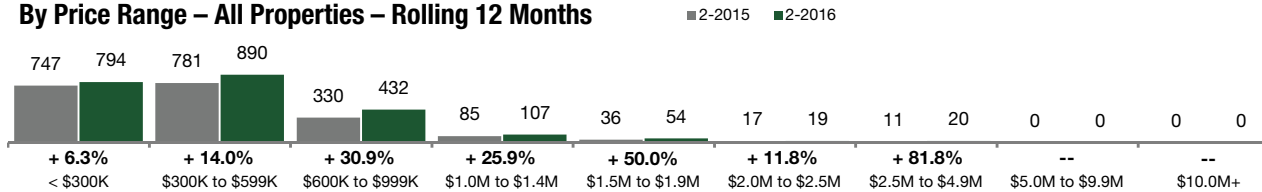
Key Metrics	Historical Sparkbars	2-2015	2-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
<b>New Listings</b>		167	<b>142</b>	- 15.0%	317	<b>280</b>	- 11.7%
<b>Pending Sales</b>		105	<b>251</b>	+ 139.0%	207	<b>418</b>	+ 101.9%
<b>Sold Listings</b>		105	<b>105</b>	0.0%	205	<b>213</b>	+ 3.9%
<b>Median Sales Price</b>		\$315,000	<b>\$442,000</b>	+ 40.3%	\$354,000	<b>\$409,000</b>	+ 15.5%
<b>Avg. Sales Price</b>		\$423,632	<b>\$549,067</b>	+ 29.6%	\$501,203	<b>\$516,429</b>	+ 3.0%
<b>Pct. of List Price Received</b>		95.3%	<b>97.0%</b>	+ 1.8%	95.5%	<b>97.0%</b>	+ 1.6%
<b>Days on Market</b>		179	<b>210</b>	+ 17.3%	191	<b>207</b>	+ 8.4%
<b>Affordability Index</b>		117	<b>84</b>	- 28.2%	104	<b>91</b>	- 12.5%
<b>Active Listings</b>		1,232	<b>615</b>	- 50.1%	--	--	--
<b>Months Supply</b>		7.4	<b>3.2</b>	- 56.8%	--	--	--

# Sold Listings

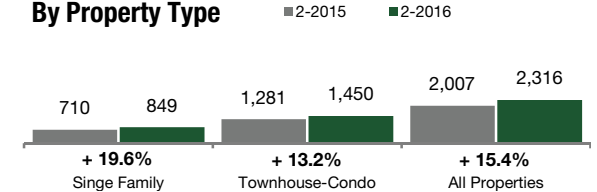
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	2-2015	2-2016	Change	2-2015	2-2016	Change
\$299,999 and Below	232	262	+12.9%	504	522	+3.6%
\$300,000 to \$599,999	207	241	+16.4%	569	642	+12.8%
\$600,000 to \$999,999	157	193	+22.9%	173	239	+38.2%
\$1,000,000 to \$1,499,999	62	76	+22.6%	23	31	+34.8%
\$1,500,000 to \$1,999,999	24	41	+70.8%	12	13	+8.3%
\$2,000,000 to \$2,499,999	17	17	0.0%	0	2	--
\$2,500,000 to \$4,999,999	11	19	+72.7%	0	1	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>710</b>	<b>849</b>	<b>+19.6%</b>	<b>1,281</b>	<b>1,450</b>	<b>+13.2%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	1-2016	2-2016	Change	1-2016	2-2016	Change
\$299,999 and Below	17	9	-47.1%	19	20	+5.3%
\$300,000 to \$599,999	8	13	+62.5%	33	26	-21.2%
\$600,000 to \$999,999	8	13	+62.5%	14	15	+7.1%
\$1,000,000 to \$1,499,999	2	4	+100.0%	2	1	-50.0%
\$1,500,000 to \$1,999,999	3	2	-33.3%	0	0	--
\$2,000,000 to \$2,499,999	0	0	--	0	2	--
\$2,500,000 to \$4,999,999	1	0	-100.0%	0	0	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>39</b>	<b>41</b>	<b>+5.1%</b>	<b>68</b>	<b>64</b>	<b>-5.9%</b>

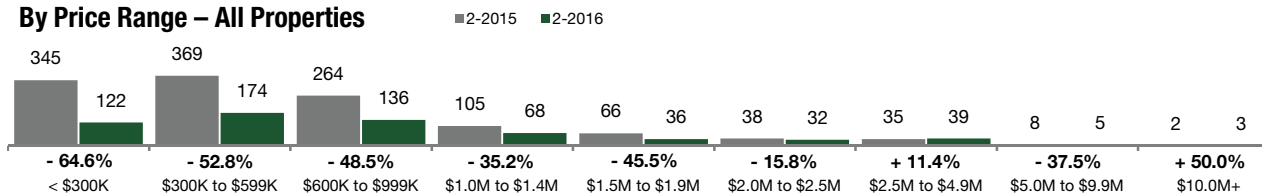
### Year to Date

By Price Range	Single Family			Condo		
	2-2015	2-2016	Change	2-2015	2-2016	Change
\$299,999 and Below	26	26	0.0%	54	39	-27.8%
\$300,000 to \$599,999	20	21	+5.0%	48	59	+22.9%
\$600,000 to \$999,999	17	21	+23.5%	22	29	+31.8%
\$1,000,000 to \$1,499,999	2	6	+200.0%	5	3	-40.0%
\$1,500,000 to \$1,999,999	5	5	0.0%	2	0	-100.0%
\$2,000,000 to \$2,499,999	1	0	-100.0%	0	2	--
\$2,500,000 to \$4,999,999	2	1	-50.0%	0	0	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>73</b>	<b>80</b>	<b>+9.6%</b>	<b>131</b>	<b>132</b>	<b>+0.8%</b>

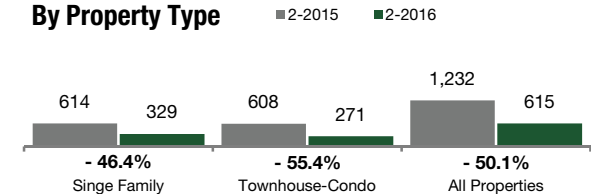
# Inventory of Active Listings

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			Condo		
	2-2015	2-2016	Change	2-2015	2-2016	Change
\$299,999 and Below	167	57	-65.9%	174	57	-67.2%
\$300,000 to \$599,999	146	74	-49.3%	217	96	-55.8%
\$600,000 to \$999,999	101	59	-41.6%	163	74	-54.6%
\$1,000,000 to \$1,499,999	75	37	-50.7%	30	31	+3.3%
\$1,500,000 to \$1,999,999	49	29	-40.8%	17	7	-58.8%
\$2,000,000 to \$2,499,999	33	27	-18.2%	5	5	0.0%
\$2,500,000 to \$4,999,999	33	38	+15.2%	2	1	-50.0%
\$5,000,000 to \$9,999,999	8	5	-37.5%	0	0	--
\$10,000,000 and Above	2	3	+50.0%	0	0	--
<b>All Price Ranges</b>	<b>614</b>	<b>329</b>	<b>-46.4%</b>	<b>608</b>	<b>271</b>	<b>-55.4%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	1-2016	2-2016	Change	1-2016	2-2016	Change
\$299,999 and Below	86	57	-33.7%	80	57	-28.8%
\$300,000 to \$599,999	90	74	-17.8%	115	96	-16.5%
\$600,000 to \$999,999	74	59	-20.3%	98	74	-24.5%
\$1,000,000 to \$1,499,999	44	37	-15.9%	22	31	+40.9%
\$1,500,000 to \$1,999,999	36	29	-19.4%	7	7	0.0%
\$2,000,000 to \$2,499,999	27	27	0.0%	7	5	-28.6%
\$2,500,000 to \$4,999,999	35	38	+8.6%	1	1	0.0%
\$5,000,000 to \$9,999,999	7	5	-28.6%	0	0	--
\$10,000,000 and Above	2	3	+50.0%	0	0	--
<b>All Price Ranges</b>	<b>401</b>	<b>329</b>	<b>-18.0%</b>	<b>330</b>	<b>271</b>	<b>-17.9%</b>

### Year to Date

By Price Range	Single Family			Condo		
	2-2015	2-2016	Change	2-2015	2-2016	Change
\$299,999 and Below	26	26	0.0%	54	39	-27.8%
\$300,000 to \$599,999	20	21	+5.0%	48	59	+22.9%
\$600,000 to \$999,999	17	21	+23.5%	22	29	+31.8%
\$1,000,000 to \$1,499,999	2	6	+200.0%	5	3	-40.0%
\$1,500,000 to \$1,999,999	5	5	0.0%	2	0	-100.0%
\$2,000,000 to \$2,499,999	1	0	-100.0%	0	2	--
\$2,500,000 to \$4,999,999	2	1	-50.0%	0	0	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>73</b>	<b>80</b>	<b>+9.6%</b>	<b>131</b>	<b>132</b>	<b>+0.8%</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 average 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.