



Monthly Indicators

June 2016

Percent changes calculated using year-over-year comparisons.

New Listings were up 16.8 percent for single family homes but decreased 7.4 percent for townhouse-condo properties. Pending Sales landed at 151 for single family homes and 255 for townhouse-condo properties.

The Median Sales Price was up 22.7 percent to \$460,000 for single family homes and 9.3 percent to \$362,750 for townhouse-condo properties. Days on Market decreased 12.1 percent for single family homes and 50.0 percent for condo properties.

The national unemployment rate recently dropped 0.3 percent to 4.7 percent, but some states felt more of a pinch in their own figures. Similarly, the low inventory situation is showing signs of strain in markets where there are few homes for purchase. With an interest rate increase still in the cards this year, combined with the American political landscape and global economic events, a cooldown could occur by winter. Presently, however, summery growth prevails as many locales are reaching near-record prices not seen in more than a decade.

Activity Snapshot

- 9.8%	+ 16.4%	- 41.2%
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

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	6-2015	6-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
New Listings		179	209	+ 16.8%	671	648	- 3.4%
Pending Sales		77	151	+ 96.1%	346	491	+ 41.9%
Sold Listings		77	71	- 7.8%	341	344	+ 0.9%
Median Sales Price		\$375,000	\$460,000	+ 22.7%	\$437,000	\$501,000	+ 14.6%
Avg. Sales Price		\$619,281	\$670,683	+ 8.3%	\$633,288	\$694,590	+ 9.7%
Pct. of List Price Received		95.3%	97.3%	+ 2.1%	94.7%	96.3%	+ 1.7%
Days on Market		140	123	- 12.1%	164	157	- 4.3%
Affordability Index		97	81	- 16.5%	83	74	- 10.8%
Active Listings		780	514	- 34.1%	--	--	--
Months Supply		12.1	7.3	- 39.7%	--	--	--

Townhouse-Condo Market Overview

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

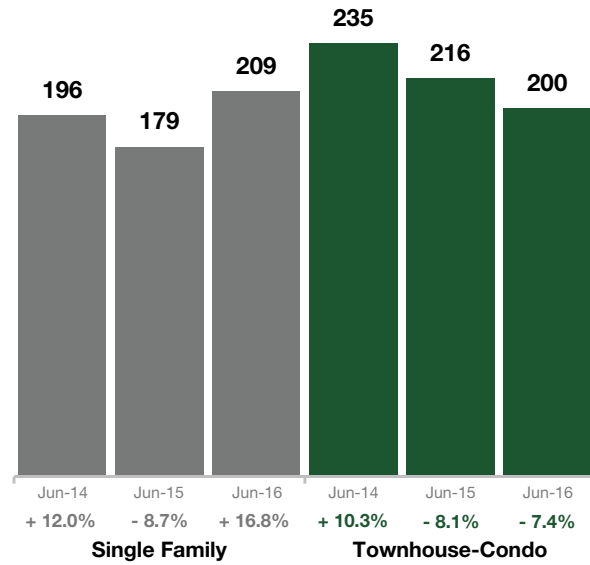


Key Metrics	Historical Sparkbars	6-2015	6-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
New Listings		216	200	- 7.4%	950	875	- 7.9%
Pending Sales		138	255	+ 84.8%	565	774	+ 37.0%
Sold Listings		137	122	- 10.9%	563	542	- 3.7%
Median Sales Price		\$332,000	\$362,750	+ 9.3%	\$332,500	\$363,750	+ 9.4%
Avg. Sales Price		\$376,078	\$417,150	+ 10.9%	\$395,151	\$416,539	+ 5.4%
Pct. of List Price Received		96.7%	97.4%	+ 0.7%	96.5%	97.1%	+ 0.6%
Days on Market		94	47	- 50.0%	120	82	- 31.7%
Affordability Index		117	111	- 5.1%	117	111	- 5.1%
Active Listings		901	475	- 47.3%	--	--	--
Months Supply		7.9	4.0	- 49.4%	--	--	--

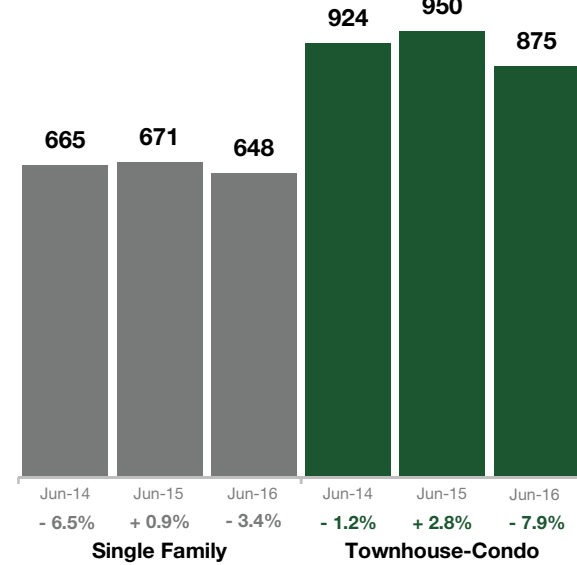
New Listings



June

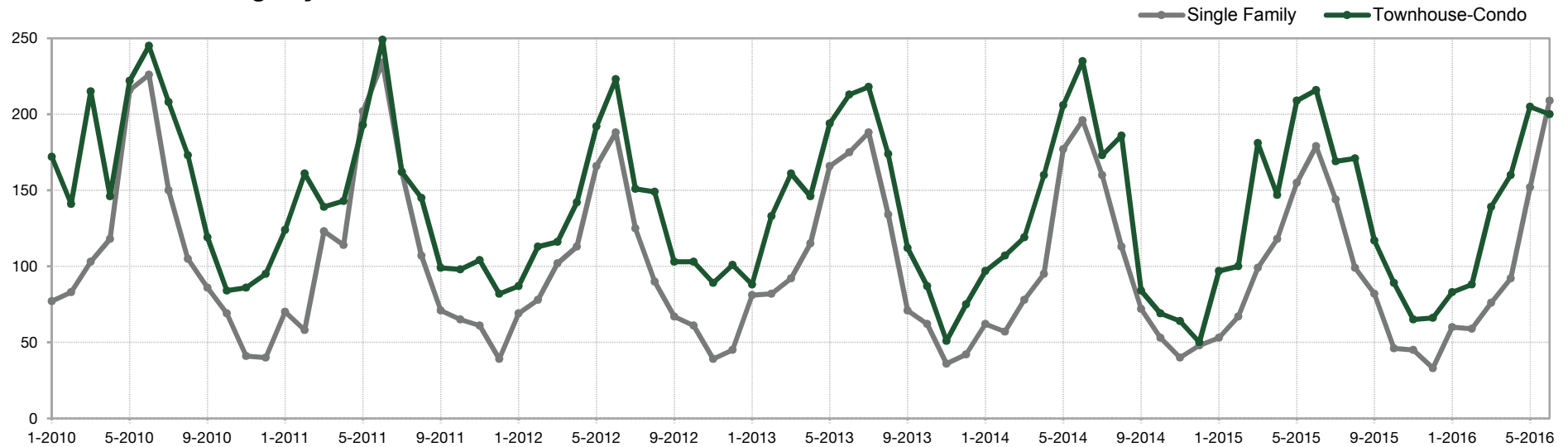


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2015	144	-10.0%	169	-2.3%
Aug-2015	99	-12.4%	171	-8.1%
Sep-2015	82	+13.9%	117	+39.3%
Oct-2015	46	-13.2%	89	+29.0%
Nov-2015	45	+12.5%	65	+1.6%
Dec-2015	33	-31.3%	66	+32.0%
Jan-2016	60	+13.2%	83	-14.4%
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	152	-1.9%	205	-1.9%
Jun-2016	209	+16.8%	200	-7.4%

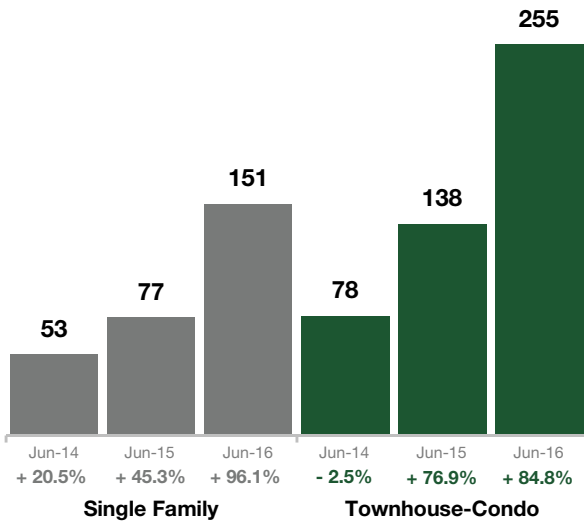
Historical New Listings by Month



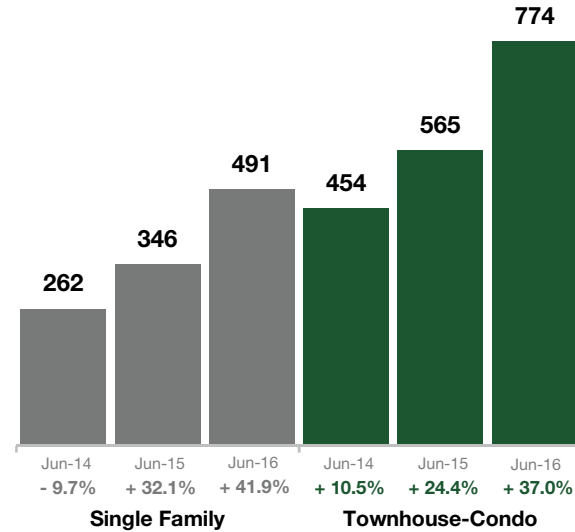
Pending Sales



June

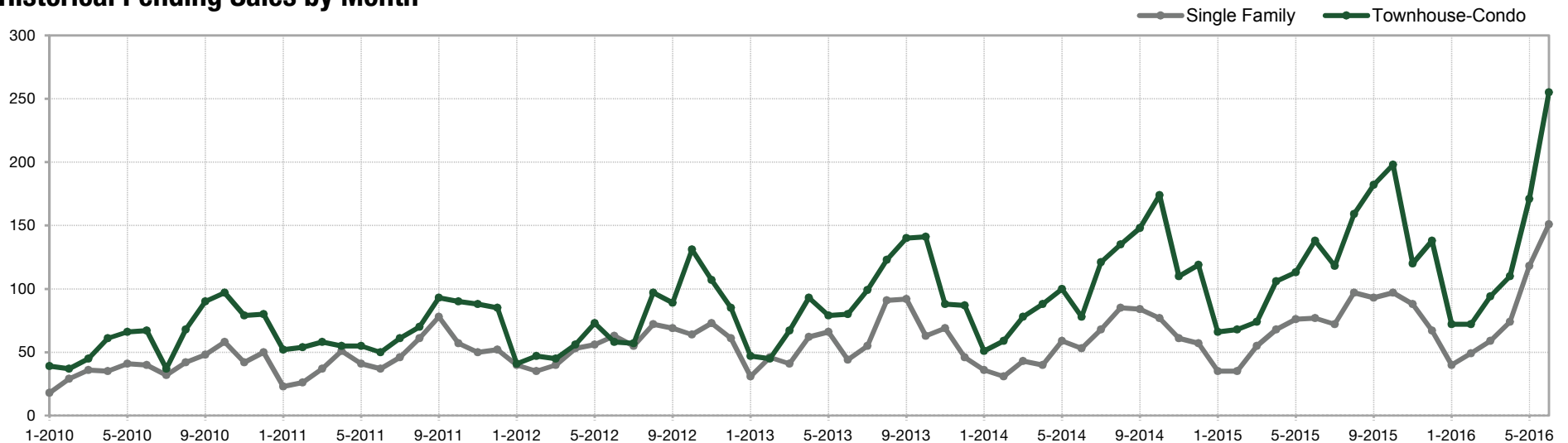


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2015	72	+5.9%	118	-2.5%
Aug-2015	97	+14.1%	159	+17.8%
Sep-2015	93	+10.7%	182	+23.0%
Oct-2015	97	+26.0%	198	+13.8%
Nov-2015	88	+44.3%	120	+9.1%
Dec-2015	67	+17.5%	138	+16.0%
Jan-2016	40	+14.3%	72	+9.1%
Feb-2016	49	+40.0%	72	+5.9%
Mar-2016	59	+7.3%	94	+27.0%
Apr-2016	74	+8.8%	110	+3.8%
May-2016	118	+55.3%	171	+51.3%
Jun-2016	151	+96.1%	255	+84.8%

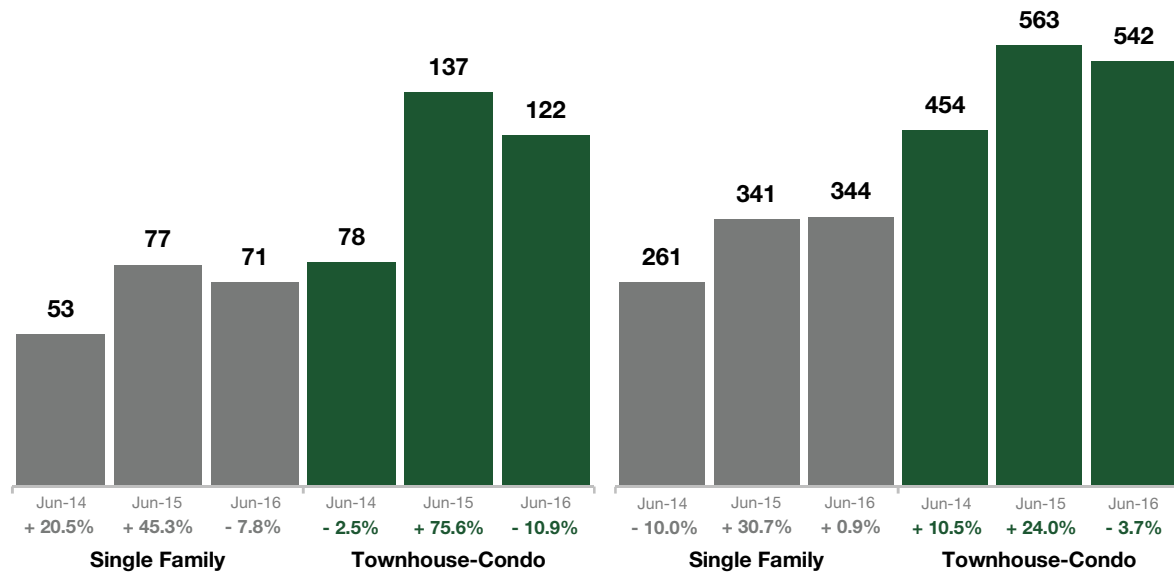
Historical Pending Sales by Month



Sold Listings

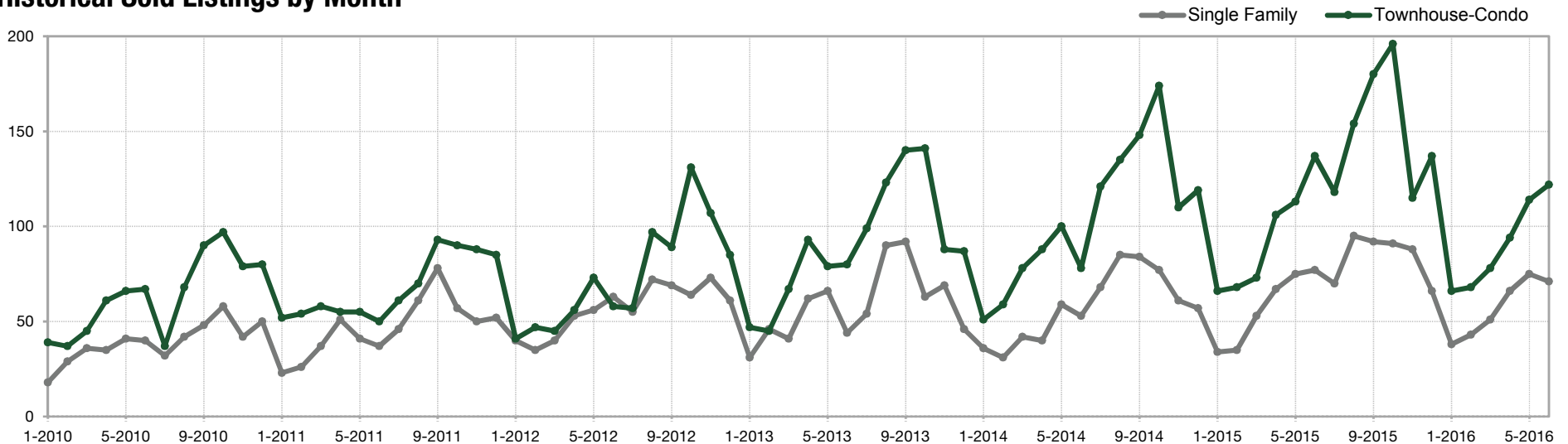


June



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2015	70	+2.9%	118	-2.5%
Aug-2015	95	+11.8%	154	+14.1%
Sep-2015	92	+9.5%	180	+21.6%
Oct-2015	91	+18.2%	196	+12.6%
Nov-2015	88	+44.3%	115	+4.5%
Dec-2015	66	+15.8%	137	+15.1%
Jan-2016	38	+11.8%	66	0.0%
Feb-2016	43	+22.9%	68	0.0%
Mar-2016	51	-3.8%	78	+6.8%
Apr-2016	66	-1.5%	94	-11.3%
May-2016	75	0.0%	114	+0.9%
Jun-2016	71	-7.8%	122	-10.9%

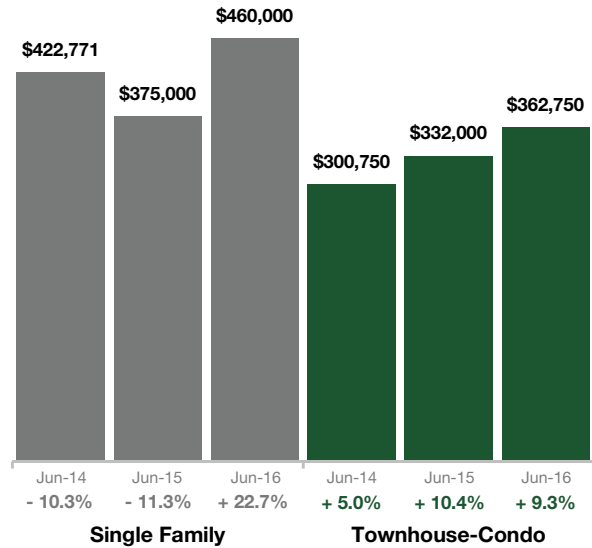
Historical Sold Listings by Month



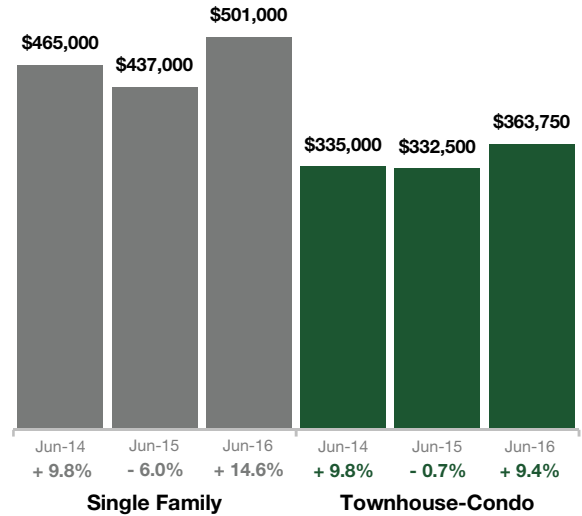
Median Sales Price



June

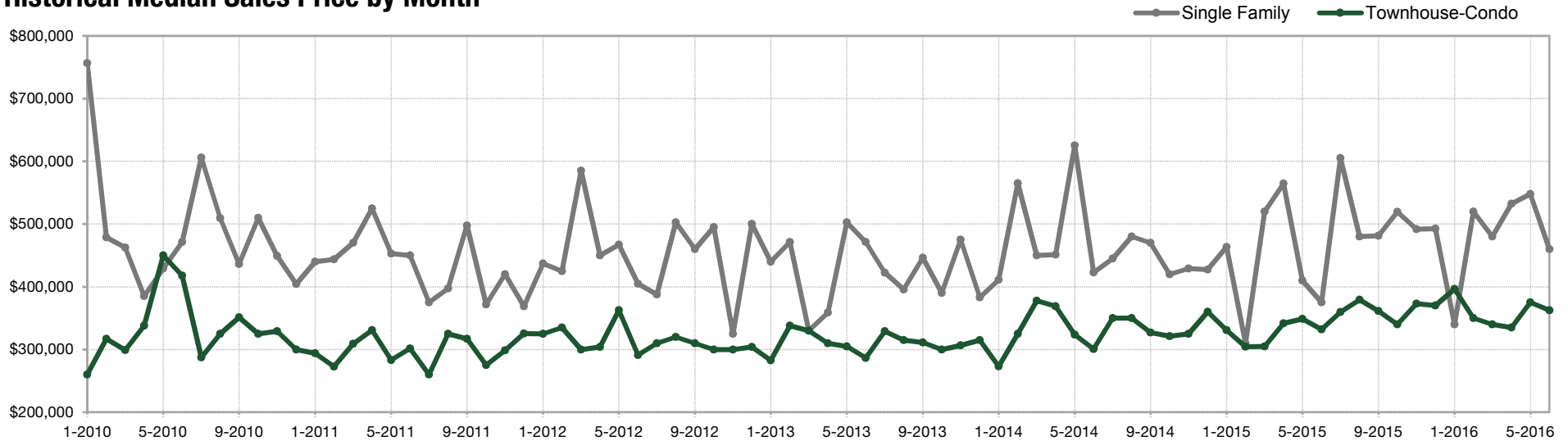


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2015	\$605,125	+36.0%	\$359,673	+2.8%
Aug-2015	\$480,000	0.0%	\$379,500	+8.4%
Sep-2015	\$481,200	+2.4%	\$361,500	+10.6%
Oct-2015	\$519,500	+23.7%	\$340,000	+5.9%
Nov-2015	\$491,950	+14.7%	\$373,000	+14.8%
Dec-2015	\$492,500	+15.2%	\$370,000	+2.8%
Jan-2016	\$340,000	-26.6%	\$396,450	+19.9%
Feb-2016	\$520,000	+67.7%	\$350,000	+14.9%
Mar-2016	\$480,000	-7.7%	\$340,000	+11.5%
Apr-2016	\$532,500	-5.7%	\$335,000	-1.9%
May-2016	\$548,000	+33.7%	\$375,000	+7.4%
Jun-2016	\$460,000	+22.7%	\$362,750	+9.3%

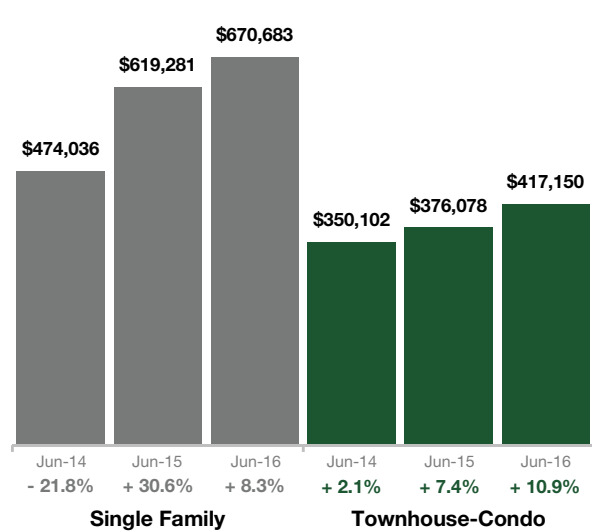
Historical Median Sales Price by Month



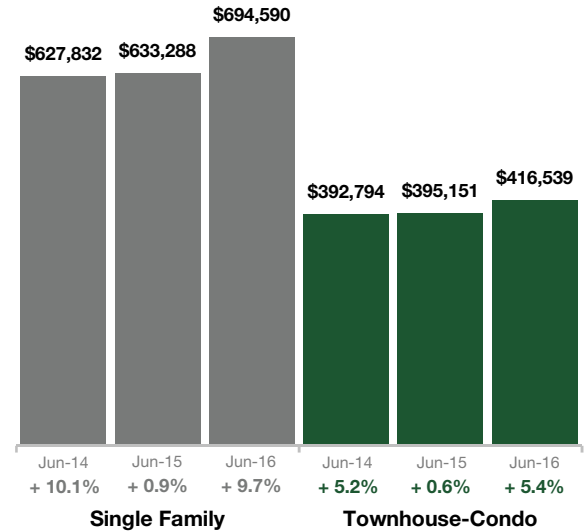
Average Sales Price



June

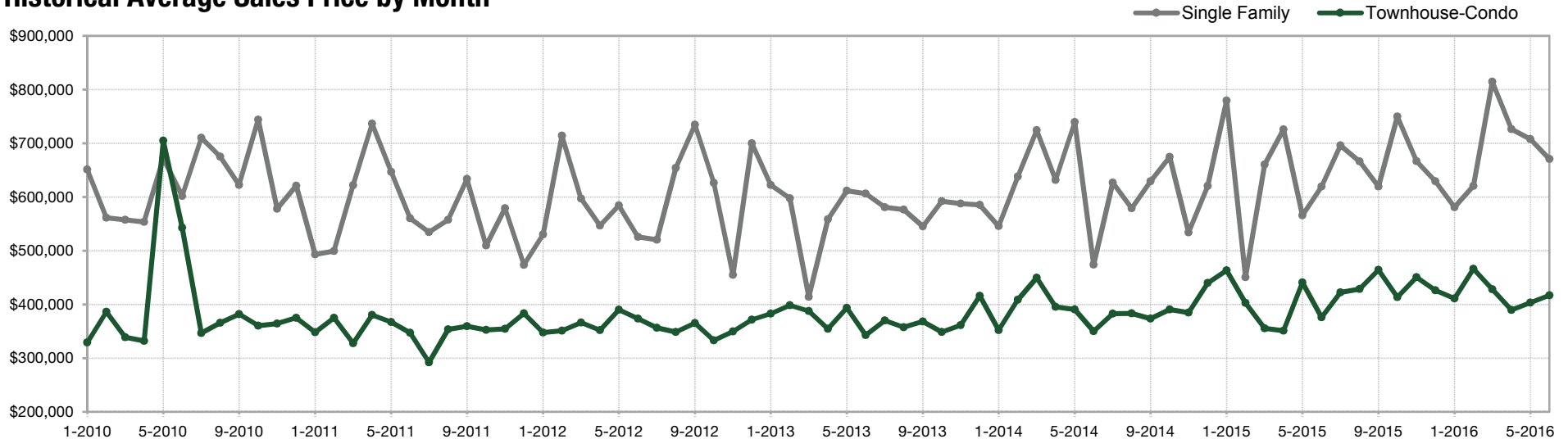


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2015	\$696,025	+11.1%	\$422,487	+10.4%
Aug-2015	\$666,182	+15.0%	\$428,921	+11.9%
Sep-2015	\$619,531	-1.5%	\$464,205	+24.3%
Oct-2015	\$749,515	+11.1%	\$413,692	+5.9%
Nov-2015	\$666,904	+24.9%	\$450,434	+17.0%
Dec-2015	\$629,064	+1.4%	\$426,242	-3.1%
Jan-2016	\$580,914	-25.5%	\$411,147	-11.2%
Feb-2016	\$620,651	+37.6%	\$466,266	+15.7%
Mar-2016	\$814,746	+23.3%	\$428,283	+20.4%
Apr-2016	\$726,135	+0.1%	\$389,884	+11.1%
May-2016	\$707,745	+25.1%	\$403,158	-8.6%
Jun-2016	\$670,683	+8.3%	\$417,150	+10.9%

Historical Average Sales Price by Month

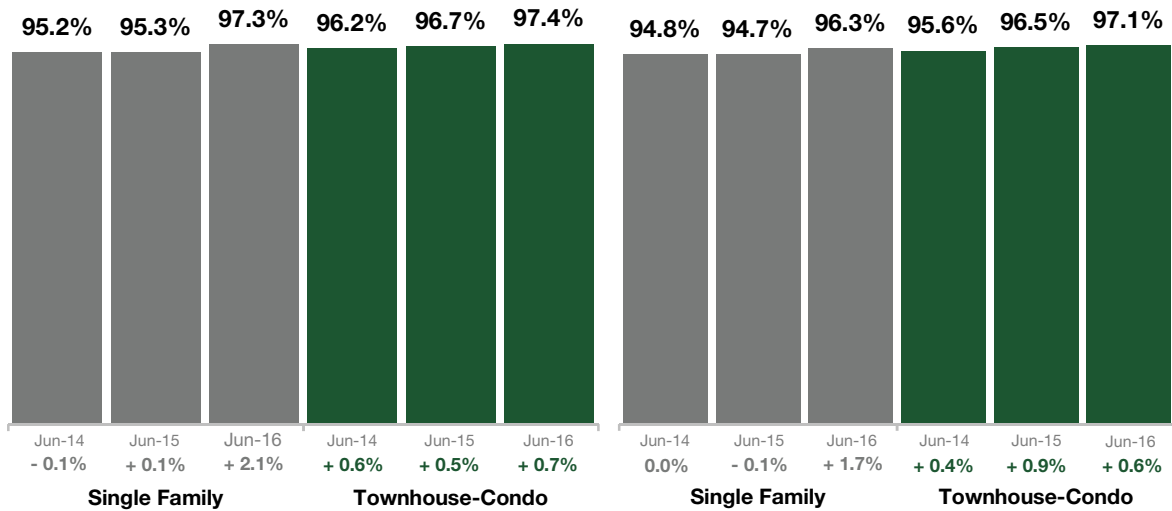


Percent of List Price Received



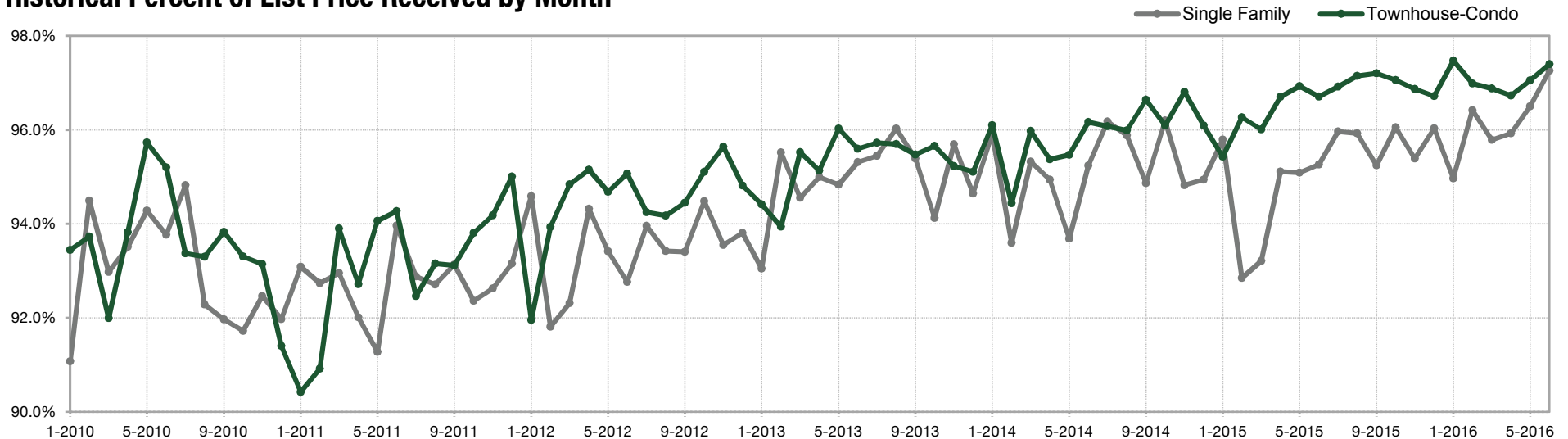
June

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2015	96.0%	-0.2%	96.9%	+0.8%
Aug-2015	95.9%	0.0%	97.1%	+1.1%
Sep-2015	95.2%	+0.3%	97.2%	+0.6%
Oct-2015	96.1%	-0.1%	97.1%	+1.0%
Nov-2015	95.4%	+0.6%	96.9%	+0.1%
Dec-2015	96.0%	+1.2%	96.7%	+0.6%
Jan-2016	95.0%	-0.8%	97.5%	+2.2%
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	97.3%	+2.1%	97.4%	+0.7%

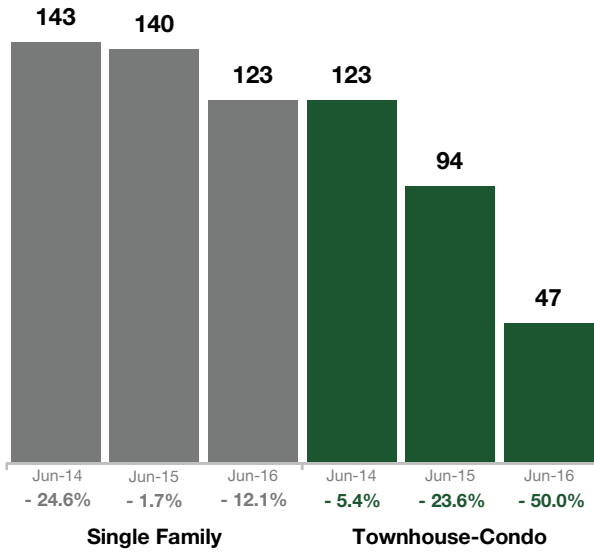
Historical Percent of List Price Received by Month



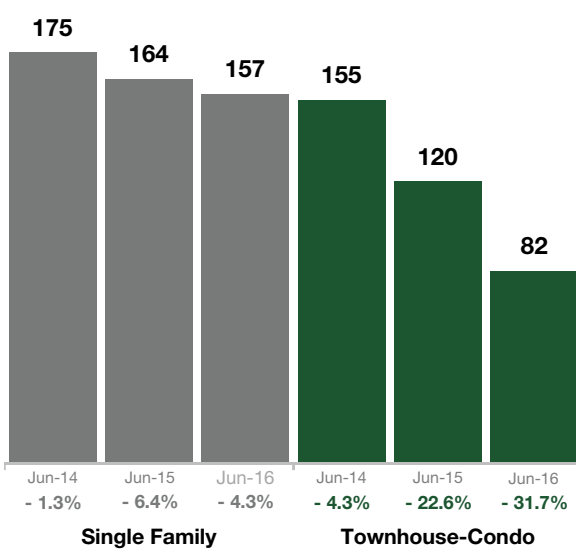
Days on Market Until Sale



June

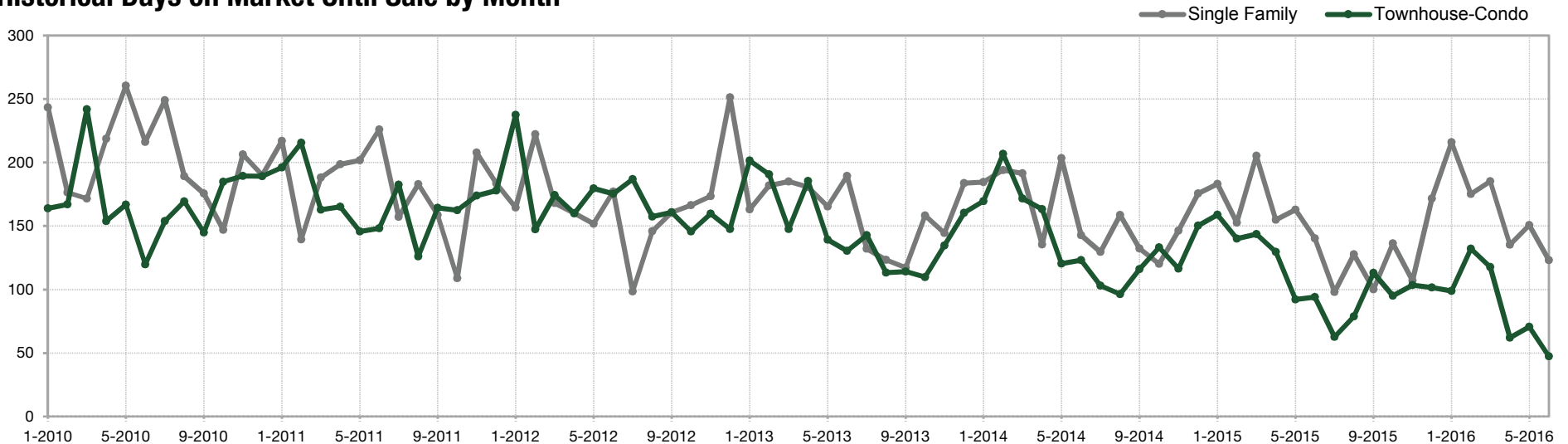


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2015	98	-24.6%	63	-38.8%
Aug-2015	128	-19.5%	79	-17.7%
Sep-2015	100	-24.2%	113	-2.6%
Oct-2015	136	+13.3%	95	-28.6%
Nov-2015	107	-26.7%	103	-11.2%
Dec-2015	172	-2.3%	102	-32.0%
Jan-2016	216	+18.0%	99	-37.7%
Feb-2016	175	+14.4%	132	-5.7%
Mar-2016	185	-9.8%	118	-18.1%
Apr-2016	135	-12.9%	62	-52.3%
May-2016	151	-7.4%	71	-22.8%
Jun-2016	123	-12.1%	47	-50.0%

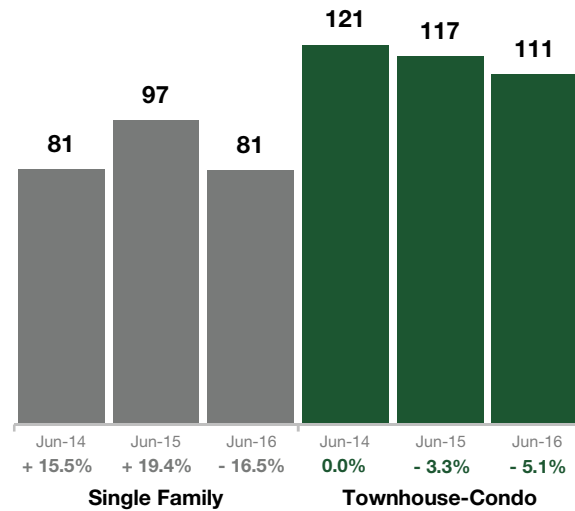
Historical Days on Market Until Sale by Month



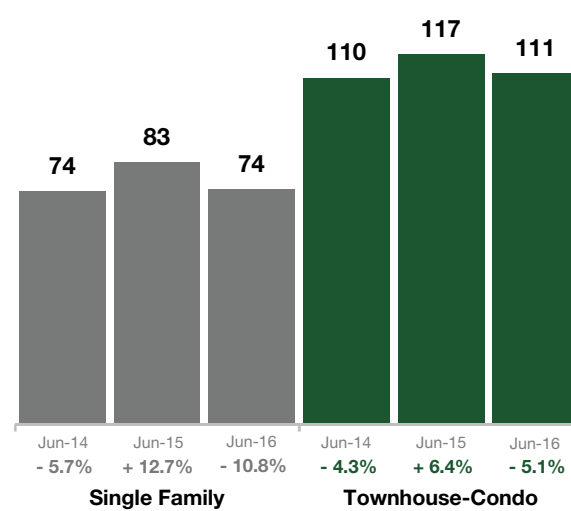
Housing Affordability Index



June

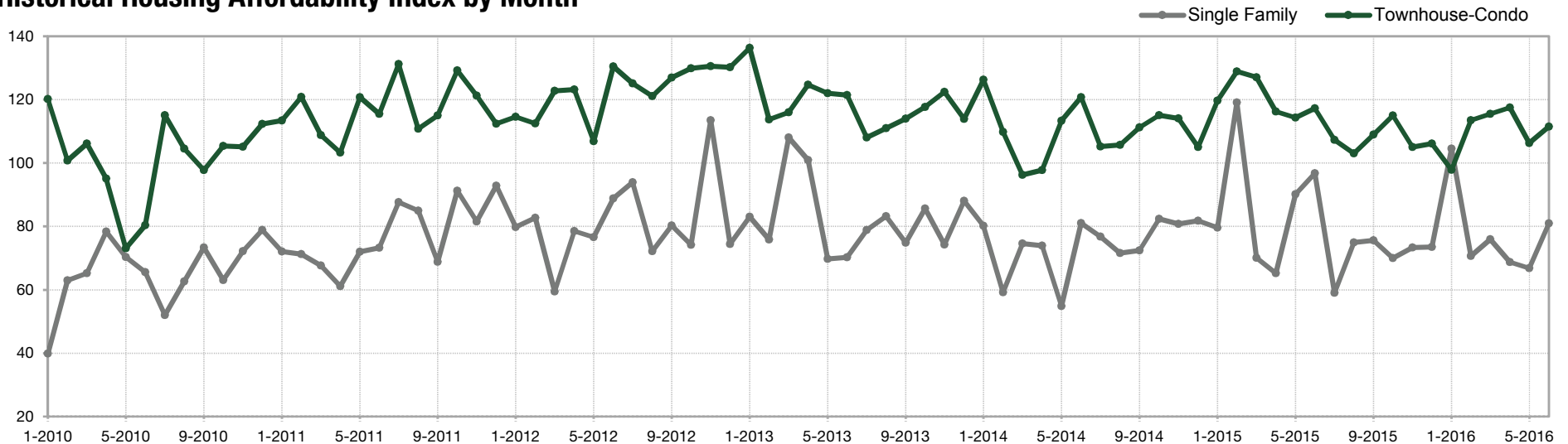


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2015	59	-23.4%	107	+1.9%
Aug-2015	75	+4.2%	103	-2.8%
Sep-2015	76	+5.6%	109	-1.8%
Oct-2015	70	-14.6%	115	0.0%
Nov-2015	73	-9.9%	105	-7.9%
Dec-2015	73	-11.0%	106	+1.0%
Jan-2016	105	+31.3%	98	-18.3%
Feb-2016	71	-40.3%	113	-12.4%
Mar-2016	76	+8.6%	115	-9.4%
Apr-2016	69	+6.2%	117	+0.9%
May-2016	67	-25.6%	106	-7.0%
Jun-2016	81	-16.5%	111	-5.1%

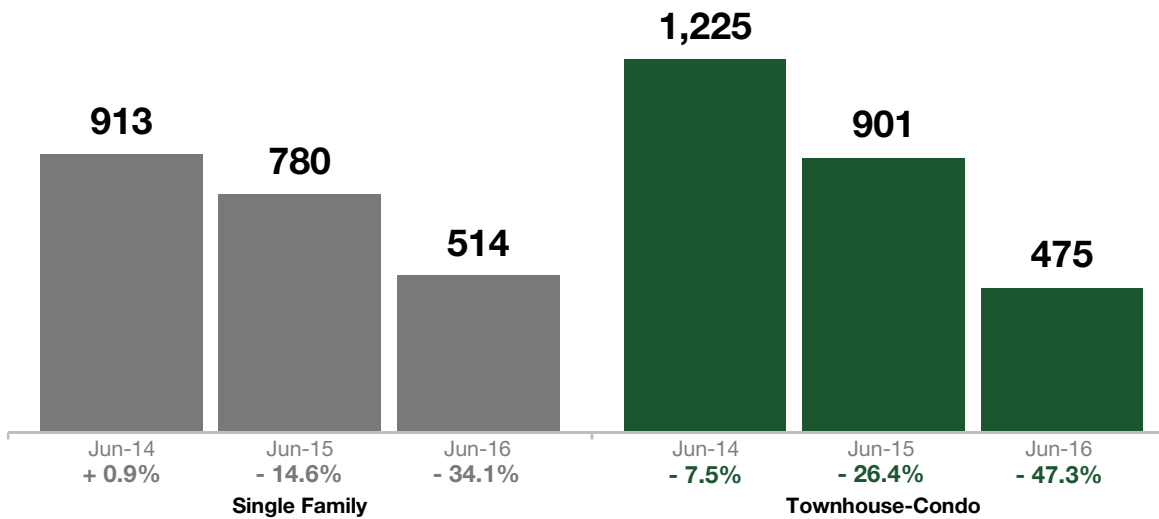
Historical Housing Affordability Index by Month



Inventory of Active Listings

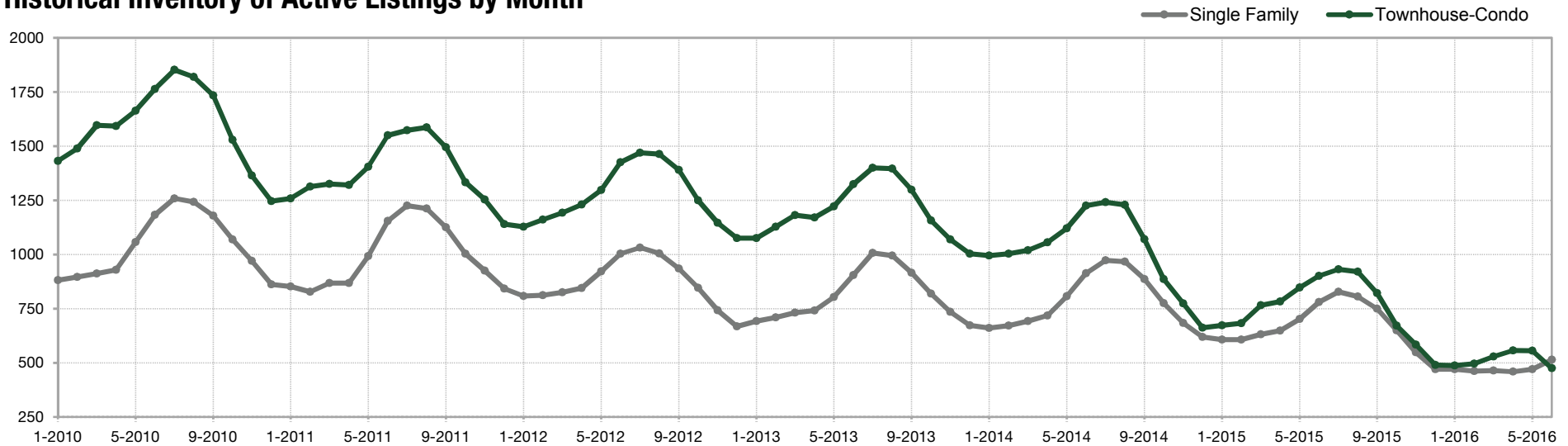


June



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2015	828	-14.9%	931	-25.0%
Aug-2015	806	-16.6%	921	-25.1%
Sep-2015	750	-15.3%	822	-23.2%
Oct-2015	650	-16.2%	672	-24.2%
Nov-2015	549	-19.7%	584	-24.5%
Dec-2015	471	-23.9%	490	-26.0%
Jan-2016	470	-22.6%	488	-27.5%
Feb-2016	462	-23.9%	496	-27.4%
Mar-2016	465	-26.3%	529	-30.9%
Apr-2016	459	-29.3%	557	-28.9%
May-2016	471	-32.9%	556	-34.4%
Jun-2016	514	-34.1%	475	-47.3%

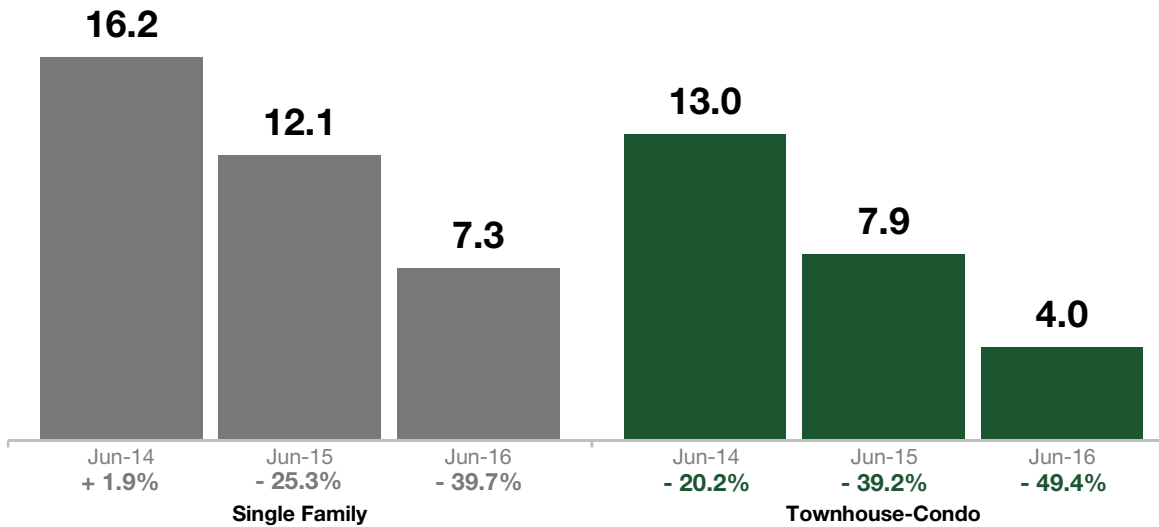
Historical Inventory of Active Listings by Month



Months Supply of Inventory

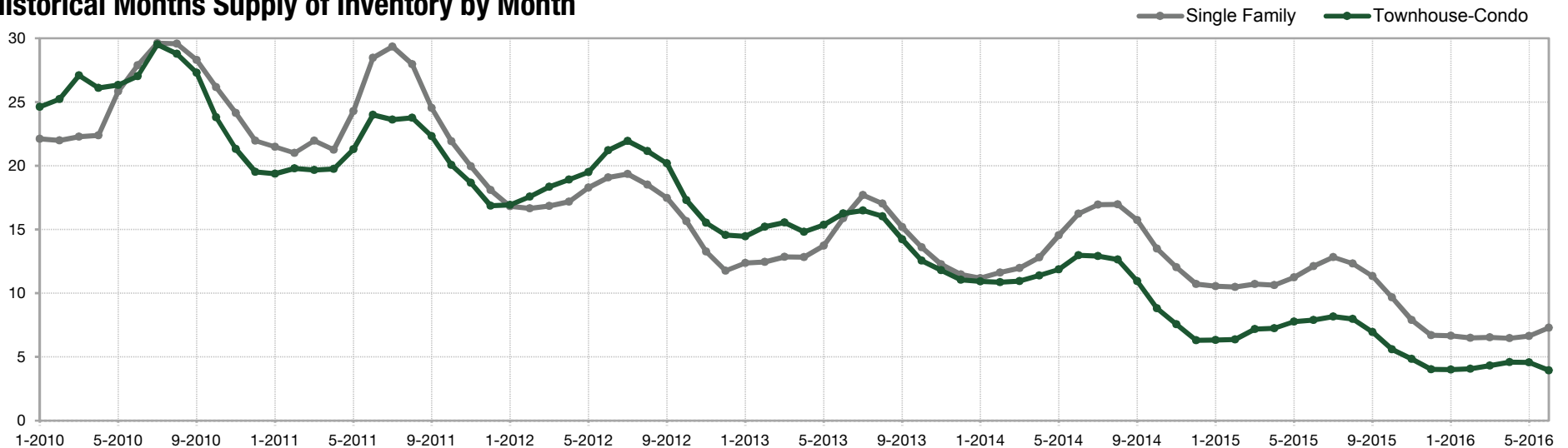


June



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2015	12.8	-24.3%	8.2	-36.4%
Aug-2015	12.3	-27.6%	8.0	-36.5%
Sep-2015	11.3	-28.0%	7.0	-35.8%
Oct-2015	9.7	-28.1%	5.6	-36.4%
Nov-2015	7.9	-34.2%	4.8	-36.8%
Dec-2015	6.7	-37.4%	4.0	-36.5%
Jan-2016	6.7	-36.2%	4.0	-36.5%
Feb-2016	6.5	-38.1%	4.1	-35.9%
Mar-2016	6.5	-39.3%	4.3	-40.3%
Apr-2016	6.5	-38.7%	4.6	-36.1%
May-2016	6.6	-41.1%	4.6	-41.0%
Jun-2016	7.3	-39.7%	4.0	-49.4%

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.



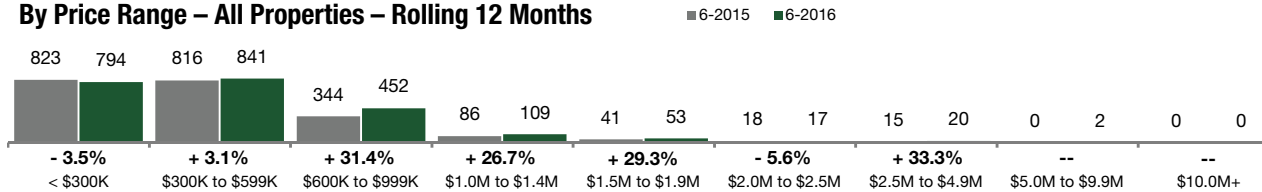
Key Metrics	Historical Sparkbars	6-2015	6-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
New Listings		395	409	+ 3.5%	1,621	1,523	- 6.0%
Pending Sales		215	406	+ 88.8%	911	1,265	+ 38.9%
Sold Listings		214	193	- 9.8%	904	886	- 2.0%
Median Sales Price		\$343,500	\$400,000	+ 16.4%	\$358,000	\$394,500	+ 10.2%
Avg. Sales Price		\$463,586	\$510,418	+ 10.1%	\$484,815	\$524,740	+ 8.2%
Pct. of List Price Received		96.2%	97.3%	+ 1.1%	95.8%	96.8%	+ 1.0%
Days on Market		111	75	- 32.4%	137	111	- 19.0%
Affordability Index		106	93	- 12.3%	101	94	- 6.9%
Active Listings		1,681	989	- 41.2%	--	--	--
Months Supply		9.4	5.2	- 44.7%	--	--	--

Sold Listings

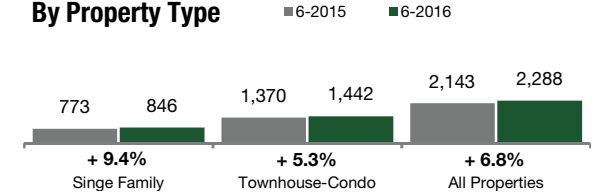
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Condo		
	6-2015	6-2016	Change	6-2015	6-2016	Change
\$299,999 and Below	257	255	-0.8%	566	539	-4.8%
\$300,000 to \$599,999	227	231	+1.8%	589	610	+3.6%
\$600,000 to \$999,999	163	209	+28.2%	181	243	+34.3%
\$1,000,000 to \$1,499,999	64	73	+14.1%	22	36	+63.6%
\$1,500,000 to \$1,999,999	30	41	+36.7%	11	12	+9.1%
\$2,000,000 to \$2,499,999	18	15	-16.7%	0	2	--
\$2,500,000 to \$4,999,999	14	20	+42.9%	1	0	-100.0%
\$5,000,000 to \$9,999,999	0	2	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	773	846	+9.4%	1,370	1,442	+5.3%

Compared to Prior Month

By Price Range	Single Family			Condo		
	5-2016	6-2016	Change	5-2016	6-2016	Change
\$299,999 and Below	22	20	-9.1%	39	46	+17.9%
\$300,000 to \$599,999	16	20	+25.0%	56	53	-5.4%
\$600,000 to \$999,999	23	20	-13.0%	18	18	0.0%
\$1,000,000 to \$1,499,999	9	5	-44.4%	1	5	+400.0%
\$1,500,000 to \$1,999,999	2	3	+50.0%	0	0	--
\$2,000,000 to \$2,499,999	1	1	0.0%	0	0	--
\$2,500,000 to \$4,999,999	2	2	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	75	71	-5.3%	114	122	+7.0%

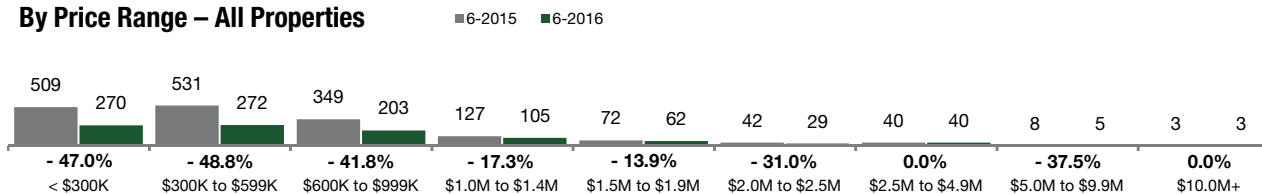
Year to Date

By Price Range	Single Family			Condo		
	6-2015	6-2016	Change	6-2015	6-2016	Change
\$299,999 and Below	119	108	-9.2%	239	210	-12.1%
\$300,000 to \$599,999	96	82	-14.6%	231	222	-3.9%
\$600,000 to \$999,999	68	94	+38.2%	77	93	+20.8%
\$1,000,000 to \$1,499,999	25	28	+12.0%	12	15	+25.0%
\$1,500,000 to \$1,999,999	18	18	0.0%	3	0	-100.0%
\$2,000,000 to \$2,499,999	7	4	-42.9%	0	2	--
\$2,500,000 to \$4,999,999	8	8	0.0%	1	0	-100.0%
\$5,000,000 to \$9,999,999	0	2	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	341	344	+0.9%	563	542	-3.7%

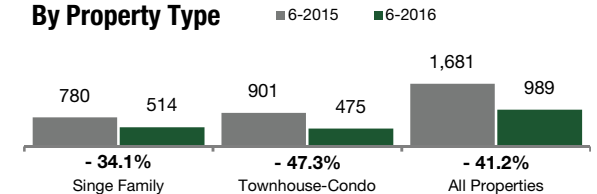
Inventory of Active Listings

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		
	6-2015	6-2016	Change	6-2015	6-2016	Change
\$299,999 and Below	188	81	-56.9%	321	189	-41.1%
\$300,000 to \$599,999	212	140	-34.0%	319	132	-58.6%
\$600,000 to \$999,999	157	95	-39.5%	192	108	-43.8%
\$1,000,000 to \$1,499,999	84	74	-11.9%	43	31	-27.9%
\$1,500,000 to \$1,999,999	54	52	-3.7%	18	10	-44.4%
\$2,000,000 to \$2,499,999	36	25	-30.6%	6	4	-33.3%
\$2,500,000 to \$4,999,999	39	39	0.0%	1	1	0.0%
\$5,000,000 to \$9,999,999	8	5	-37.5%	0	0	--
\$10,000,000 and Above	2	3	+50.0%	1	0	-100.0%
All Price Ranges	780	514	-34.1%	901	475	-47.3%

Compared to Prior Month

By Price Range	Single Family			Condo		
	5-2016	6-2016	Change	5-2016	6-2016	Change
\$299,999 and Below	79	81	+2.5%	231	189	-18.2%
\$300,000 to \$599,999	133	140	+5.3%	165	132	-20.0%
\$600,000 to \$999,999	91	95	+4.4%	111	108	-2.7%
\$1,000,000 to \$1,499,999	59	74	+25.4%	35	31	-11.4%
\$1,500,000 to \$1,999,999	44	52	+18.2%	8	10	+25.0%
\$2,000,000 to \$2,499,999	24	25	+4.2%	5	4	-20.0%
\$2,500,000 to \$4,999,999	33	39	+18.2%	1	1	0.0%
\$5,000,000 to \$9,999,999	5	5	0.0%	0	0	--
\$10,000,000 and Above	3	3	0.0%	0	0	--
All Price Ranges	471	514	+9.1%	556	475	-14.6%

Year to Date

By Price Range	Single Family			Condo		
	6-2015	6-2016	Change	6-2015	6-2016	Change
\$299,999 and Below	119	108	-9.2%	239	210	-12.1%
\$300,000 to \$599,999	96	82	-14.6%	231	222	-3.9%
\$600,000 to \$999,999	68	94	+38.2%	77	93	+20.8%
\$1,000,000 to \$1,499,999	25	28	+12.0%	12	15	+25.0%
\$1,500,000 to \$1,999,999	18	18	0.0%	3	0	-100.0%
\$2,000,000 to \$2,499,999	7	4	-42.9%	0	2	--
\$2,500,000 to \$4,999,999	8	8	0.0%	1	0	-100.0%
\$5,000,000 to \$9,999,999	0	2	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	341	344	+0.9%	563	542	-3.7%

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 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.