

Monthly Indicators



January 2017

Percent changes calculated using year-over-year comparisons.

New Listings were down 33.3 percent for single family homes but increased 2.4 percent for townhouse-condo properties. Pending Sales landed at 91 for single family homes and 162 for townhouse-condo properties.

The Median Sales Price was up 125.4 percent to \$766,250 for single family homes but decreased 3.8 percent to \$381,450 for townhouse-condo properties. Days on Market decreased 50.5 percent for single family homes and 26.3 percent for condo properties.

In case you missed it, we have a new U.S. president. In his first hour in office, the .25 percentage point rate cut for loans backed by the Federal Housing Administration (FHA) was removed, setting the table for what should be an interesting presidential term for real estate policy. FHA loans tend to be a favorable option for those with limited financial resources. On a brighter note, wages are on the uptick for many Americans, while unemployment rates have remained stable and relatively unchanged for several months. The system is ripe for more home purchasing if there are more homes available to sell.

Activity Snapshot

+ 24.0%	+ 8.7%	- 41.7%
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

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	1-2016	1-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
New Listings		60	40	- 33.3%	60	40	- 33.3%
Pending Sales		39	91	+ 133.3%	39	91	+ 133.3%
Sold Listings		38	41	+ 7.9%	38	41	+ 7.9%
Median Sales Price		\$340,000	\$766,250	+ 125.4%	\$340,000	\$766,250	+ 125.4%
Avg. Sales Price		\$580,914	\$1,033,389	+ 77.9%	\$580,914	\$1,033,389	+ 77.9%
Pct. of List Price Received		95.0%	95.8%	+ 0.8%	95.0%	95.8%	+ 0.8%
Days on Market		216	107	- 50.5%	216	107	- 50.5%
Affordability Index		105	45	- 57.1%	105	45	- 57.1%
Active Listings		483	280	- 42.0%	--	--	--
Months Supply		6.8	3.8	- 44.1%	--	--	--

Townhouse-Condo Market Overview

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

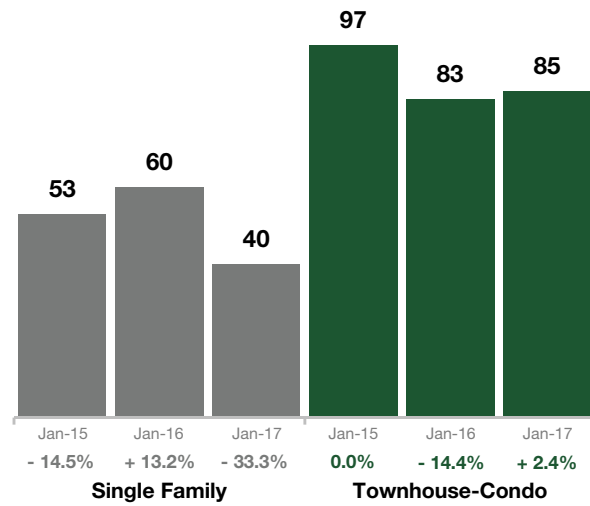


Key Metrics	Historical Sparkbars	1-2016	1-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
New Listings		83	85	+ 2.4%	83	85	+ 2.4%
Pending Sales		70	162	+ 131.4%	70	162	+ 131.4%
Sold Listings		66	88	+ 33.3%	66	88	+ 33.3%
Median Sales Price		\$396,450	\$381,450	- 3.8%	\$396,450	\$381,450	- 3.8%
Avg. Sales Price		\$411,147	\$453,653	+ 10.3%	\$411,147	\$453,653	+ 10.3%
Pct. of List Price Received		97.5%	97.1%	- 0.4%	97.5%	97.1%	- 0.4%
Days on Market		99	73	- 26.3%	99	73	- 26.3%
Affordability Index		98	97	- 1.0%	98	97	- 1.0%
Active Listings		497	291	- 41.4%	--	--	--
Months Supply		4.1	2.5	- 39.0%	--	--	--

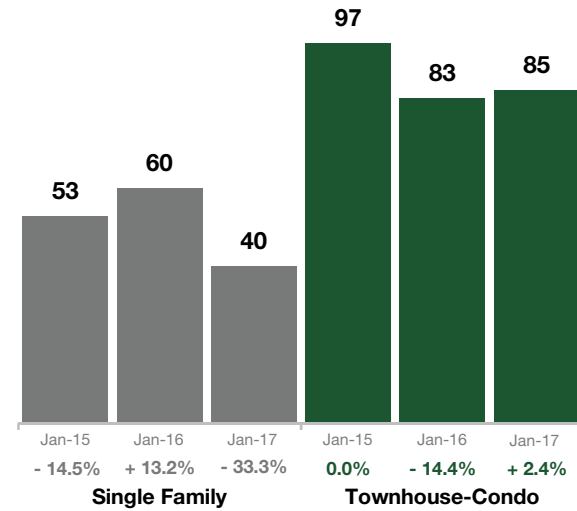
New Listings



January

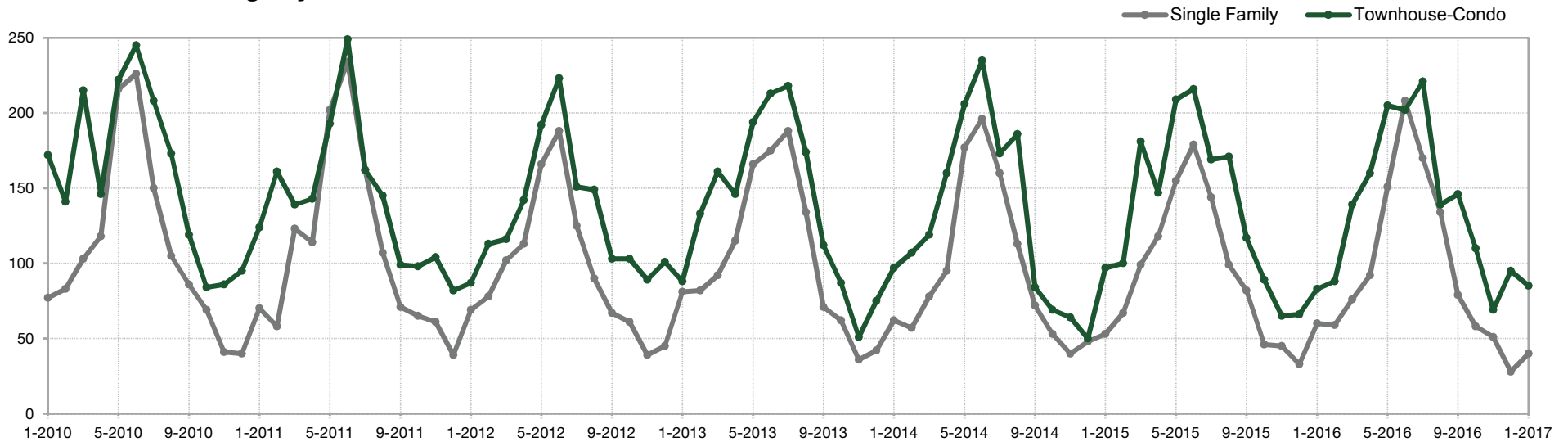


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2016	59	-11.9%	88	-12.0%
Mar-2016	76	-23.2%	139	-23.2%
Apr-2016	92	-22.0%	160	+8.8%
May-2016	151	-2.6%	205	-1.9%
Jun-2016	208	+16.2%	202	-6.5%
Jul-2016	170	+18.1%	221	+30.8%
Aug-2016	134	+35.4%	139	-18.7%
Sep-2016	79	-3.7%	146	+24.8%
Oct-2016	58	+26.1%	110	+23.6%
Nov-2016	51	+13.3%	69	+6.2%
Dec-2016	28	-15.2%	95	+43.9%
Jan-2017	40	-33.3%	85	+2.4%

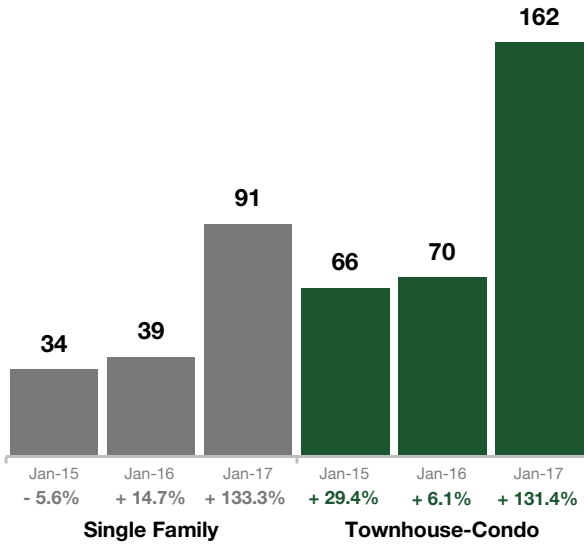
Historical New Listings by Month



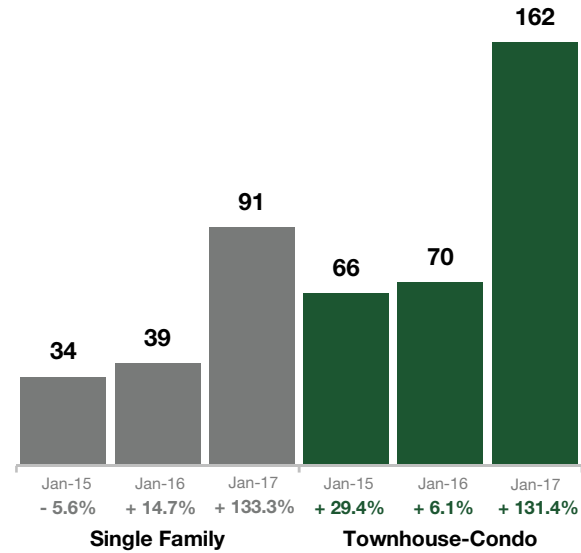
Pending Sales



January

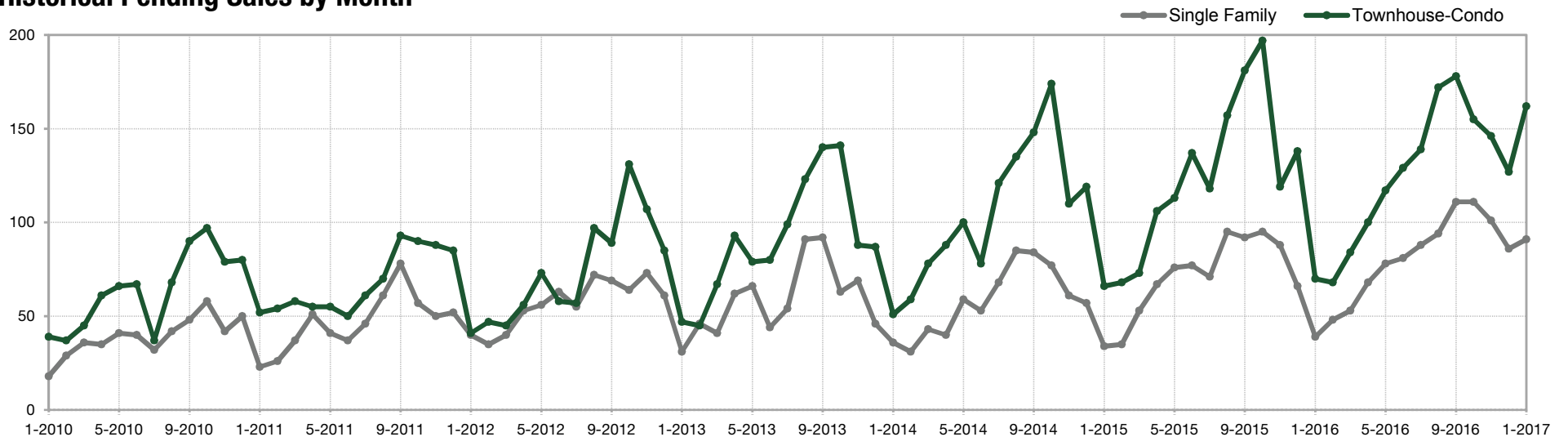


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2016	48	+37.1%	68	0.0%
Mar-2016	53	0.0%	84	+15.1%
Apr-2016	68	+1.5%	100	-5.7%
May-2016	78	+2.6%	117	+3.5%
Jun-2016	81	+5.2%	129	-5.8%
Jul-2016	88	+23.9%	139	+17.8%
Aug-2016	94	-1.1%	172	+9.6%
Sep-2016	111	+20.7%	178	-1.7%
Oct-2016	111	+16.8%	155	-21.3%
Nov-2016	101	+14.8%	146	+22.7%
Dec-2016	86	+30.3%	127	-8.0%
Jan-2017	91	+133.3%	162	+131.4%

Historical Pending Sales by Month

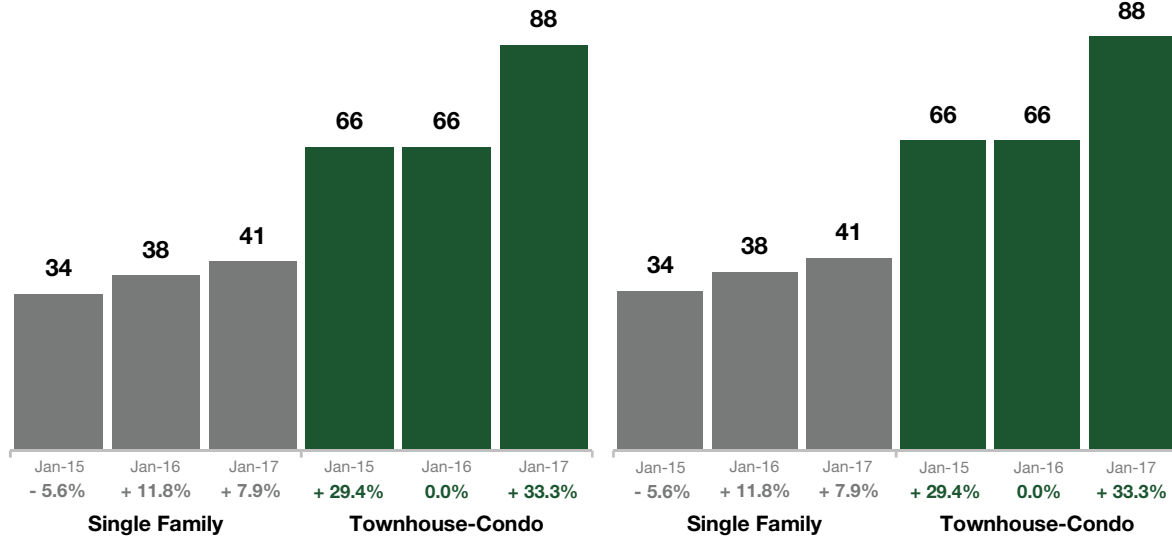


Sold Listings



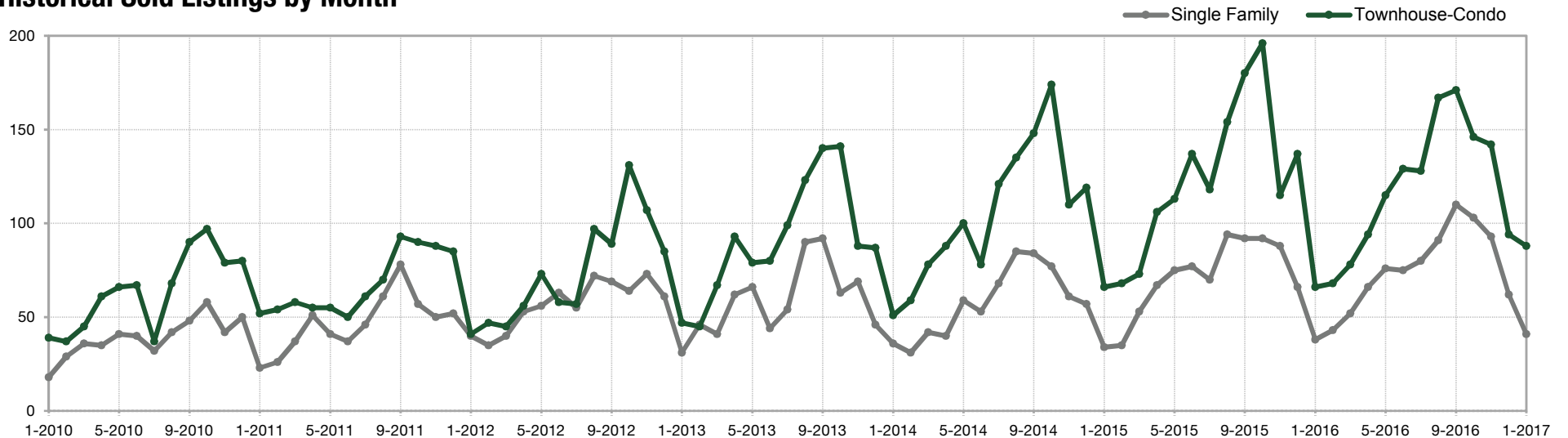
January

Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2016	43	+22.9%	68	0.0%
Mar-2016	52	-1.9%	78	+6.8%
Apr-2016	66	-1.5%	94	-11.3%
May-2016	76	+1.3%	115	+1.8%
Jun-2016	75	-2.6%	129	-5.8%
Jul-2016	80	+14.3%	128	+8.5%
Aug-2016	91	-3.2%	167	+8.4%
Sep-2016	110	+19.6%	171	-5.0%
Oct-2016	103	+12.0%	146	-25.5%
Nov-2016	93	+5.7%	142	+23.5%
Dec-2016	62	-6.1%	94	-31.4%
Jan-2017	41	+7.9%	88	+33.3%

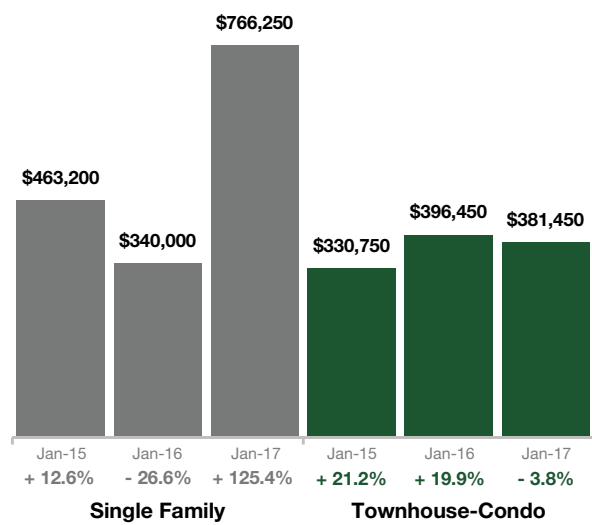
Historical Sold Listings by Month



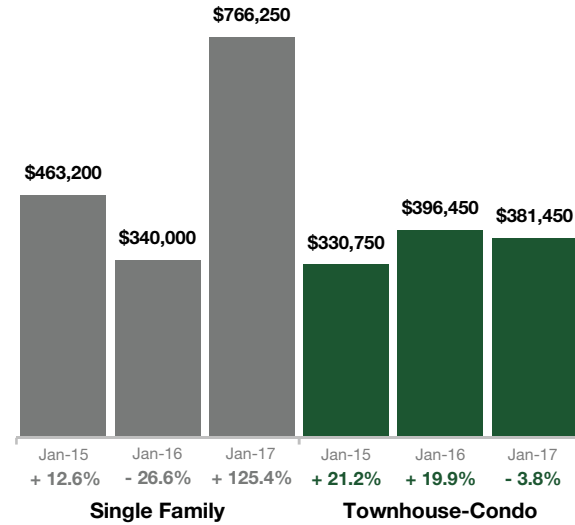
Median Sales Price



January

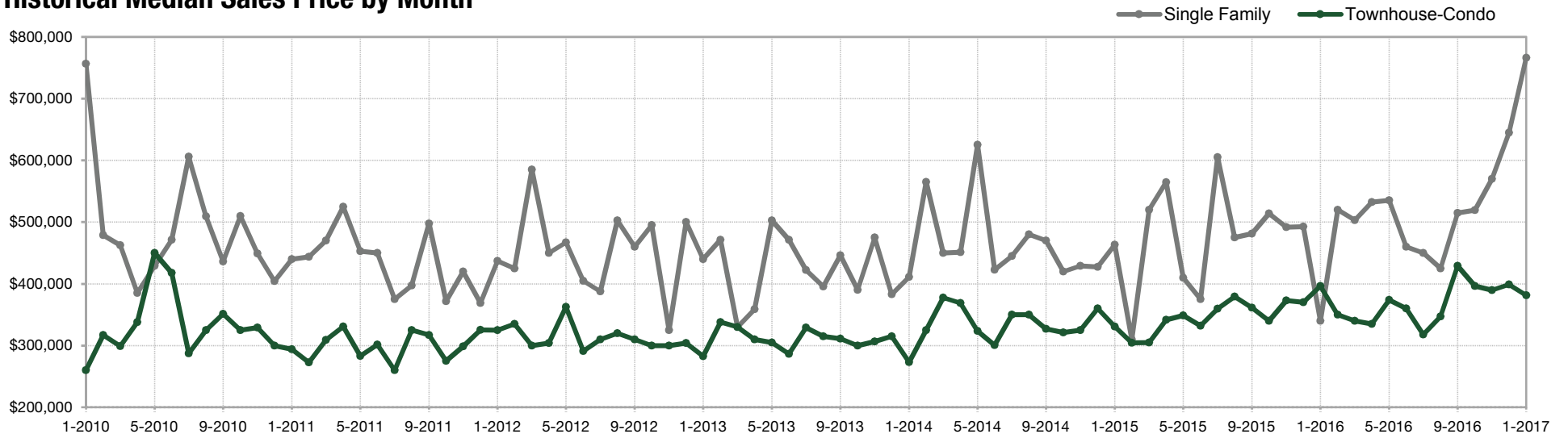


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2016	\$520,000	+67.7%	\$350,000	+14.9%
Mar-2016	\$502,950	-3.3%	\$340,000	+11.5%
Apr-2016	\$532,500	-5.7%	\$335,000	-1.9%
May-2016	\$535,500	+30.6%	\$374,000	+7.2%
Jun-2016	\$460,000	+22.7%	\$360,000	+8.4%
Jul-2016	\$450,000	-25.6%	\$318,000	-11.6%
Aug-2016	\$425,000	-10.6%	\$347,000	-8.6%
Sep-2016	\$515,000	+7.0%	\$429,000	+18.7%
Oct-2016	\$519,250	+1.0%	\$396,500	+16.6%
Nov-2016	\$569,900	+15.8%	\$389,750	+4.5%
Dec-2016	\$645,000	+31.0%	\$399,000	+7.8%
Jan-2017	\$766,250	+125.4%	\$381,450	-3.8%

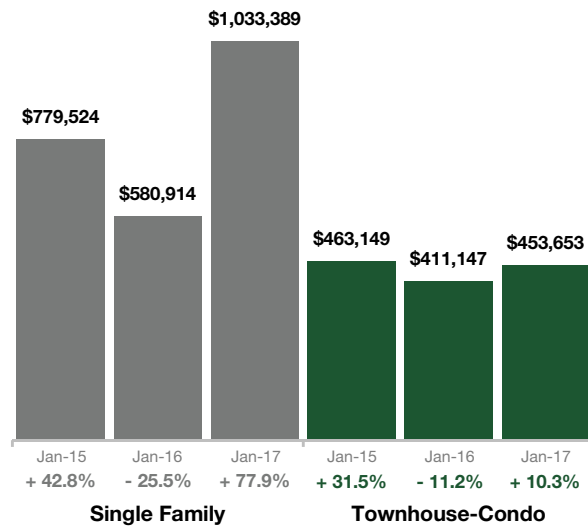
Historical Median Sales Price by Month



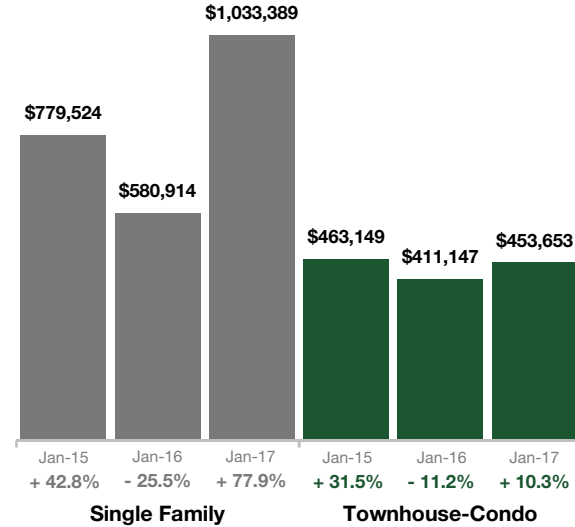
Average Sales Price



January

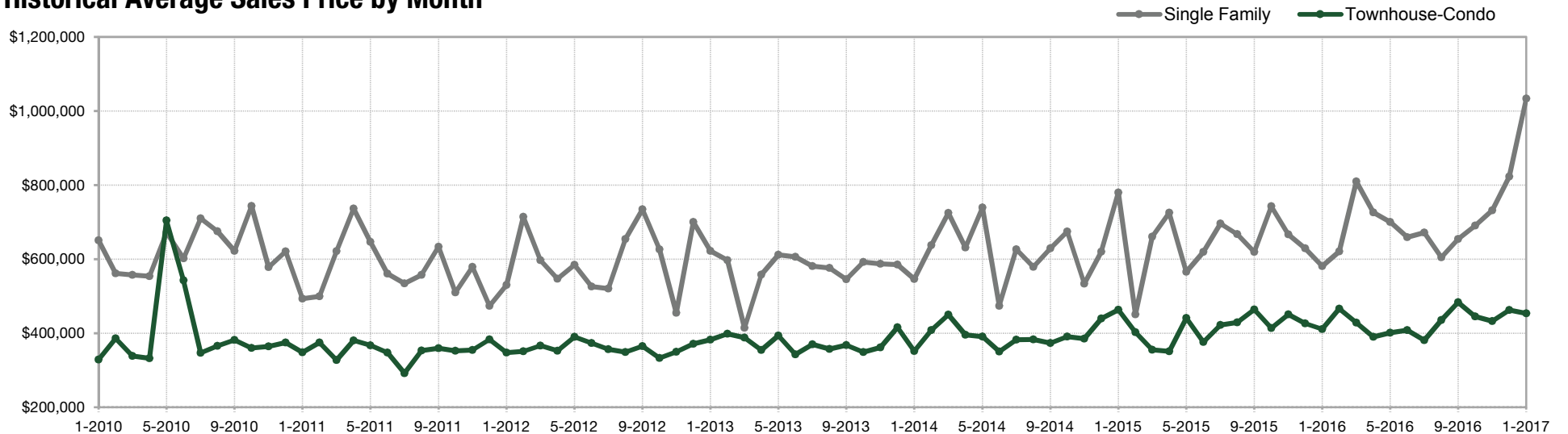


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2016	\$620,651	+37.6%	\$466,266	+15.7%
Mar-2016	\$809,414	+22.5%	\$428,283	+20.4%
Apr-2016	\$726,135	+0.1%	\$389,884	+11.1%
May-2016	\$700,353	+23.8%	\$401,167	-9.0%
Jun-2016	\$659,406	+6.5%	\$408,577	+8.6%
Jul-2016	\$671,424	-3.5%	\$381,016	-9.8%
Aug-2016	\$605,036	-9.4%	\$435,148	+1.5%
Sep-2016	\$654,046	+5.6%	\$483,314	+4.1%
Oct-2016	\$690,515	-7.1%	\$444,997	+7.6%
Nov-2016	\$731,959	+9.8%	\$432,947	-3.9%
Dec-2016	\$823,217	+30.9%	\$462,890	+8.6%
Jan-2017	\$1,033,389	+77.9%	\$453,653	+10.3%

Historical Average Sales Price by Month

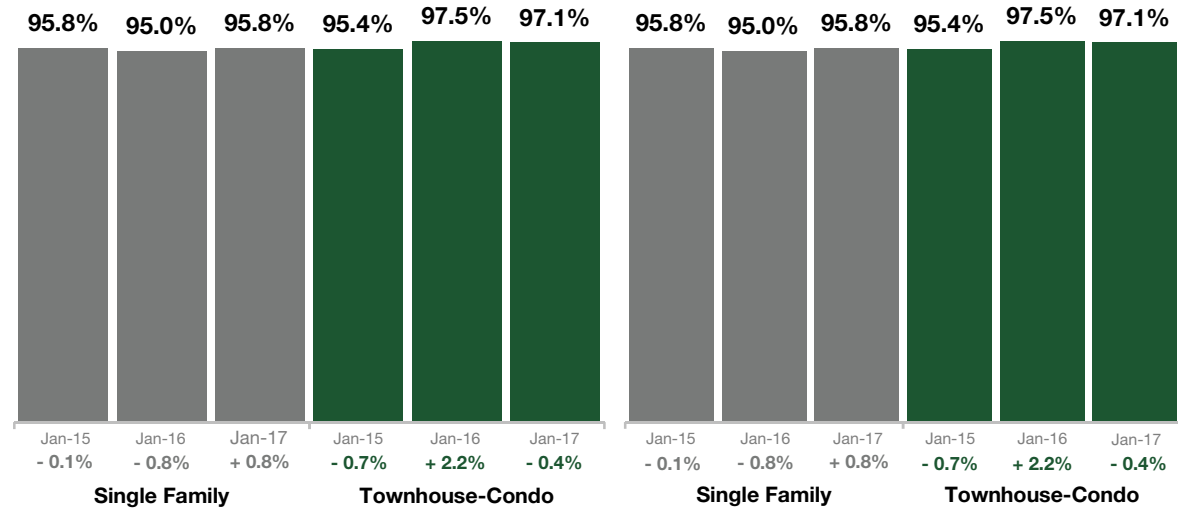


Percent of List Price Received



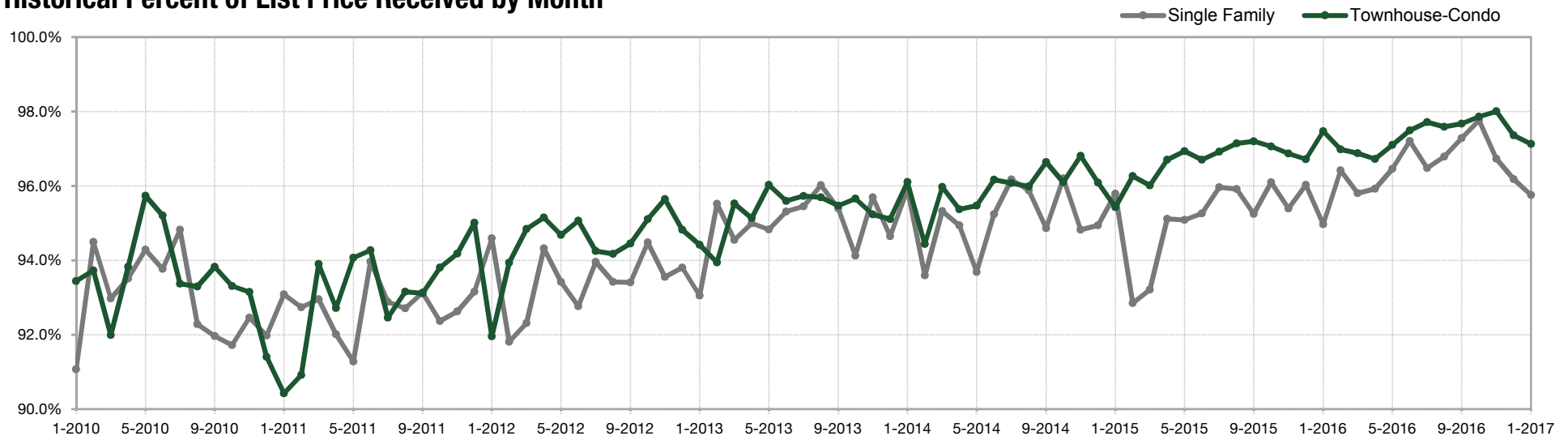
January

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2016	96.4%	+3.9%	97.0%	+0.7%
Mar-2016	95.8%	+2.8%	96.9%	+0.9%
Apr-2016	95.9%	+0.8%	96.7%	0.0%
May-2016	96.5%	+1.5%	97.1%	+0.2%
Jun-2016	97.2%	+2.0%	97.5%	+0.8%
Jul-2016	96.5%	+0.5%	97.7%	+0.8%
Aug-2016	96.8%	+0.9%	97.6%	+0.5%
Sep-2016	97.3%	+2.2%	97.7%	+0.5%
Oct-2016	97.8%	+1.8%	97.9%	+0.8%
Nov-2016	96.7%	+1.4%	98.0%	+1.1%
Dec-2016	96.2%	+0.2%	97.4%	+0.7%
Jan-2017	95.8%	+0.8%	97.1%	-0.4%

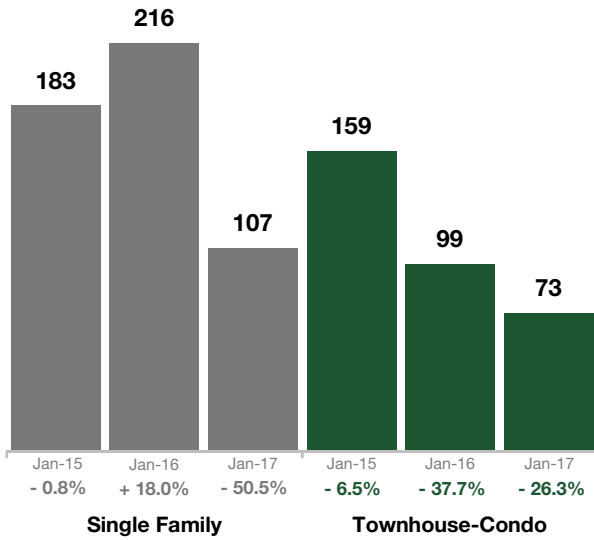
Historical Percent of List Price Received by Month



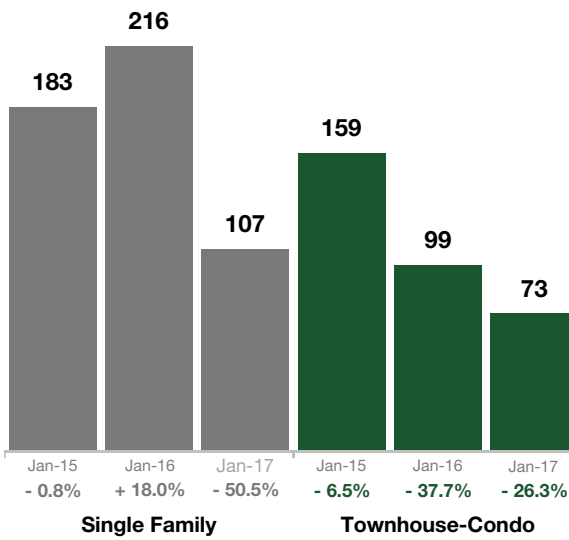
Days on Market Until Sale



January

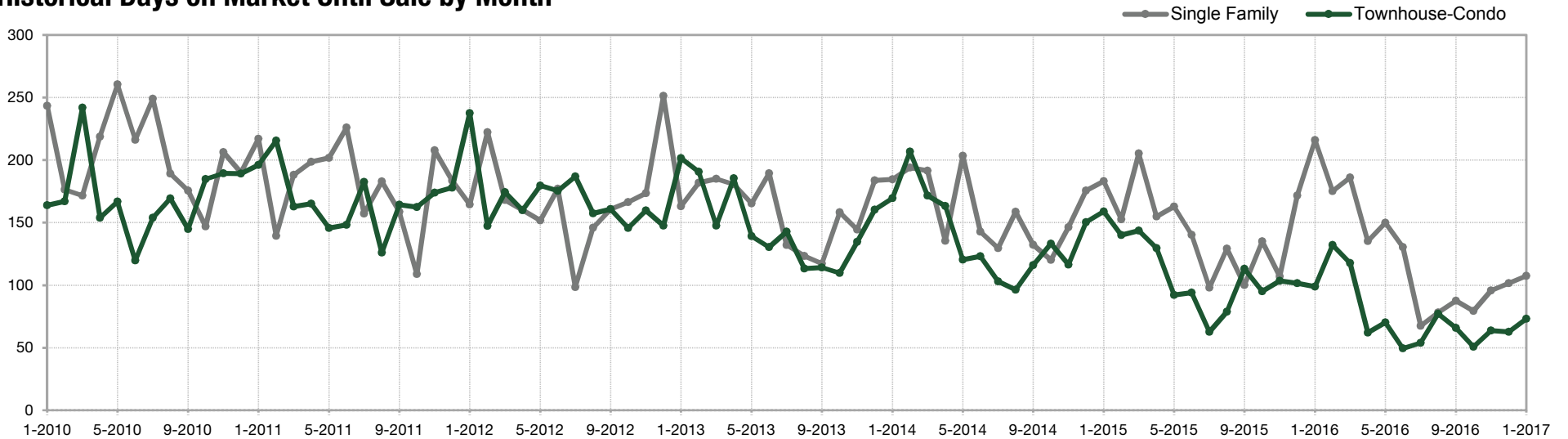


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2016	175	+14.4%	132	-5.7%
Mar-2016	186	-9.3%	118	-18.1%
Apr-2016	135	-12.9%	62	-52.3%
May-2016	150	-8.0%	70	-23.9%
Jun-2016	130	-7.1%	49	-47.9%
Jul-2016	68	-30.6%	54	-14.3%
Aug-2016	78	-39.5%	77	-2.5%
Sep-2016	88	-12.0%	66	-41.6%
Oct-2016	79	-41.5%	51	-46.3%
Nov-2016	96	-10.3%	64	-37.9%
Dec-2016	102	-40.7%	63	-38.2%
Jan-2017	107	-50.5%	73	-26.3%

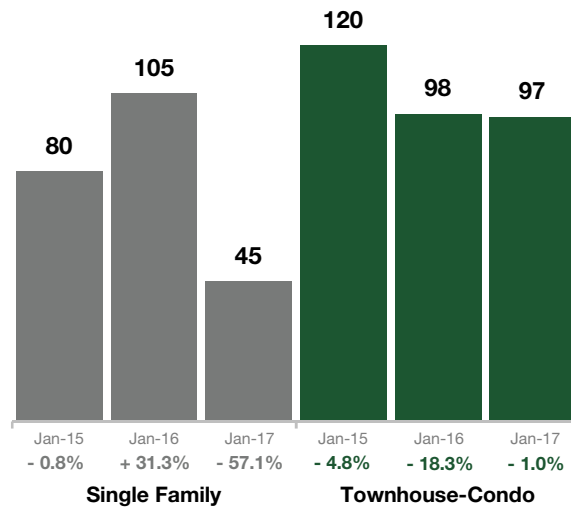
Historical Days on Market Until Sale by Month



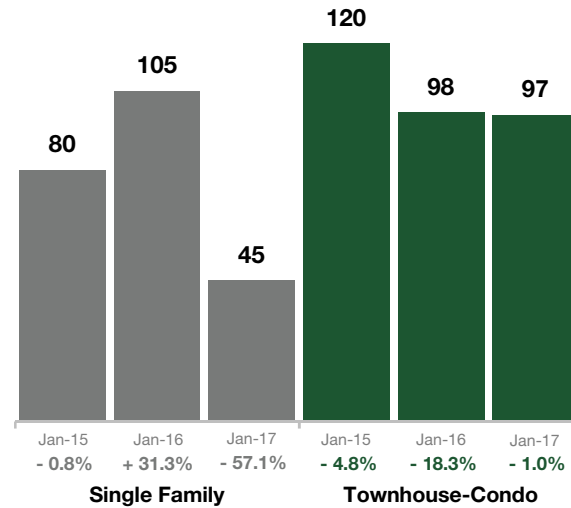
Housing Affordability Index



January

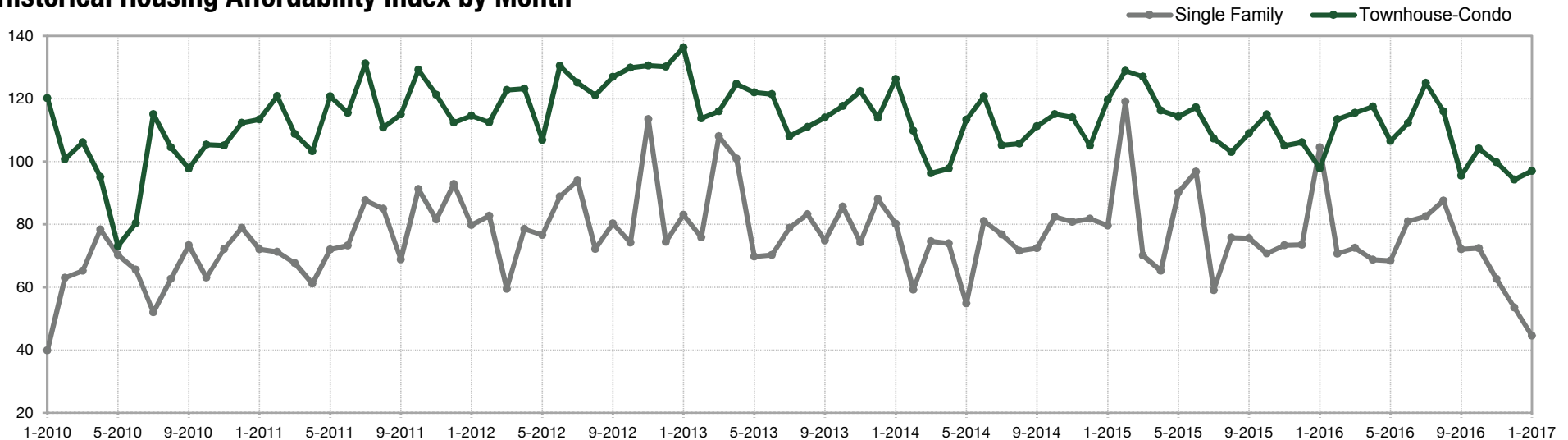


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2016	71	-40.3%	113	-12.4%
Mar-2016	72	+2.9%	115	-9.4%
Apr-2016	69	+6.2%	117	+0.9%
May-2016	68	-24.4%	107	-6.1%
Jun-2016	81	-16.5%	112	-4.3%
Jul-2016	83	+40.7%	125	+16.8%
Aug-2016	88	+15.8%	116	+12.6%
Sep-2016	72	-5.3%	96	-11.9%
Oct-2016	72	+1.4%	104	-9.6%
Nov-2016	63	-13.7%	100	-4.8%
Dec-2016	54	-26.0%	94	-11.3%
Jan-2017	45	-57.1%	97	-1.0%

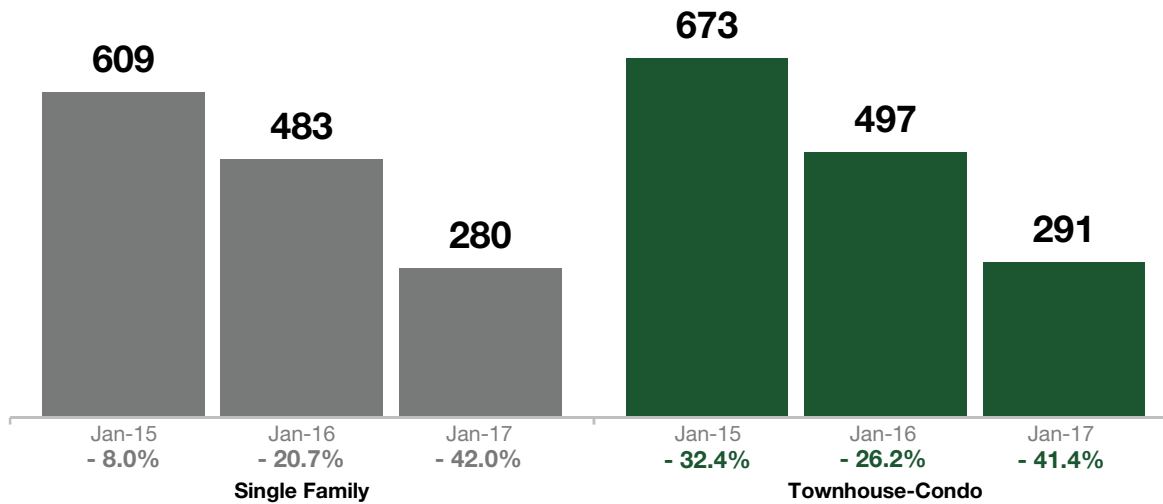
Historical Housing Affordability Index by Month



Inventory of Active Listings

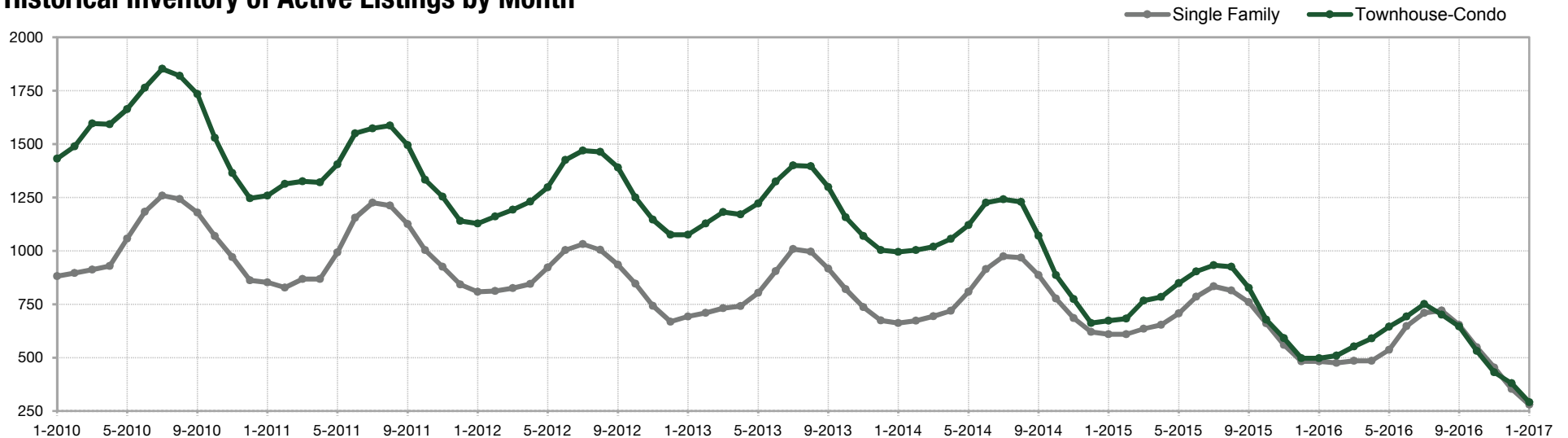


January



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2016	476	-21.8%	509	-25.5%
Mar-2016	485	-23.6%	552	-28.0%
Apr-2016	485	-25.8%	590	-24.7%
May-2016	537	-24.0%	645	-24.0%
Jun-2016	648	-17.5%	692	-23.4%
Jul-2016	710	-14.9%	751	-19.5%
Aug-2016	720	-11.5%	701	-24.2%
Sep-2016	653	-14.0%	646	-21.9%
Oct-2016	548	-17.1%	531	-21.7%
Nov-2016	454	-18.9%	432	-26.9%
Dec-2016	354	-26.7%	380	-23.5%
Jan-2017	280	-42.0%	291	-41.4%

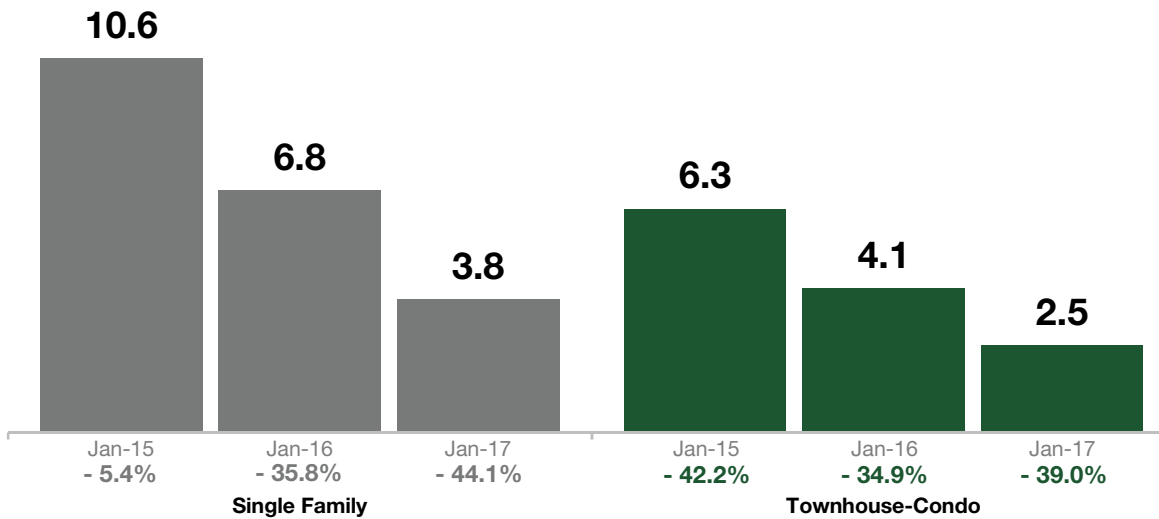
Historical Inventory of Active Listings by Month



Months Supply of Inventory

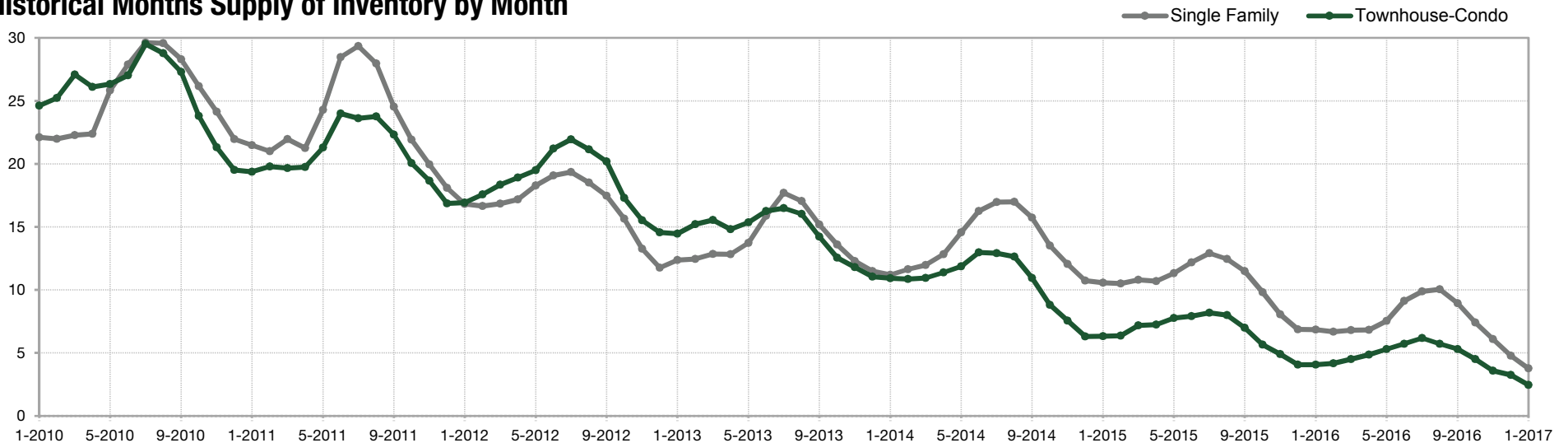


January



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2016	6.7	-36.2%	4.2	-34.4%
Mar-2016	6.8	-37.0%	4.5	-37.5%
Apr-2016	6.8	-36.4%	4.9	-31.9%
May-2016	7.5	-33.6%	5.3	-32.1%
Jun-2016	9.1	-25.4%	5.7	-27.8%
Jul-2016	9.9	-23.3%	6.2	-24.4%
Aug-2016	10.1	-19.2%	5.7	-28.8%
Sep-2016	8.9	-22.6%	5.3	-24.3%
Oct-2016	7.4	-24.5%	4.5	-21.1%
Nov-2016	6.1	-24.7%	3.6	-26.5%
Dec-2016	4.8	-30.4%	3.3	-19.5%
Jan-2017	3.8	-44.1%	2.5	-39.0%

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.



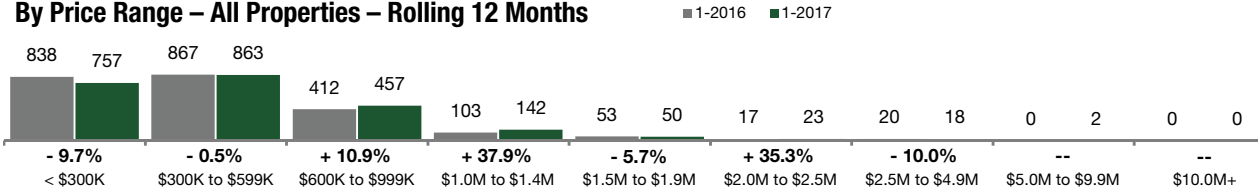
Key Metrics	Historical Sparkbars	1-2016	1-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
New Listings		143	125	- 12.6%	143	125	- 12.6%
Pending Sales		109	253	+ 132.1%	109	253	+ 132.1%
Sold Listings		104	129	+ 24.0%	104	129	+ 24.0%
Median Sales Price		\$386,500	\$420,000	+ 8.7%	\$386,500	\$420,000	+ 8.7%
Avg. Sales Price		\$473,177	\$637,910	+ 34.8%	\$473,177	\$637,910	+ 34.8%
Pct. of List Price Received		96.6%	96.7%	+ 0.1%	96.6%	96.7%	+ 0.1%
Days on Market		142	84	- 40.8%	142	84	- 40.8%
Affordability Index		92	81	- 12.0%	92	81	- 12.0%
Active Listings		980	571	- 41.7%	--	--	--
Months Supply		5.1	3.0	- 41.2%	--	--	--

Sold Listings

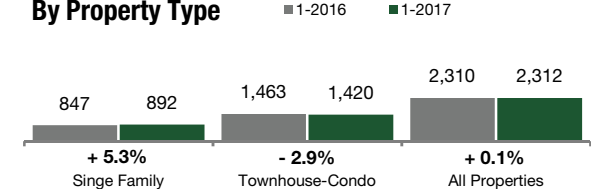
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Condo		
	1-2016	1-2017	Change	1-2016	1-2017	Change
\$299,999 and Below	275	248	-9.8%	563	509	-9.6%
\$300,000 to \$599,999	240	239	-0.4%	627	624	-0.5%
\$600,000 to \$999,999	186	219	+17.7%	226	238	+5.3%
\$1,000,000 to \$1,499,999	70	104	+48.6%	33	38	+15.2%
\$1,500,000 to \$1,999,999	40	45	+12.5%	13	5	-61.5%
\$2,000,000 to \$2,499,999	17	18	+5.9%	0	5	--
\$2,500,000 to \$4,999,999	19	17	-10.5%	1	1	0.0%
\$5,000,000 to \$9,999,999	0	2	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	847	892	+5.3%	1,463	1,420	-2.9%

Compared to Prior Month

By Price Range	Single Family			Condo		
	12-2016	1-2017	Change	12-2016	1-2017	Change
\$299,999 and Below	13	6	-53.8%	28	29	+3.6%
\$300,000 to \$599,999	15	9	-40.0%	51	41	-19.6%
\$600,000 to \$999,999	20	9	-55.0%	11	13	+18.2%
\$1,000,000 to \$1,499,999	5	8	+60.0%	2	2	0.0%
\$1,500,000 to \$1,999,999	5	3	-40.0%	0	2	--
\$2,000,000 to \$2,499,999	2	3	+50.0%	2	0	-100.0%
\$2,500,000 to \$4,999,999	2	3	+50.0%	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	62	41	-33.9%	94	88	-6.4%

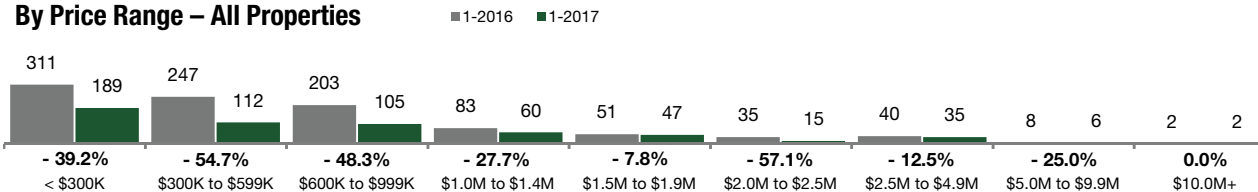
Year to Date

By Price Range	Single Family			Condo		
	1-2016	1-2017	Change	1-2016	1-2017	Change
\$299,999 and Below	17	6	-64.7%	20	29	+45.0%
\$300,000 to \$599,999	7	9	+28.6%	33	41	+24.2%
\$600,000 to \$999,999	8	9	+12.5%	11	13	+18.2%
\$1,000,000 to \$1,499,999	2	8	+300.0%	2	2	0.0%
\$1,500,000 to \$1,999,999	3	3	0.0%	0	2	--
\$2,000,000 to \$2,499,999	0	3	--	0	0	--
\$2,500,000 to \$4,999,999	1	3	+200.0%	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	38	41	+7.9%	66	88	+33.3%

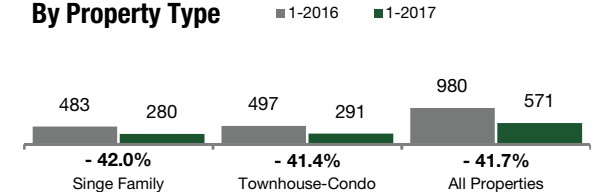
Inventory of Active Listings

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		
	1-2016	1-2017	Change	1-2016	1-2017	Change
\$299,999 and Below	110	42	-61.8%	201	147	-26.9%
\$300,000 to \$599,999	114	66	-42.1%	133	46	-65.4%
\$600,000 to \$999,999	85	46	-45.9%	118	59	-50.0%
\$1,000,000 to \$1,499,999	56	38	-32.1%	27	22	-18.5%
\$1,500,000 to \$1,999,999	42	33	-21.4%	9	14	+55.6%
\$2,000,000 to \$2,499,999	27	13	-51.9%	8	2	-75.0%
\$2,500,000 to \$4,999,999	39	34	-12.8%	1	1	0.0%
\$5,000,000 to \$9,999,999	8	6	-25.0%	0	0	--
\$10,000,000 and Above	2	2	0.0%	0	0	--
All Price Ranges	483	280	-42.0%	497	291	-41.4%

Compared to Prior Month

By Price Range	Single Family			Condo		
	12-2016	1-2017	Change	12-2016	1-2017	Change
\$299,999 and Below	64	42	-34.4%	174	147	-15.5%
\$300,000 to \$599,999	83	66	-20.5%	86	46	-46.5%
\$600,000 to \$999,999	52	46	-11.5%	79	59	-25.3%
\$1,000,000 to \$1,499,999	49	38	-22.4%	23	22	-4.3%
\$1,500,000 to \$1,999,999	41	33	-19.5%	16	14	-12.5%
\$2,000,000 to \$2,499,999	18	13	-27.8%	0	2	--
\$2,500,000 to \$4,999,999	39	34	-12.8%	2	1	-50.0%
\$5,000,000 to \$9,999,999	6	6	0.0%	0	0	--
\$10,000,000 and Above	2	2	0.0%	0	0	--
All Price Ranges	354	280	-20.9%	380	291	-23.4%

Year to Date

By Price Range	Single Family			Condo		
	1-2016	1-2017	Change	1-2016	1-2017	Change
\$299,999 and Below	17	6	-64.7%	20	29	+45.0%
\$300,000 to \$599,999	7	9	+28.6%	33	41	+24.2%
\$600,000 to \$999,999	8	9	+12.5%	11	13	+18.2%
\$1,000,000 to \$1,499,999	2	8	+300.0%	2	2	0.0%
\$1,500,000 to \$1,999,999	3	3	0.0%	0	2	--
\$2,000,000 to \$2,499,999	0	3	--	0	0	--
\$2,500,000 to \$4,999,999	1	3	+200.0%	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	38	41	+7.9%	66	88	+33.3%

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.