

Monthly Indicators



January 2016

Percent changes calculated using year-over-year comparisons.

New Listings were up 3.7 percent for single family homes but decreased 21.1 percent for townhouse-condo properties. Pending sales clocked in at 87 for single family homes and 132 for townhouse-condo properties.

The Median Sales Price was down 28.4 percent to \$340,000 for single family homes but increased 16.8 percent to \$403,000 for townhouse-condo properties. Days on Market increased 19.5 percent for single family homes but decreased 10.3 percent for condo properties.

Other than the change of another month and year, little else is changed in residential real estate both nationally and locally. Unemployment is solidly about the same, housing metric trends are running about the same for now and the sunny outlook is still at about high noon. Same is the sound of 2016, so get curled up and comfy with the song, because we are likely to sing it a lot this year.

Activity Snapshot

+ 3.0% **- 3.1%** **- 47.6%**

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, 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	1-2015	1-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
New Listings		54	56	+ 3.7%	54	56	+ 3.7%
Pending Sales		38	87	+ 128.9%	38	87	+ 128.9%
Sold Listings		37	38	+ 2.7%	37	38	+ 2.7%
Median Sales Price		\$475,000	\$340,000	- 28.4%	\$475,000	\$340,000	- 28.4%
Avg. Sales Price		\$756,995	\$570,704	- 24.6%	\$756,995	\$570,704	- 24.6%
Pct. of List Price Received		95.9%	95.5%	- 0.4%	95.9%	95.5%	- 0.4%
Days on Market		221	264	+ 19.5%	221	264	+ 19.5%
Affordability Index		78	106	+ 35.9%	78	106	+ 35.9%
Active Listings		607	354	- 41.7%	--	--	--
Months Supply		10.3	5.0	- 51.5%	--	--	--

Townhouse-Condo Market Overview

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

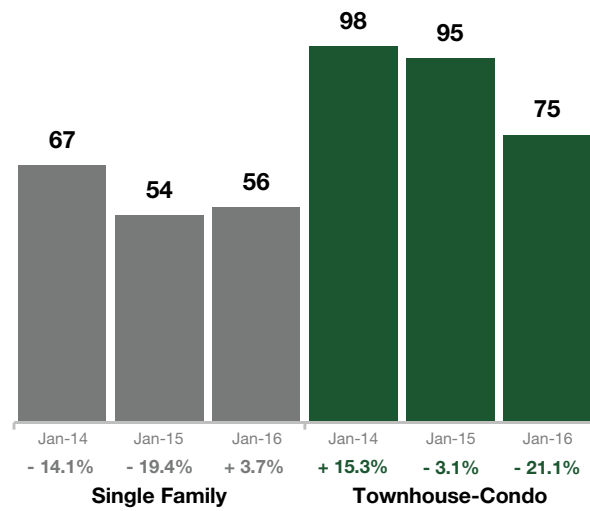


Key Metrics	Historical Sparkbars	1-2015	1-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
New Listings		95	75	- 21.1%	95	75	- 21.1%
Pending Sales		65	132	+ 103.1%	65	132	+ 103.1%
Sold Listings		63	64	+ 1.6%	63	64	+ 1.6%
Median Sales Price		\$345,000	\$403,000	+ 16.8%	\$345,000	\$403,000	+ 16.8%
Avg. Sales Price		\$480,260	\$439,530	- 8.5%	\$480,260	\$439,530	- 8.5%
Pct. of List Price Received		95.5%	97.8%	+ 2.4%	95.5%	97.8%	+ 2.4%
Days on Market		195	175	- 10.3%	195	175	- 10.3%
Affordability Index		115	98	- 14.8%	115	98	- 14.8%
Active Listings		590	261	- 55.8%	--	--	--
Months Supply		5.6	2.2	- 60.7%	--	--	--

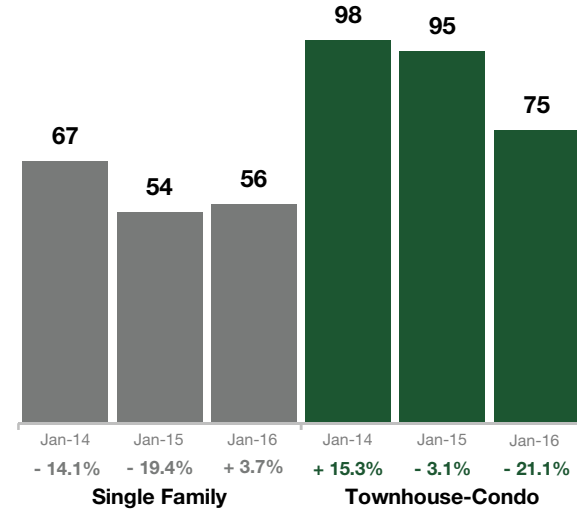
New Listings



January

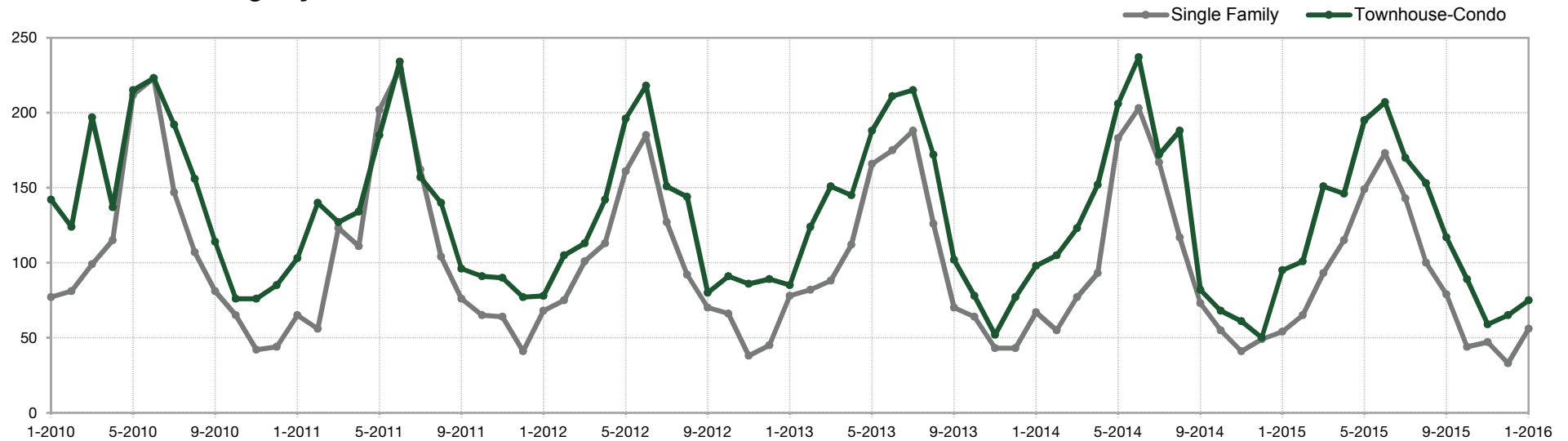


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2015	65	+18.2%	101	-3.8%
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	56	+3.7%	75	-21.1%

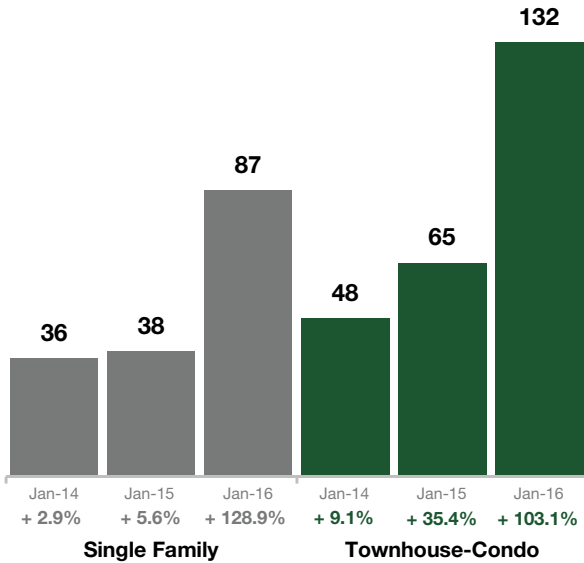
Historical New Listings by Month



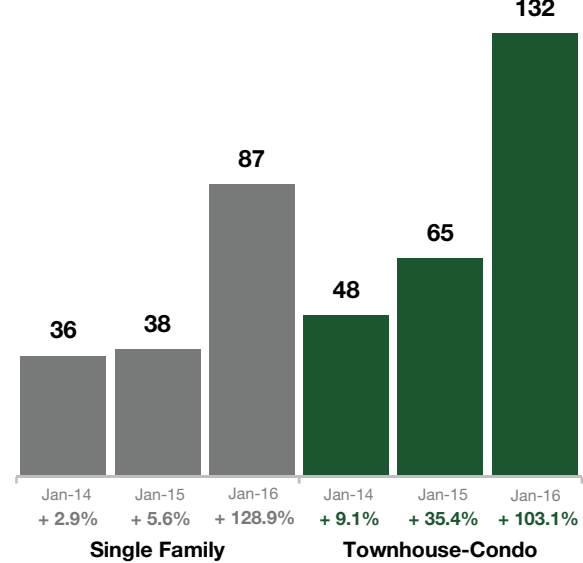
Pending Sales



January

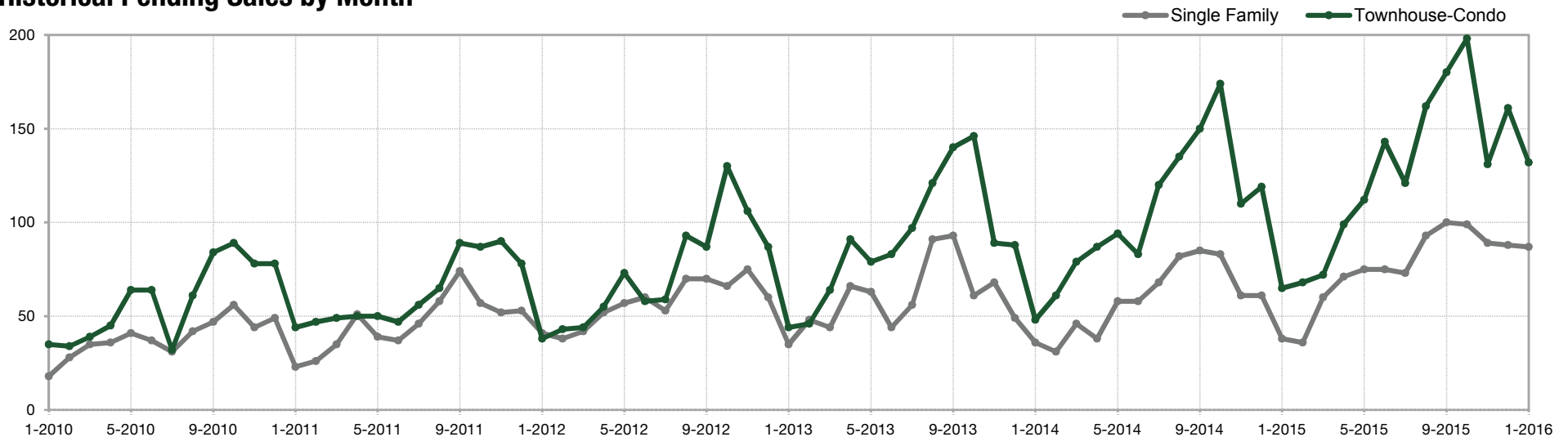


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2015	36	+16.1%	68	+11.5%
Mar-2015	60	+30.4%	72	-8.9%
Apr-2015	71	+86.8%	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	100	+17.6%	180	+20.0%
Oct-2015	99	+19.3%	198	+13.8%
Nov-2015	89	+45.9%	131	+19.1%
Dec-2015	88	+44.3%	161	+35.3%
Jan-2016	87	+128.9%	132	+103.1%

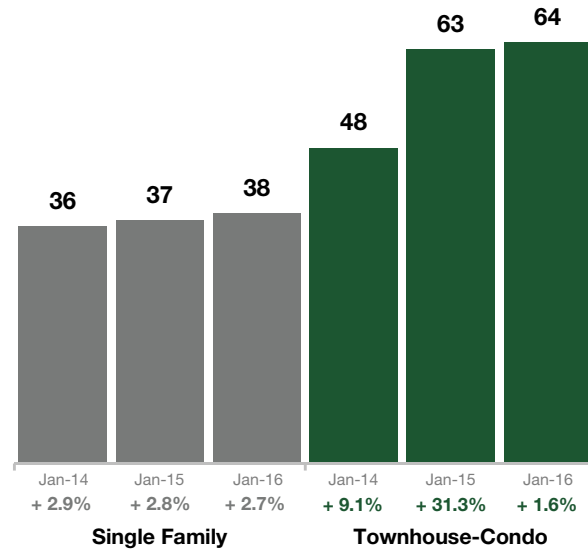
Historical Pending Sales by Month



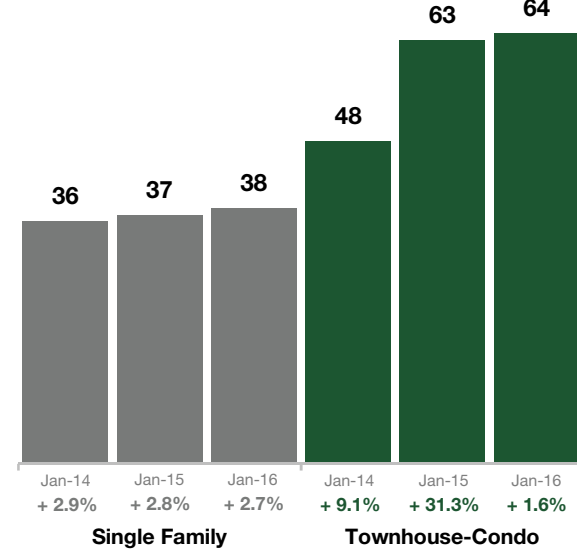
Sold Listings



January

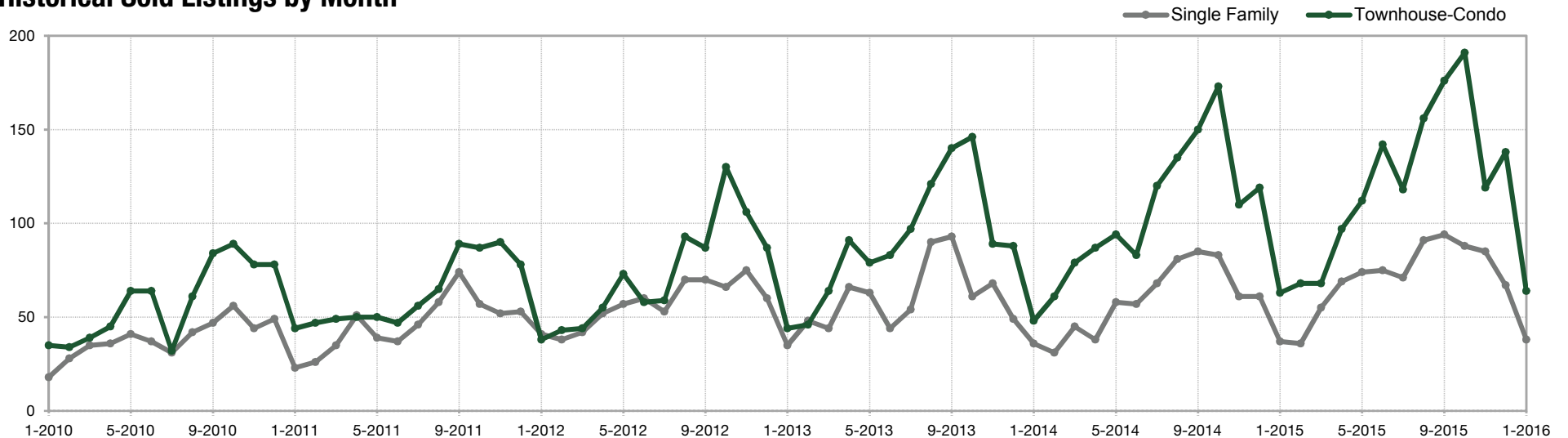


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2015	36	+16.1%	68	+11.5%
Mar-2015	55	+22.2%	68	-13.9%
Apr-2015	69	+81.6%	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	85	+39.3%	119	+8.2%
Dec-2015	67	+9.8%	138	+16.0%
Jan-2016	38	+2.7%	64	+1.6%

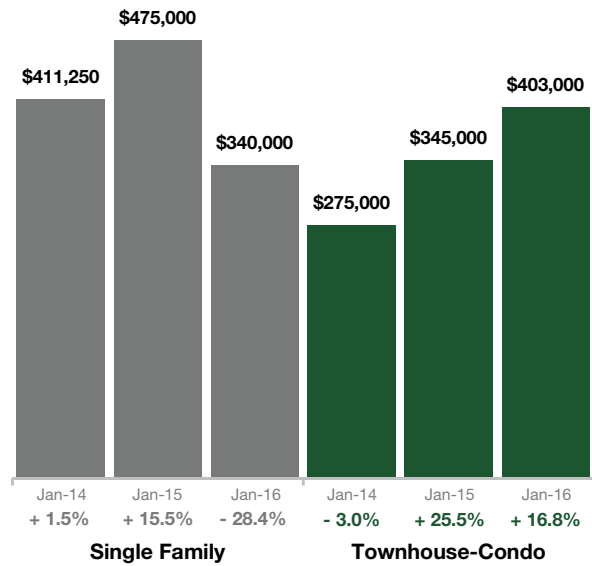
Historical Sold Listings by Month



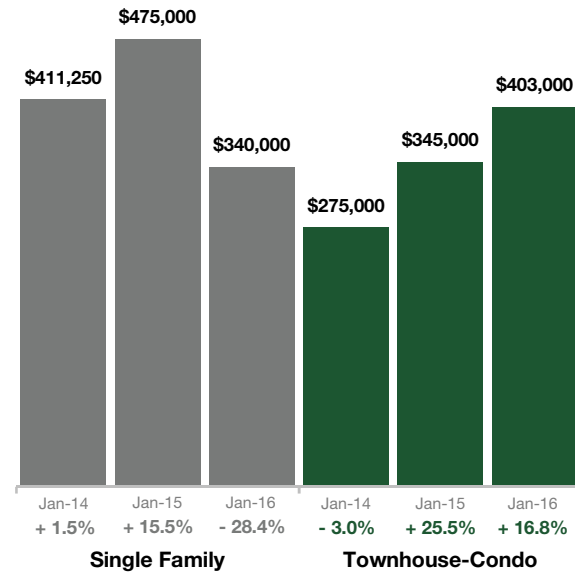
Median Sales Price



January

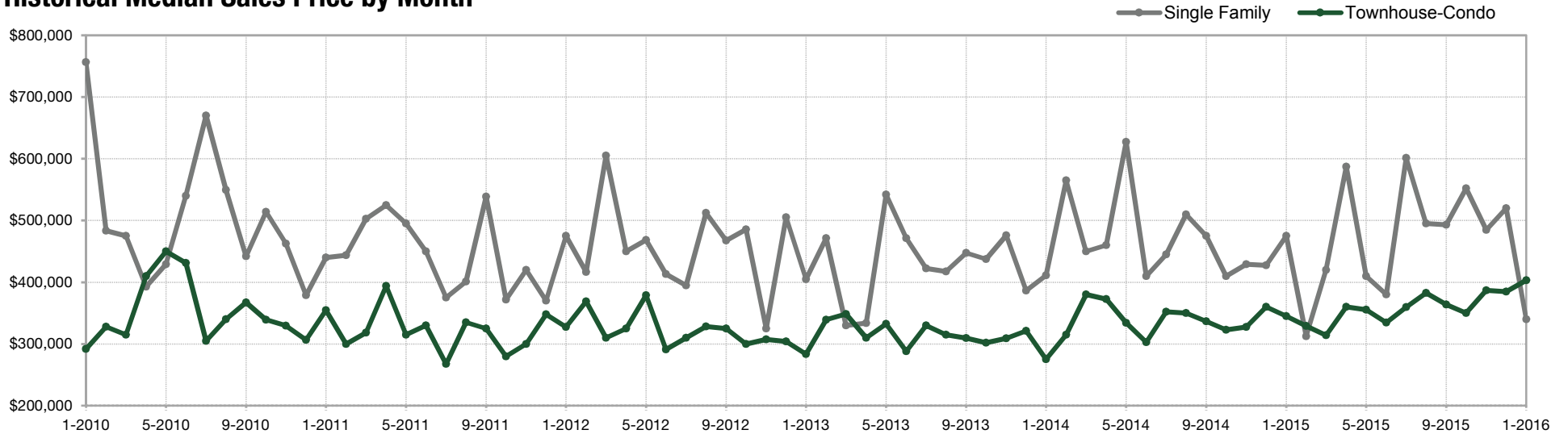


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2015	\$312,500	-44.7%	\$329,000	+4.4%
Mar-2015	\$420,000	-6.6%	\$314,000	-17.4%
Apr-2015	\$587,000	+27.6%	\$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	\$484,900	+13.0%	\$387,000	+18.2%
Dec-2015	\$520,000	+21.6%	\$384,950	+6.9%
Jan-2016	\$340,000	-28.4%	\$403,000	+16.8%

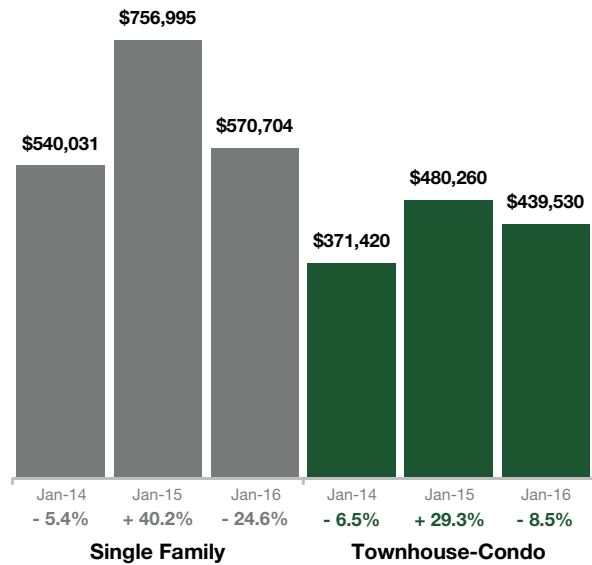
Historical Median Sales Price by Month



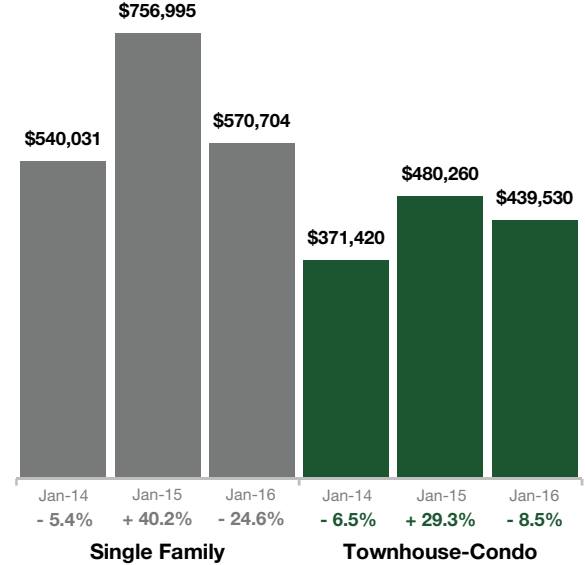
Average Sales Price



January

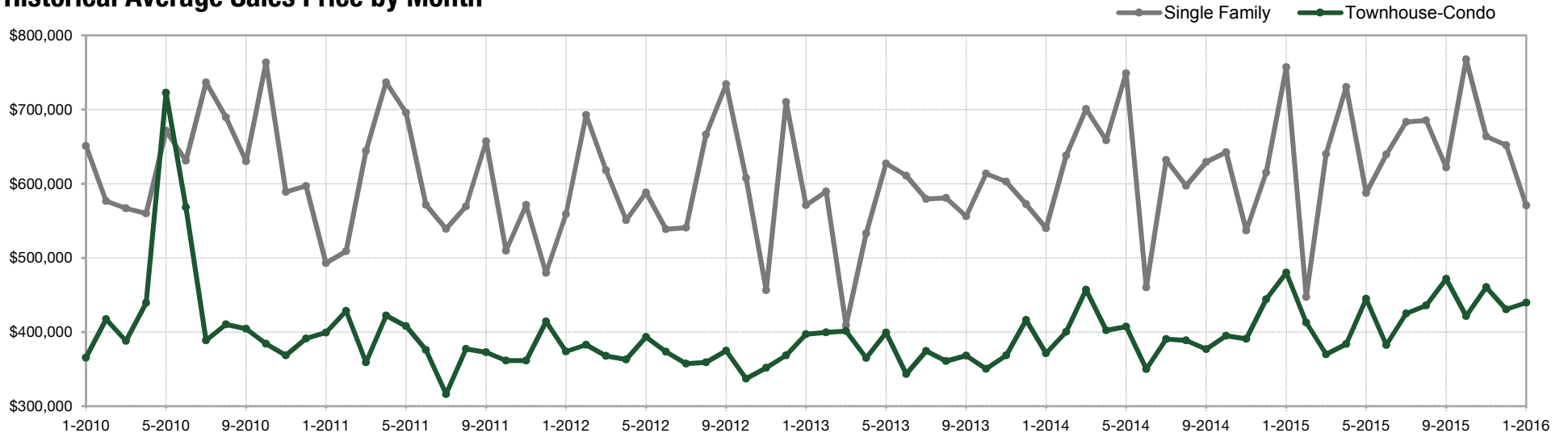


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2015	\$447,452	-29.9%	\$412,693	+3.1%
Mar-2015	\$639,948	-8.7%	\$369,943	-19.1%
Apr-2015	\$730,454	+10.9%	\$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	\$663,661	+23.6%	\$460,731	+17.8%
Dec-2015	\$651,943	+6.0%	\$430,690	-3.0%
Jan-2016	\$570,704	-24.6%	\$439,530	-8.5%

Historical Average Sales Price by Month

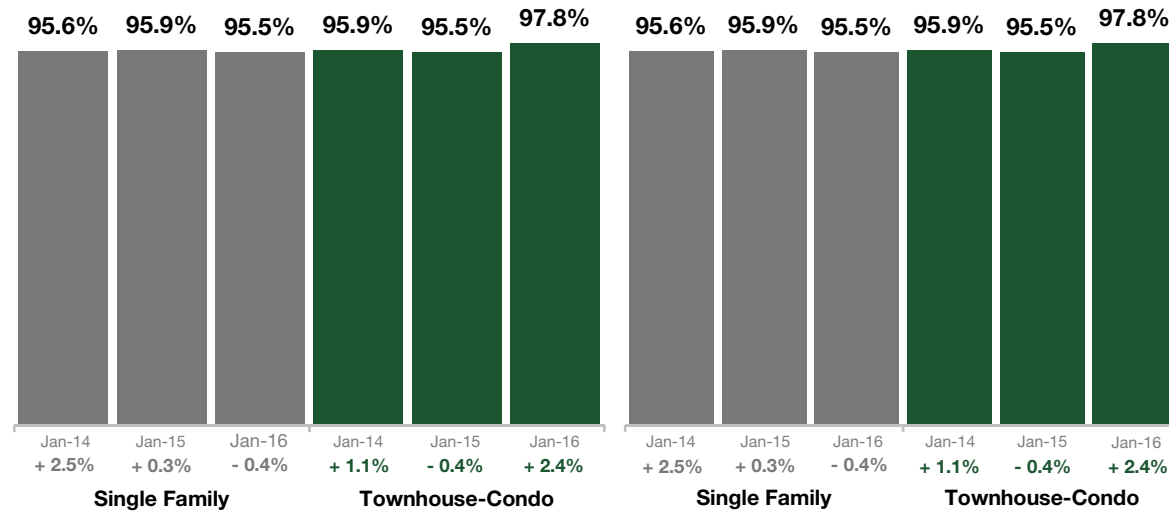


Percent of List Price Received



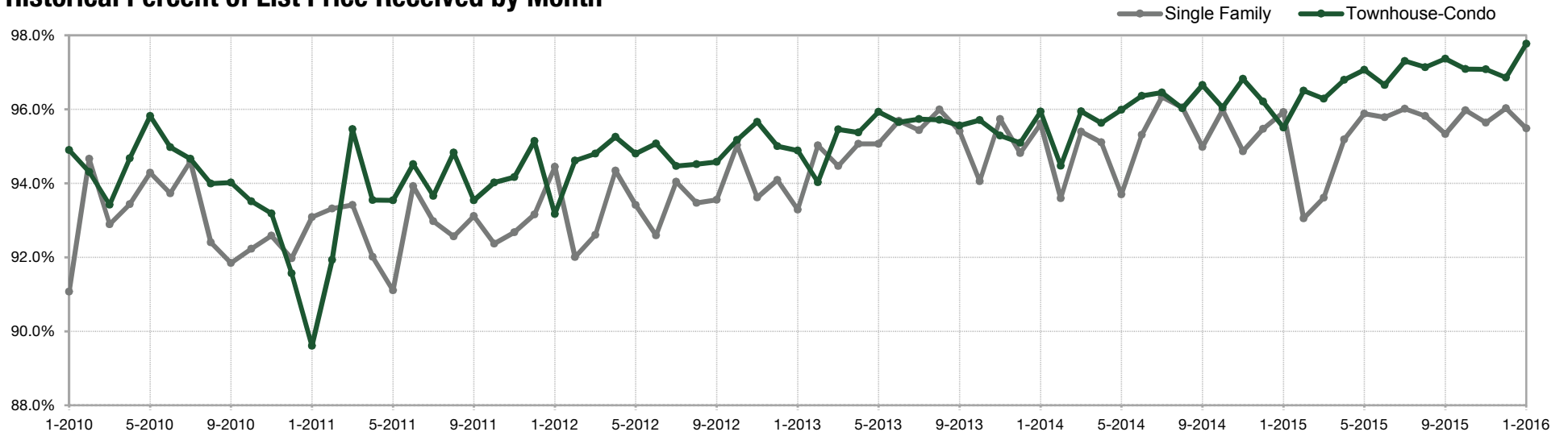
January

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2015	93.1%	-0.5%	96.5%	+2.1%
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	95.6%	+0.7%	97.1%	+0.3%
Dec-2015	96.0%	+0.5%	96.9%	+0.7%
Jan-2016	95.5%	-0.4%	97.8%	+2.4%

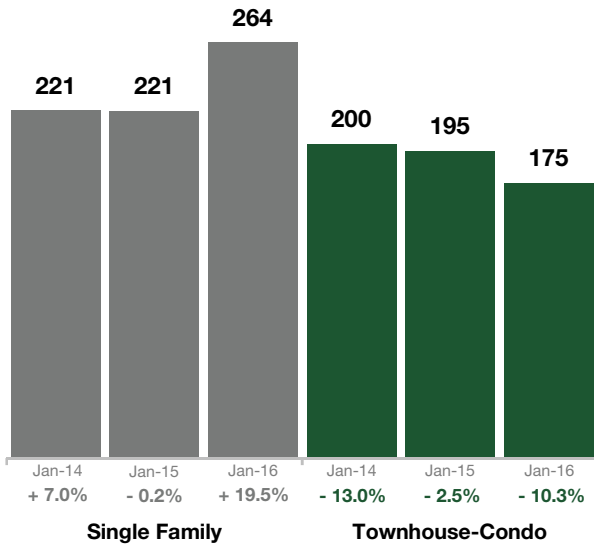
Historical Percent of List Price Received by Month



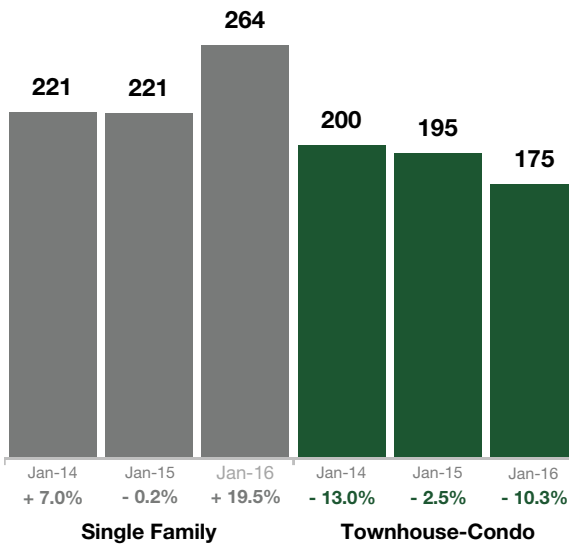
Days on Market Until Sale



January

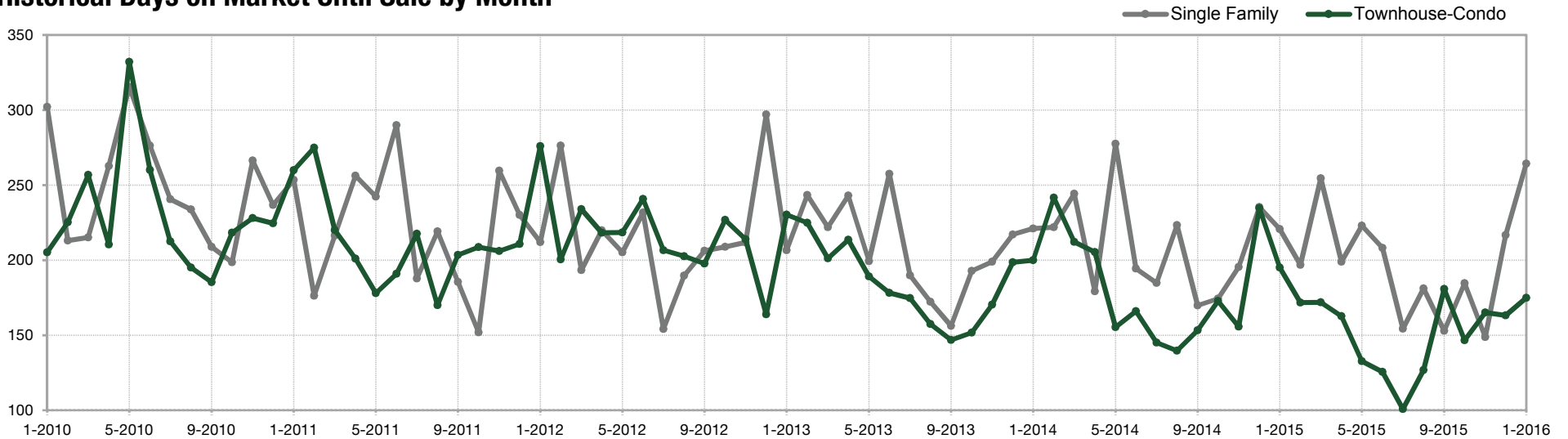


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2015	197	-11.3%	172	-28.9%
Mar-2015	254	+4.1%	172	-18.9%
Apr-2015	199	+11.2%	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%	165	+5.8%
Dec-2015	217	-7.7%	163	-30.6%
Jan-2016	264	+19.5%	175	-10.3%

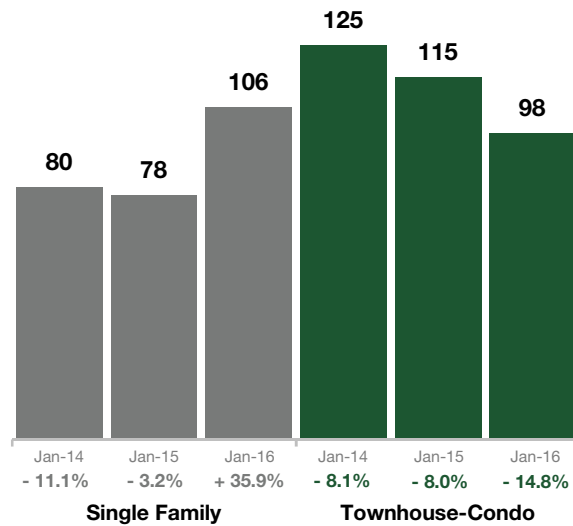
Historical Days on Market Until Sale by Month



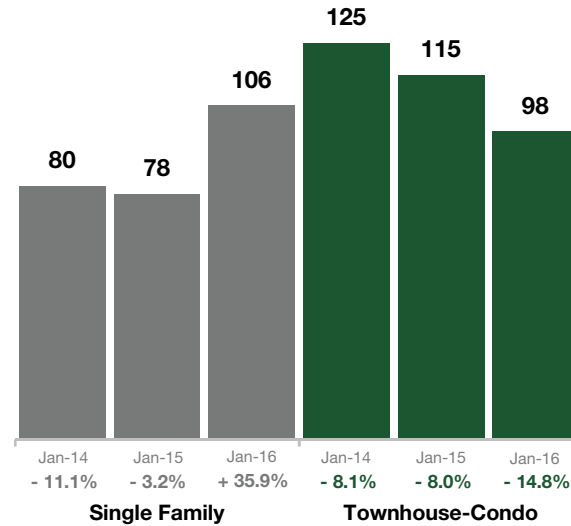
Housing Affordability Index



January

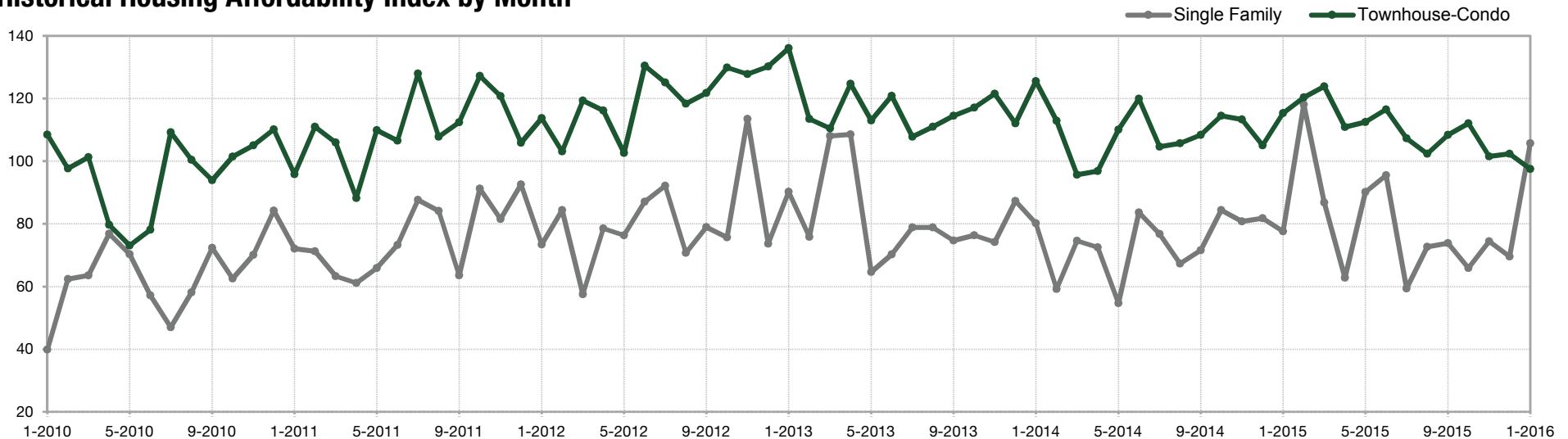


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2015	118	+100.0%	120	+6.2%
Mar-2015	87	+16.0%	124	+29.2%
Apr-2015	63	-13.7%	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	74	-8.6%	102	-9.7%
Dec-2015	70	-14.6%	102	-2.9%
Jan-2016	106	+35.9%	98	-14.8%

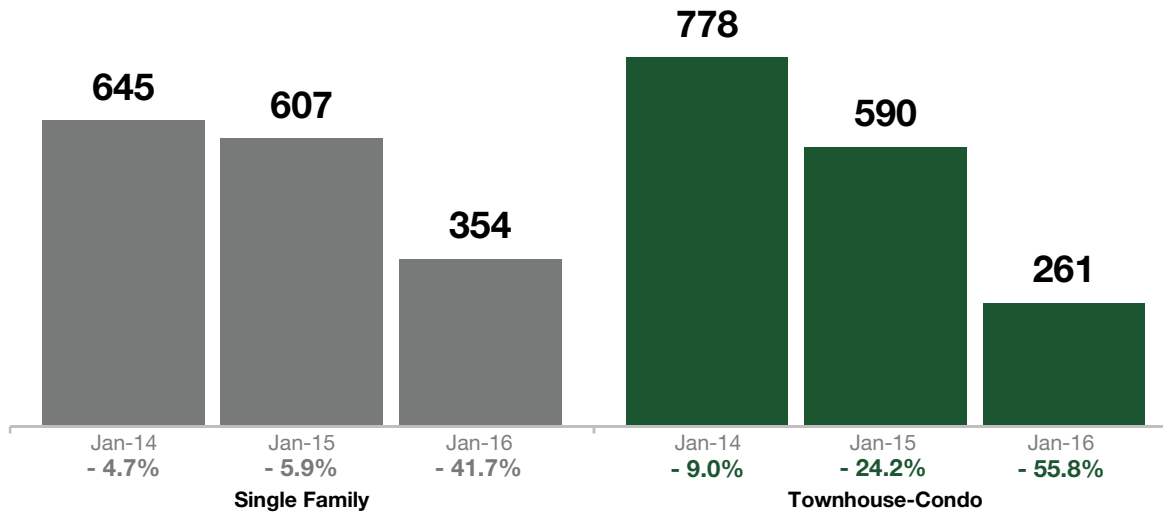
Historical Housing Affordability Index by Month



Inventory of Active Listings

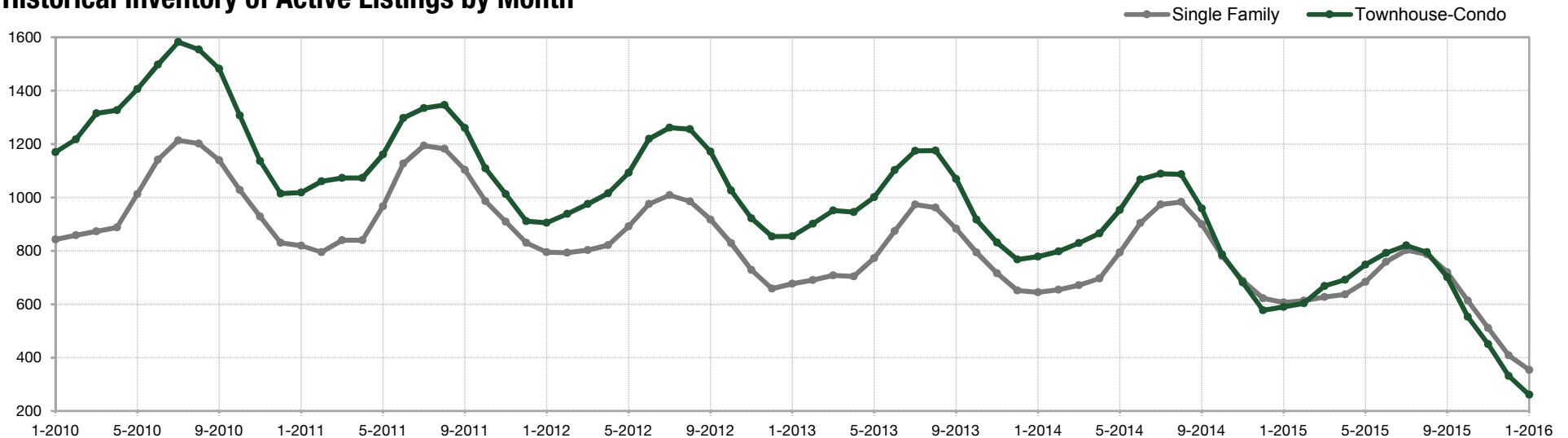


January



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2015	614	-6.3%	604	-24.3%
Mar-2015	627	-6.6%	668	-19.4%
Apr-2015	637	-8.5%	692	-20.0%
May-2015	684	-13.9%	748	-21.5%
Jun-2015	759	-16.0%	792	-25.8%
Jul-2015	803	-17.6%	820	-24.7%
Aug-2015	787	-19.9%	795	-26.9%
Sep-2015	720	-19.9%	701	-26.9%
Oct-2015	614	-21.3%	553	-29.6%
Nov-2015	511	-25.7%	451	-33.9%
Dec-2015	409	-34.2%	332	-42.5%
Jan-2016	354	-41.7%	261	-55.8%

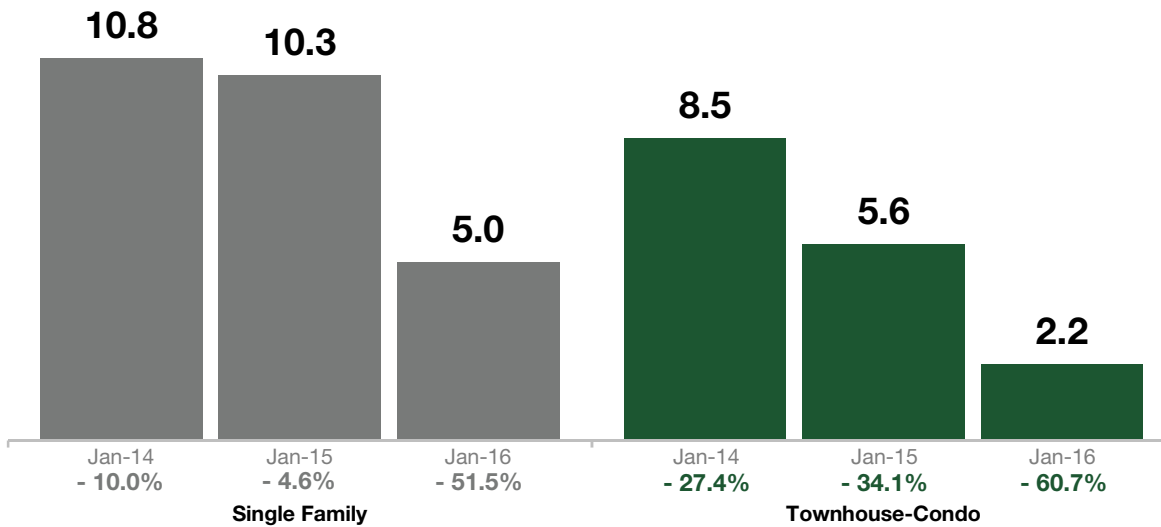
Historical Inventory of Active Listings by Month



Months Supply of Inventory

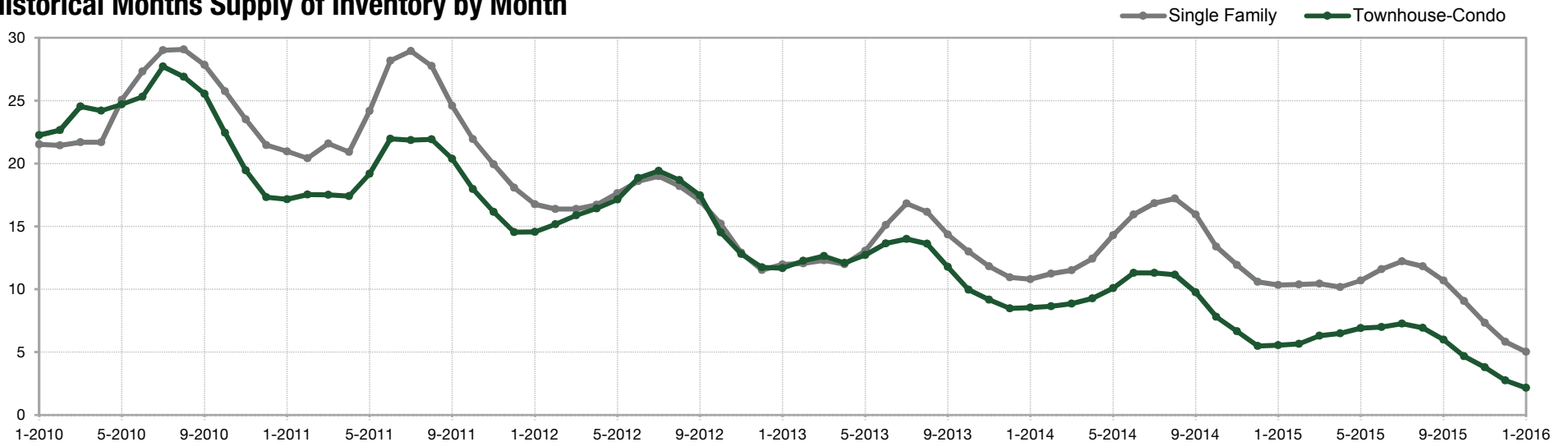


January



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2015	10.4	-7.1%	5.7	-34.5%
Mar-2015	10.5	-8.7%	6.3	-29.2%
Apr-2015	10.2	-17.7%	6.5	-30.1%
May-2015	10.7	-25.2%	6.9	-31.7%
Jun-2015	11.6	-27.5%	7.0	-38.1%
Jul-2015	12.2	-27.4%	7.3	-35.4%
Aug-2015	11.8	-31.4%	6.9	-37.8%
Sep-2015	10.7	-32.7%	6.0	-38.8%
Oct-2015	9.1	-32.1%	4.7	-39.7%
Nov-2015	7.3	-38.7%	3.8	-43.3%
Dec-2015	5.8	-45.3%	2.8	-49.1%
Jan-2016	5.0	-51.5%	2.2	-60.7%

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.



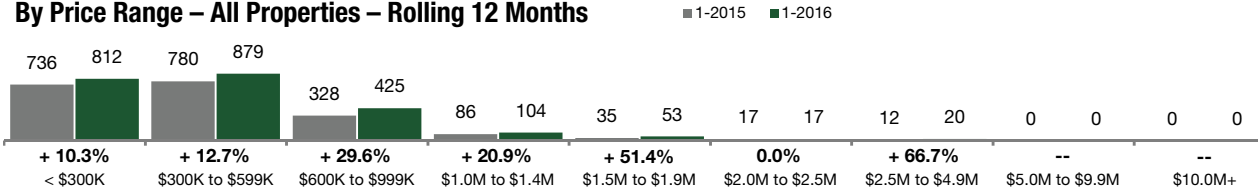
Key Metrics	Historical Sparkbars	1-2015	1-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
New Listings		150	135	- 10.0%	150	135	- 10.0%
Pending Sales		103	221	+ 114.6%	103	221	+ 114.6%
Sold Listings		100	103	+ 3.0%	100	103	+ 3.0%
Median Sales Price		\$411,500	\$398,900	- 3.1%	\$411,500	\$398,900	- 3.1%
Avg. Sales Price		\$582,652	\$485,356	- 16.7%	\$582,652	\$485,356	- 16.7%
Pct. of List Price Received		95.7%	96.9%	+ 1.3%	95.7%	96.9%	+ 1.3%
Days on Market		204	208	+ 2.0%	204	208	+ 2.0%
Affordability Index		90	90	0.0%	90	90	0.0%
Active Listings		1,207	633	- 47.6%	--	--	--
Months Supply		7.3	3.3	- 54.8%	--	--	--

Sold Listings

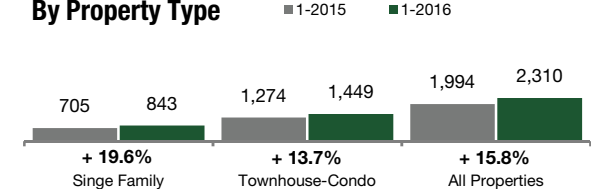
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Condo		
	1-2015	1-2016	Change	1-2015	1-2016	Change
\$299,999 and Below	226	269	+19.0%	499	533	+6.8%
\$300,000 to \$599,999	207	236	+14.0%	569	635	+11.6%
\$600,000 to \$999,999	155	191	+23.2%	173	234	+35.3%
\$1,000,000 to \$1,499,999	65	71	+9.2%	21	33	+57.1%
\$1,500,000 to \$1,999,999	23	40	+73.9%	12	13	+8.3%
\$2,000,000 to \$2,499,999	17	17	0.0%	0	0	--
\$2,500,000 to \$4,999,999	12	19	+58.3%	0	1	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	705	843	+19.6%	1,274	1,449	+13.7%

Compared to Prior Month

By Price Range	Single Family			Condo		
	12-2015	1-2016	Change	12-2015	1-2016	Change
\$299,999 and Below	17	17	0.0%	50	18	-64.0%
\$300,000 to \$599,999	23	8	-65.2%	65	30	-53.8%
\$600,000 to \$999,999	17	8	-52.9%	19	14	-26.3%
\$1,000,000 to \$1,499,999	4	1	-75.0%	3	2	-33.3%
\$1,500,000 to \$1,999,999	3	3	0.0%	1	0	-100.0%
\$2,000,000 to \$2,499,999	2	0	-100.0%	0	0	--
\$2,500,000 to \$4,999,999	1	1	0.0%	0	0	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	67	38	-43.3%	138	64	-53.6%

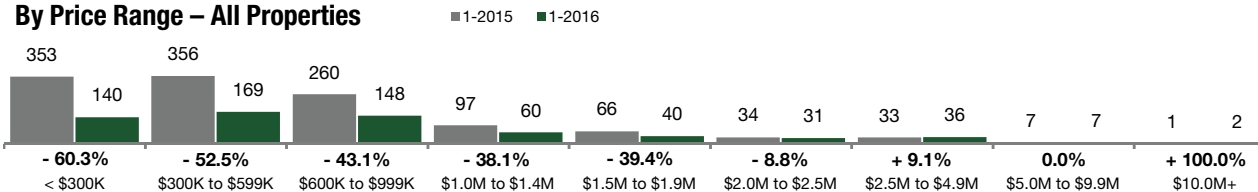
Year to Date

By Price Range	Single Family			Condo		
	1-2015	1-2016	Change	1-2015	1-2016	Change
\$299,999 and Below	10	17	+70.0%	22	18	-18.2%
\$300,000 to \$599,999	12	8	-33.3%	25	30	+20.0%
\$600,000 to \$999,999	6	8	+33.3%	12	14	+16.7%
\$1,000,000 to \$1,499,999	2	1	-50.0%	2	2	0.0%
\$1,500,000 to \$1,999,999	4	3	-25.0%	2	0	-100.0%
\$2,000,000 to \$2,499,999	1	0	-100.0%	0	0	--
\$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	--
All Price Ranges	37	38	+2.7%	63	64	+1.6%

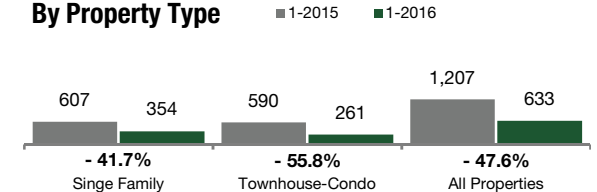
Inventory of Active Listings

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		
	1-2015	1-2016	Change	1-2015	1-2016	Change
\$299,999 and Below	179	77	-57.0%	171	54	-68.4%
\$300,000 to \$599,999	139	74	-46.8%	210	89	-57.6%
\$600,000 to \$999,999	101	62	-38.6%	159	83	-47.8%
\$1,000,000 to \$1,499,999	69	38	-44.9%	28	22	-21.4%
\$1,500,000 to \$1,999,999	50	33	-34.0%	16	7	-56.3%
\$2,000,000 to \$2,499,999	30	26	-13.3%	4	5	+25.0%
\$2,500,000 to \$4,999,999	31	35	+12.9%	2	1	-50.0%
\$5,000,000 to \$9,999,999	7	7	0.0%	0	0	--
\$10,000,000 and Above	1	2	+100.0%	0	0	--
All Price Ranges	607	354	-41.7%	590	261	-55.8%

Compared to Prior Month

By Price Range	Single Family			Condo		
	12-2015	1-2016	Change	12-2015	1-2016	Change
\$299,999 and Below	95	77	-18.9%	72	54	-25.0%
\$300,000 to \$599,999	88	74	-15.9%	120	89	-25.8%
\$600,000 to \$999,999	75	62	-17.3%	105	83	-21.0%
\$1,000,000 to \$1,499,999	43	38	-11.6%	22	22	0.0%
\$1,500,000 to \$1,999,999	36	33	-8.3%	8	7	-12.5%
\$2,000,000 to \$2,499,999	26	26	0.0%	4	5	+25.0%
\$2,500,000 to \$4,999,999	34	35	+2.9%	1	1	0.0%
\$5,000,000 to \$9,999,999	9	7	-22.2%	0	0	--
\$10,000,000 and Above	3	2	-33.3%	0	0	--
All Price Ranges	409	354	-13.4%	332	261	-21.4%

Year to Date

By Price Range	Single Family			Condo		
	1-2015	1-2016	Change	1-2015	1-2016	Change
\$299,999 and Below	10	17	+70.0%	22	18	-18.2%
\$300,000 to \$599,999	12	8	-33.3%	25	30	+20.0%
\$600,000 to \$999,999	6	8	+33.3%	12	14	+16.7%
\$1,000,000 to \$1,499,999	2	1	-50.0%	2	2	0.0%
\$1,500,000 to \$1,999,999	4	3	-25.0%	2	0	-100.0%
\$2,000,000 to \$2,499,999	1	0	-100.0%	0	0	--
\$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	--
All Price Ranges	37	38	+2.7%	63	64	+1.6%

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 average 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.