

# Monthly Indicators



## November 2016

Percent changes calculated using year-over-year comparisons.

New Listings were up 13.3 percent for single family homes and 4.6 percent for townhouse-condo properties. Pending Sales landed at 143 for single family homes and 205 for townhouse-condo properties.

The Median Sales Price was up 16.6 percent to \$573,825 for single family homes and 5.9 percent to \$395,000 for townhouse-condo properties. Days on Market decreased 9.3 percent for single family homes and 41.7 percent for condo properties.

Financial markets were volatile in the days surrounding the presidential election, but they self-corrected and reached new heights soon after. Long-term indicators of what it will be like to have a real estate developer for a president remain fuzzy, but the outcome is not likely to be dull. Prior to the election, trend shift was hard to come by, and unemployment rates have not budged since August 2015. Post-election, mortgage rates are up and so are opinions that a trend shift is likely in the near future.

## Activity Snapshot

<b>+ 12.3%</b>	<b>+ 6.5%</b>	<b>- 40.7%</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.

Single Family Market Overview	<b>2</b>
Townhouse-Condo Market Overview	<b>3</b>
New Listings	<b>4</b>
Pending Sales	<b>5</b>
Sold Listings	<b>6</b>
Median Sales Price	<b>7</b>
Average Sales Price	<b>8</b>
Percent of List Price Received	<b>9</b>
Days on Market Until Sale	<b>10</b>
Housing Affordability Index	<b>11</b>
Inventory of Active Listings	<b>12</b>
Months Supply of Inventory	<b>13</b>
Total Market Overview	<b>14</b>
Sold Listings and Inventory by Price Range	<b>15</b>
Glossary of Terms	<b>16</b>

# 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	11-2015	11-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
<b>New Listings</b>		45	<b>51</b>	+ 13.3%	1,087	<b>1,139</b>	+ 4.8%
<b>Pending Sales</b>		88	<b>143</b>	+ 62.5%	784	<b>954</b>	+ 21.7%
<b>Sold Listings</b>		88	<b>92</b>	+ 4.5%	777	<b>823</b>	+ 5.9%
<b>Median Sales Price</b>		\$491,950	<b>\$573,825</b>	+ 16.6%	\$486,000	<b>\$501,000</b>	+ 3.1%
<b>Avg. Sales Price</b>		\$666,904	<b>\$734,867</b>	+ 10.2%	\$658,186	<b>\$679,184</b>	+ 3.2%
<b>Pct. of List Price Received</b>		95.4%	<b>96.7%</b>	+ 1.4%	95.3%	<b>96.7%</b>	+ 1.5%
<b>Days on Market</b>		107	<b>97</b>	- 9.3%	136	<b>114</b>	- 16.2%
<b>Affordability Index</b>		73	<b>62</b>	- 15.1%	74	<b>71</b>	- 4.1%
<b>Active Listings</b>		559	<b>370</b>	- 33.8%	--	--	--
<b>Months Supply</b>		8.0	<b>5.0</b>	- 37.5%	--	--	--

# Townhouse-Condo Market Overview

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

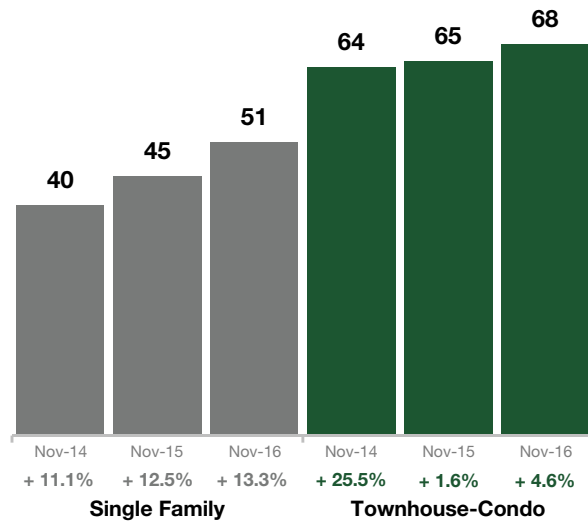


Key Metrics	Historical Sparkbars	11-2015	11-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
<b>New Listings</b>		65	<b>68</b>	+ 4.6%	1,561	<b>1,561</b>	0.0%
<b>Pending Sales</b>		119	<b>205</b>	+ 72.3%	1,336	<b>1,477</b>	+ 10.6%
<b>Sold Listings</b>		115	<b>136</b>	+ 18.3%	1,326	<b>1,298</b>	- 2.1%
<b>Median Sales Price</b>		\$373,000	<b>\$395,000</b>	+ 5.9%	\$349,500	<b>\$377,500</b>	+ 8.0%
<b>Avg. Sales Price</b>		\$450,434	<b>\$438,284</b>	- 2.7%	\$418,418	<b>\$428,695</b>	+ 2.5%
<b>Pct. of List Price Received</b>		96.9%	<b>98.0%</b>	+ 1.1%	96.8%	<b>97.5%</b>	+ 0.7%
<b>Days on Market</b>		103	<b>60</b>	- 41.7%	104	<b>70</b>	- 32.7%
<b>Affordability Index</b>		105	<b>99</b>	- 5.7%	111	<b>103</b>	- 7.2%
<b>Active Listings</b>		590	<b>311</b>	- 47.3%	--	<b>--</b>	--
<b>Months Supply</b>		4.9	<b>2.6</b>	- 46.9%	--	<b>--</b>	--

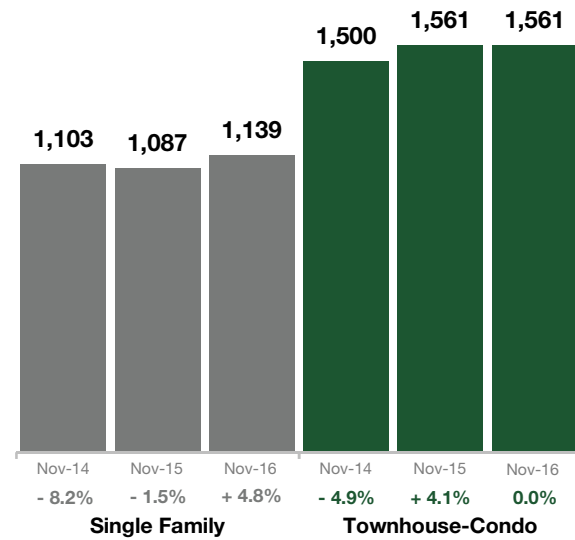
# New Listings



## November

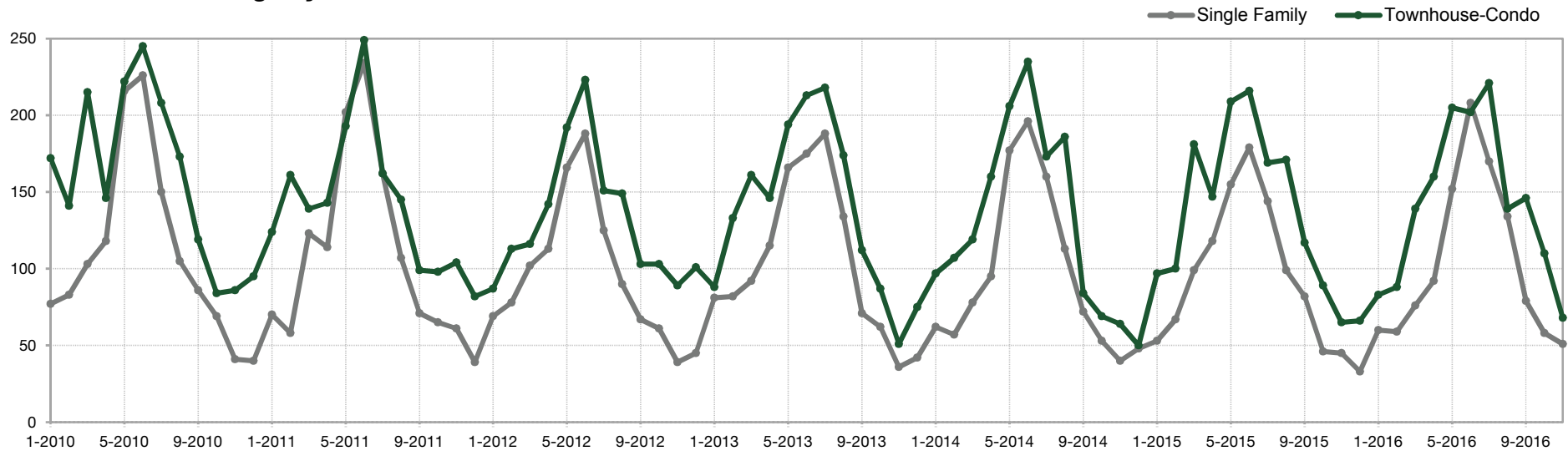


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	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%
<b>Nov-2016</b>	<b>51</b>	<b>+13.3%</b>	<b>68</b>	<b>+4.6%</b>

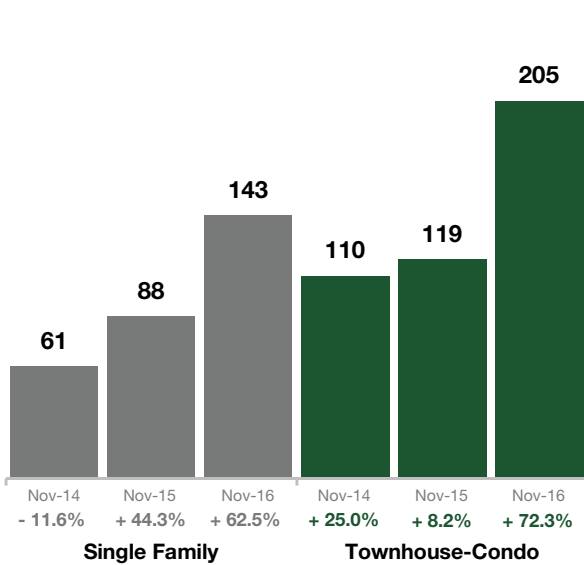
## Historical New Listings by Month



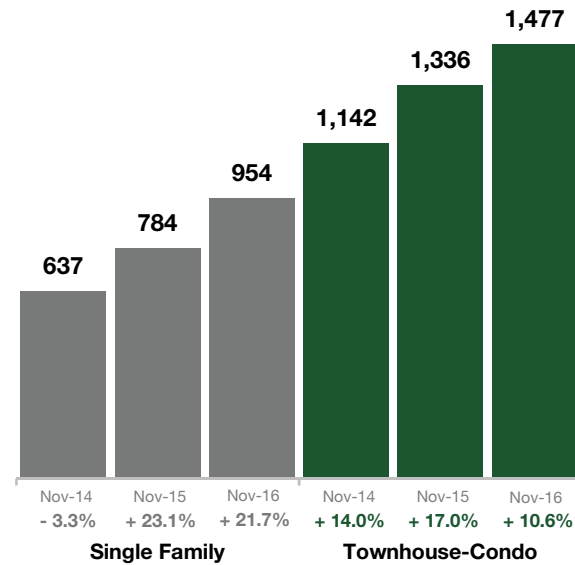
# Pending Sales



## November

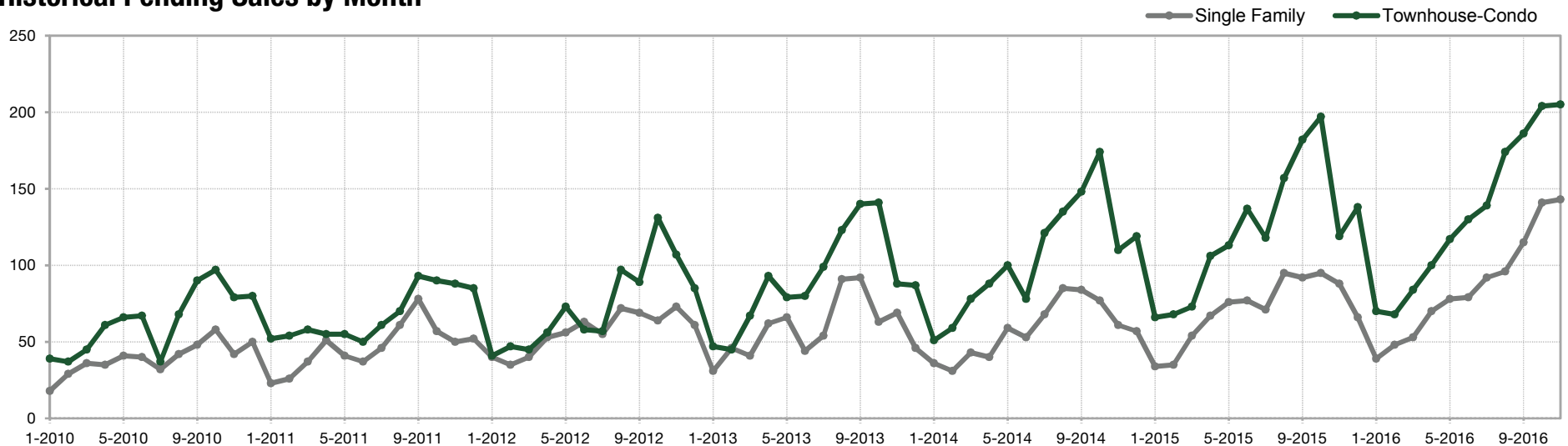


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2015	66	+15.8%	138	+16.0%
Jan-2016	39	+14.7%	70	+6.1%
Feb-2016	48	+37.1%	68	0.0%
Mar-2016	53	-1.9%	84	+15.1%
Apr-2016	70	+4.5%	100	-5.7%
May-2016	78	+2.6%	117	+3.5%
Jun-2016	79	+2.6%	130	-5.1%
Jul-2016	92	+29.6%	139	+17.8%
Aug-2016	96	+1.1%	174	+10.8%
Sep-2016	115	+25.0%	186	+2.2%
Oct-2016	141	+48.4%	204	+3.6%
<b>Nov-2016</b>	<b>143</b>	<b>+62.5%</b>	<b>205</b>	<b>+72.3%</b>

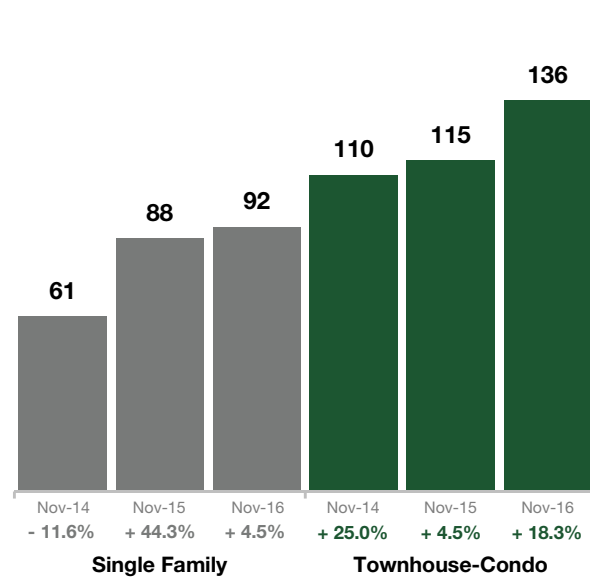
## Historical Pending Sales by Month



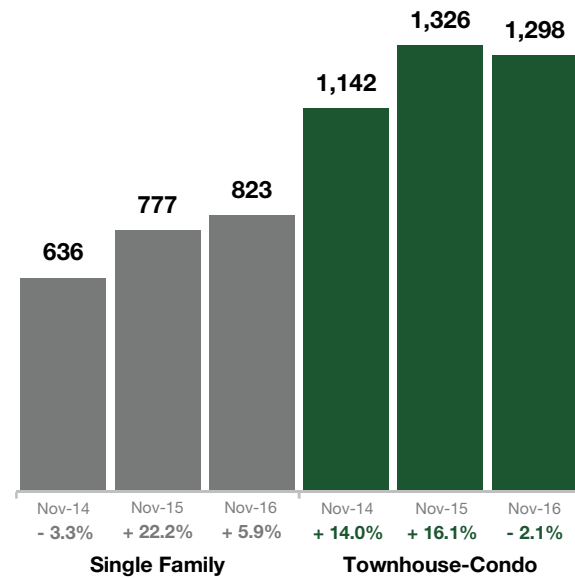
# Sold Listings



## November

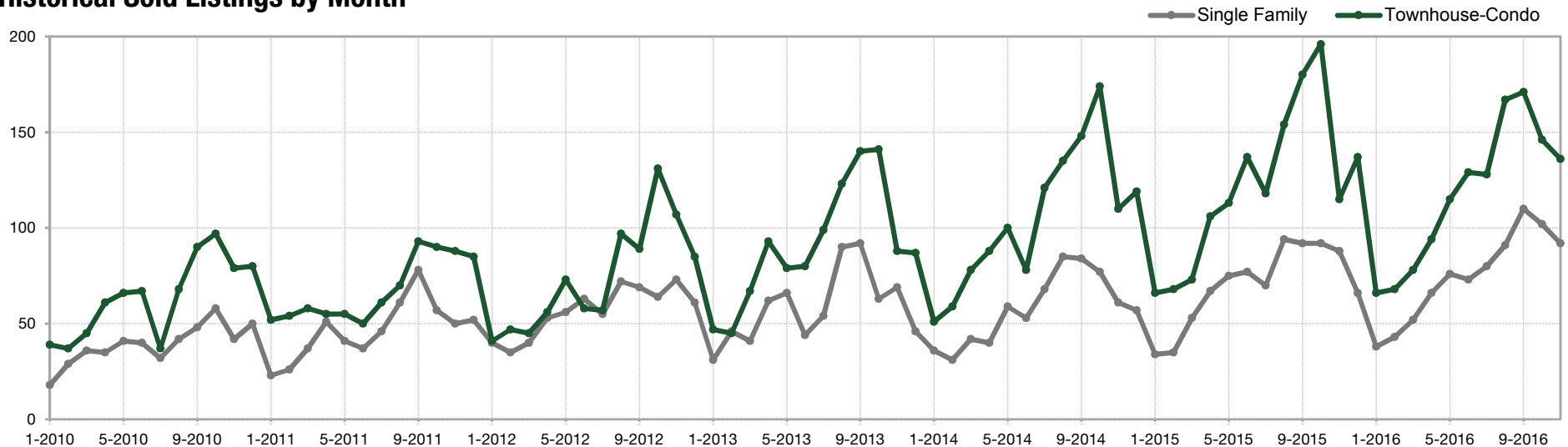


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	52	-1.9%	78	+6.8%
Apr-2016	66	-1.5%	94	-11.3%
May-2016	76	+1.3%	115	+1.8%
Jun-2016	73	-5.2%	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	102	+10.9%	146	-25.5%
<b>Nov-2016</b>	<b>92</b>	<b>+4.5%</b>	<b>136</b>	<b>+18.3%</b>

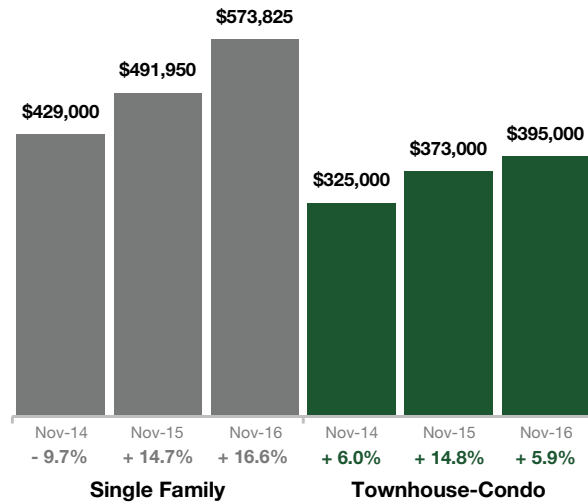
## Historical Sold Listings by Month



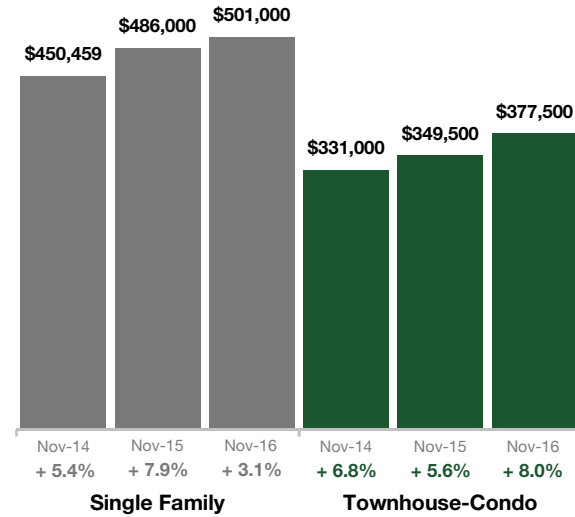
# Median Sales Price



## November

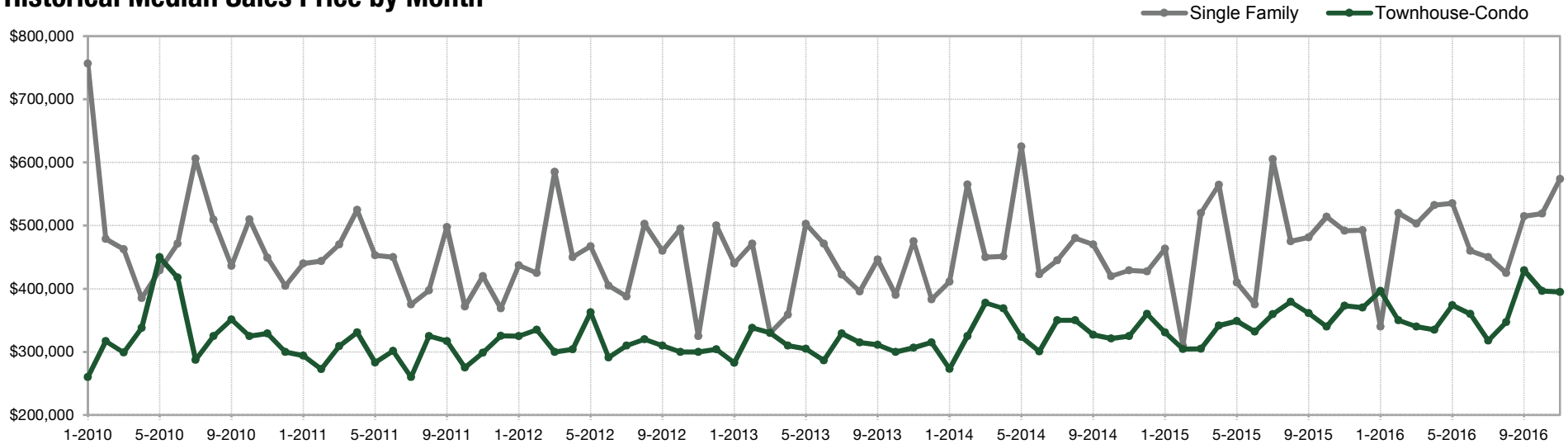


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$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	\$519,000	+1.0%	\$396,500	+16.6%
<b>Nov-2016</b>	<b>\$573,825</b>	<b>+16.6%</b>	<b>\$395,000</b>	<b>+5.9%</b>

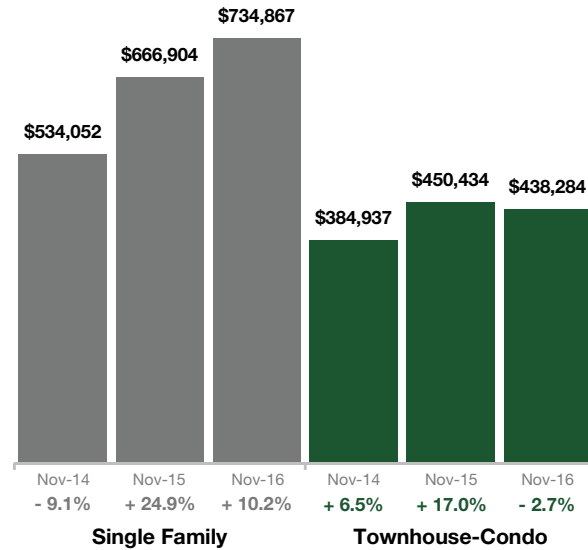
## Historical Median Sales Price by Month



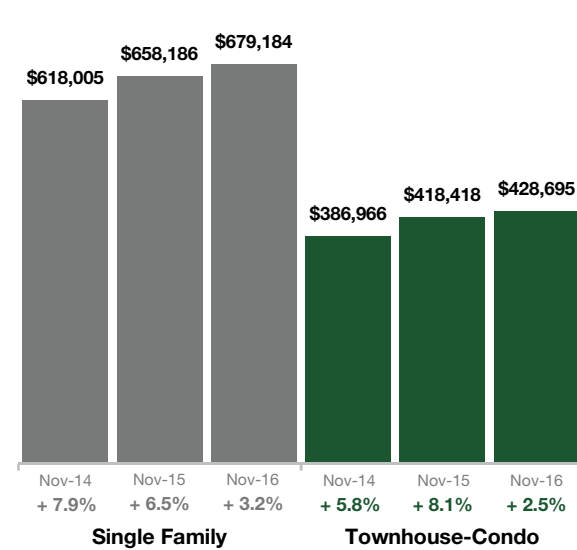
# Average Sales Price



## November

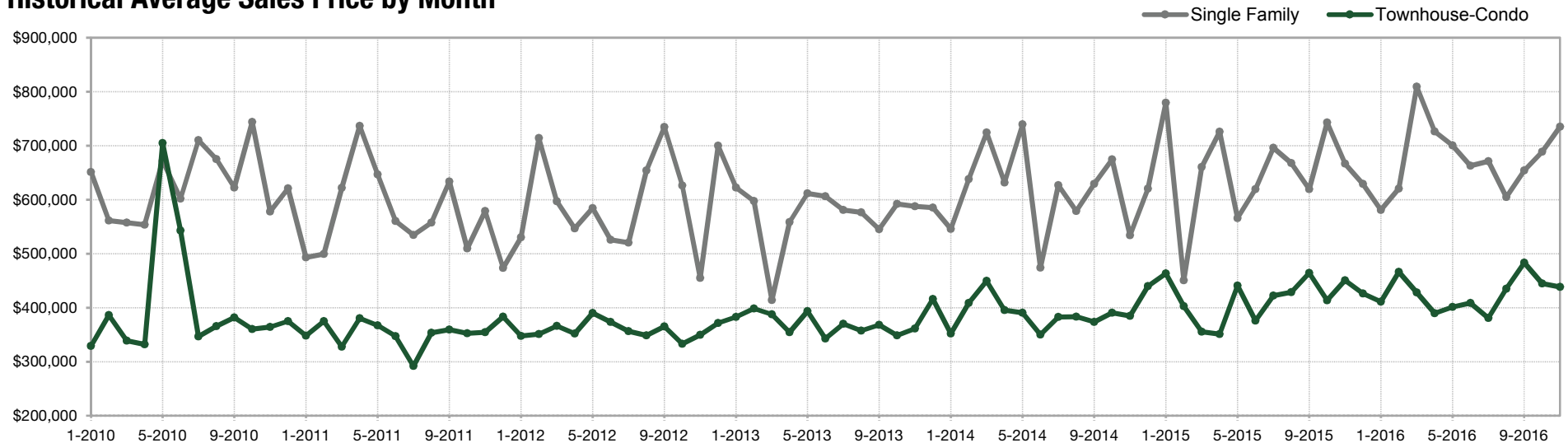


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$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	\$663,088	+7.1%	\$408,577	+8.6%
Jul-2016	\$671,424	-3.5%	\$381,016	-9.8%
Aug-2016	\$605,036	-9.4%	\$435,190	+1.5%
Sep-2016	\$654,046	+5.6%	\$483,314	+4.1%
Oct-2016	\$688,664	-7.3%	\$444,997	+7.6%
<b>Nov-2016</b>	<b>\$734,867</b>	<b>+10.2%</b>	<b>\$438,284</b>	<b>-2.7%</b>

## Historical Average Sales Price by Month

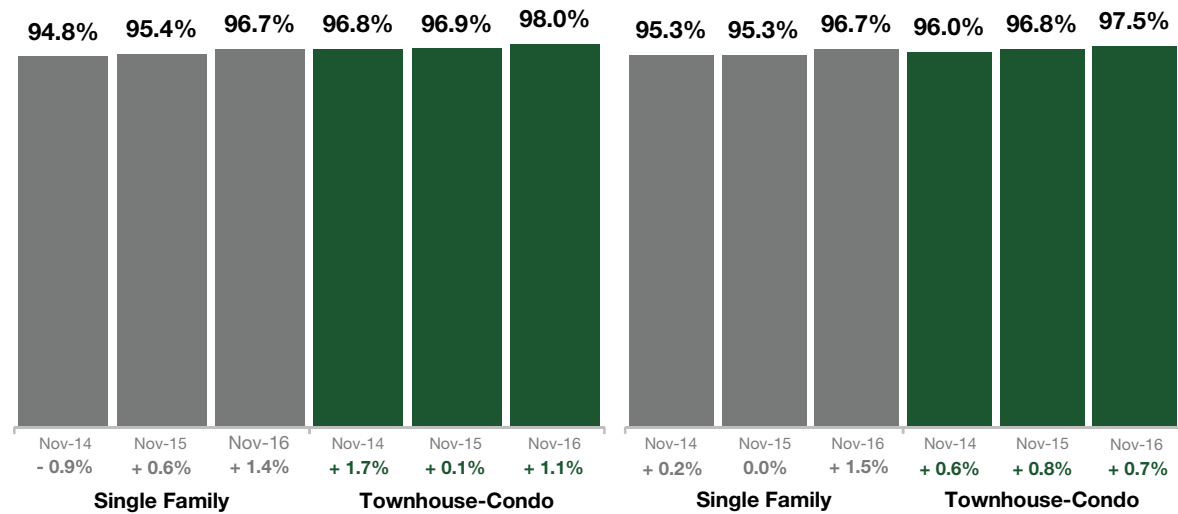




# Percent of List Price Received

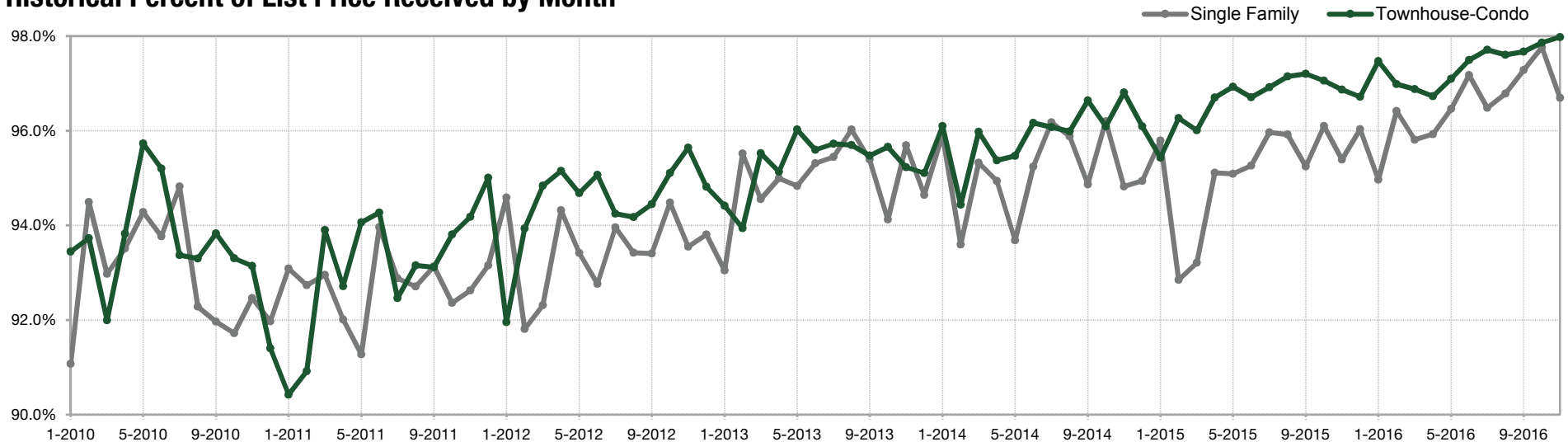


## November



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	97.2%	+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%
<b>Nov-2016</b>	<b>96.7%</b>	<b>+1.4%</b>	<b>98.0%</b>	<b>+1.1%</b>

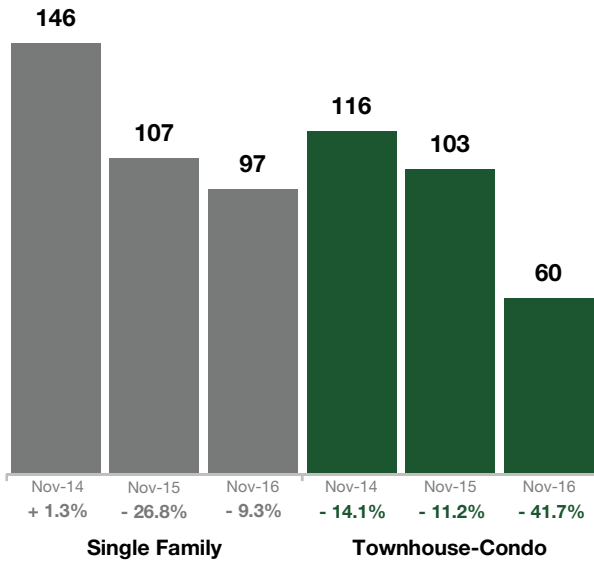
## Historical Percent of List Price Received by Month



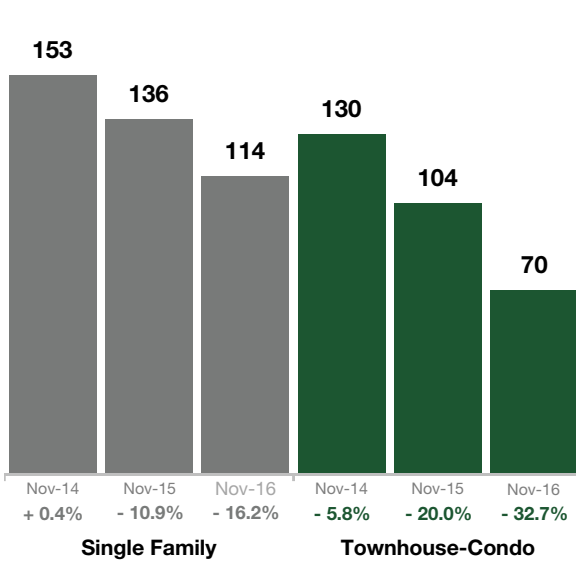
# Days on Market Until Sale



## November

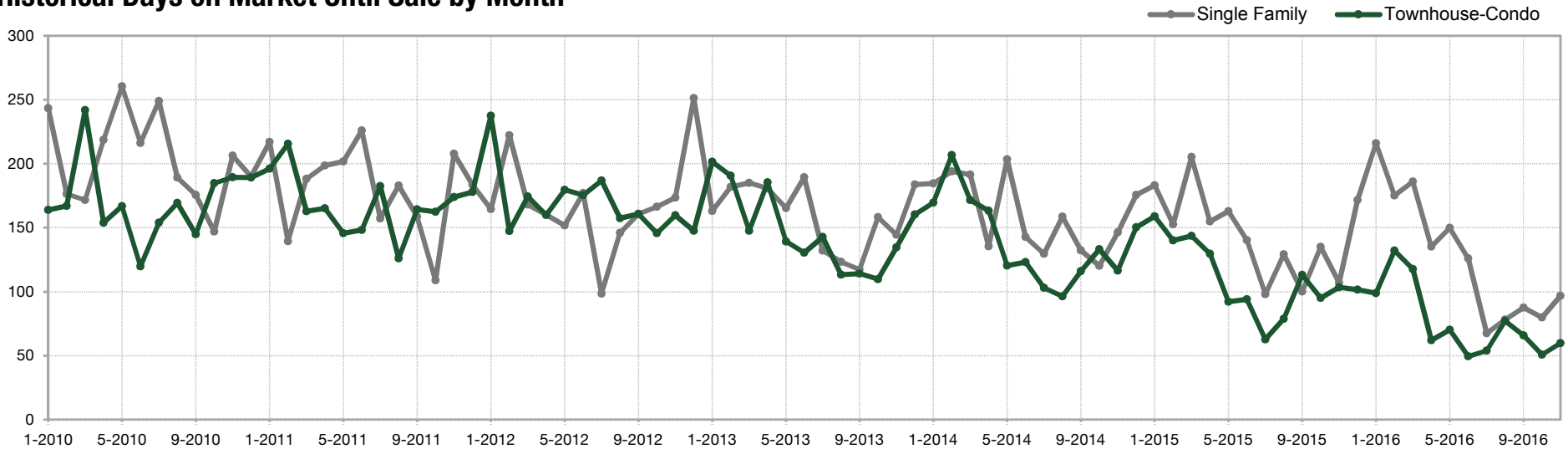


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	186	-9.3%	118	-18.1%
Apr-2016	135	-12.9%	62	-52.3%
May-2016	150	-8.0%	70	-23.9%
Jun-2016	126	-10.0%	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	80	-40.7%	51	-46.3%
<b>Nov-2016</b>	<b>97</b>	<b>-9.3%</b>	<b>60</b>	<b>-41.7%</b>

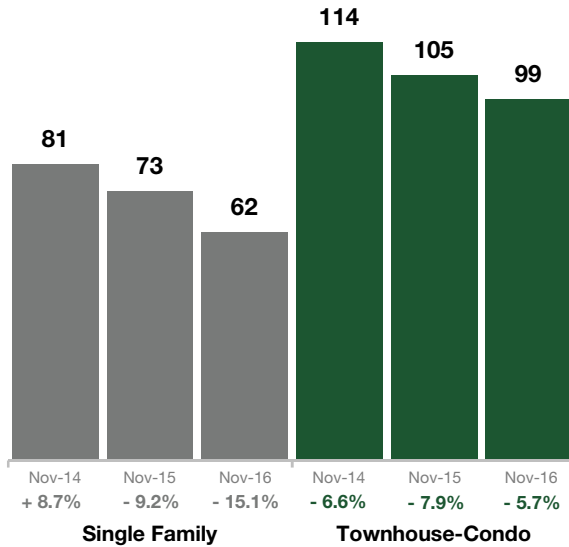
## Historical Days on Market Until Sale by Month



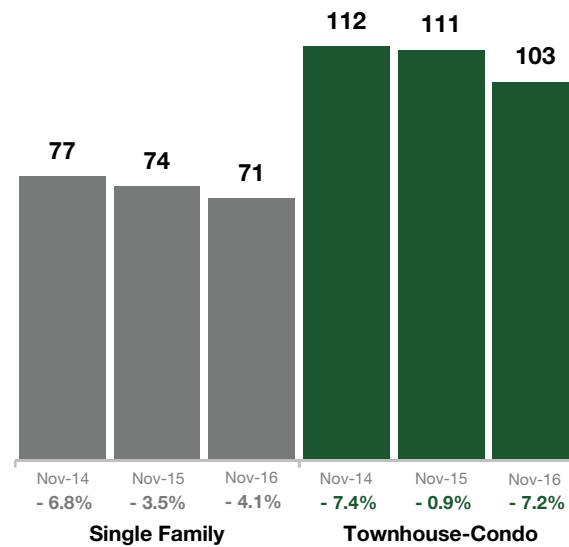
# Housing Affordability Index



## November

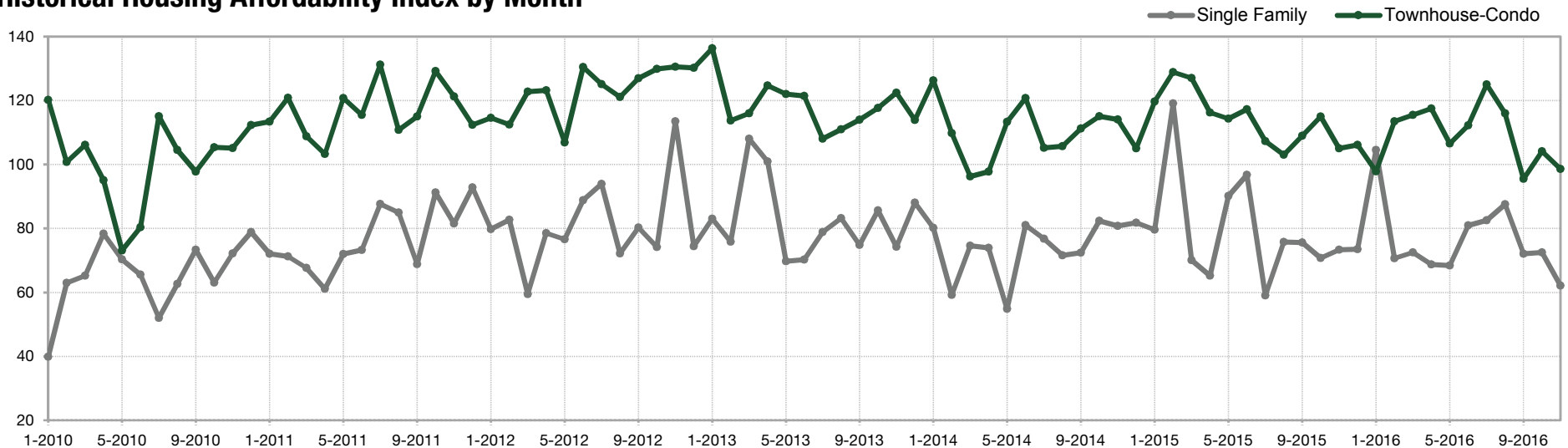


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	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%
<b>Nov-2016</b>	<b>62</b>	<b>-15.1%</b>	<b>99</b>	<b>-5.7%</b>

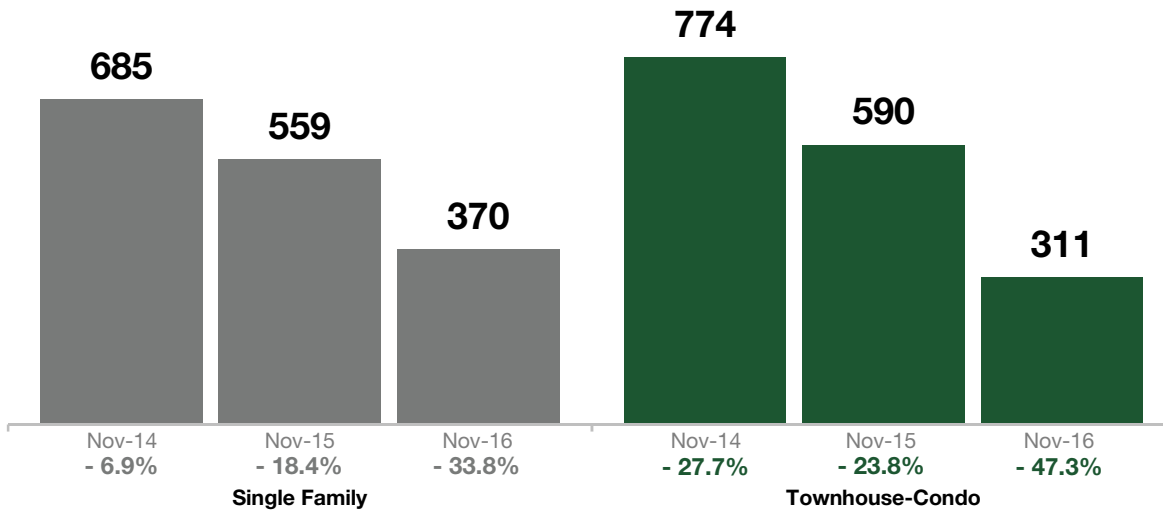
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

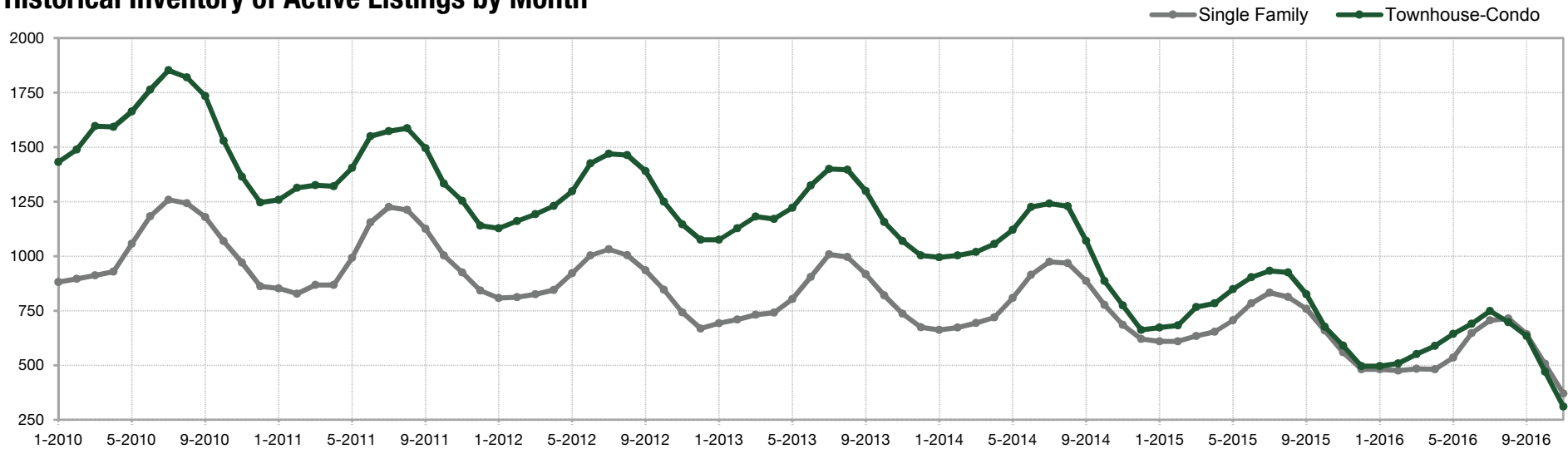


## November



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2015	482	-22.3%	496	-25.1%
Jan-2016	482	-20.9%	496	-26.3%
Feb-2016	475	-22.0%	508	-25.6%
Mar-2016	484	-23.7%	551	-28.2%
Apr-2016	482	-26.2%	589	-24.9%
May-2016	535	-24.2%	644	-24.1%
Jun-2016	648	-17.3%	690	-23.6%
Jul-2016	706	-15.2%	749	-19.7%
Aug-2016	714	-12.2%	697	-24.6%
Sep-2016	643	-15.2%	634	-23.2%
Oct-2016	507	-23.2%	470	-30.6%
<b>Nov-2016</b>	<b>370</b>	<b>-33.8%</b>	<b>311</b>	<b>-47.3%</b>

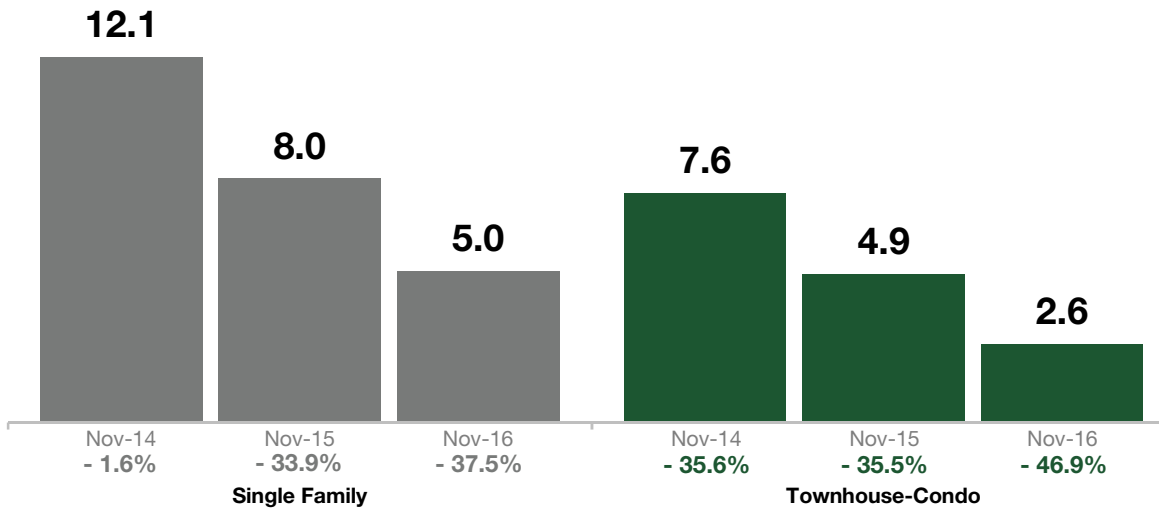
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

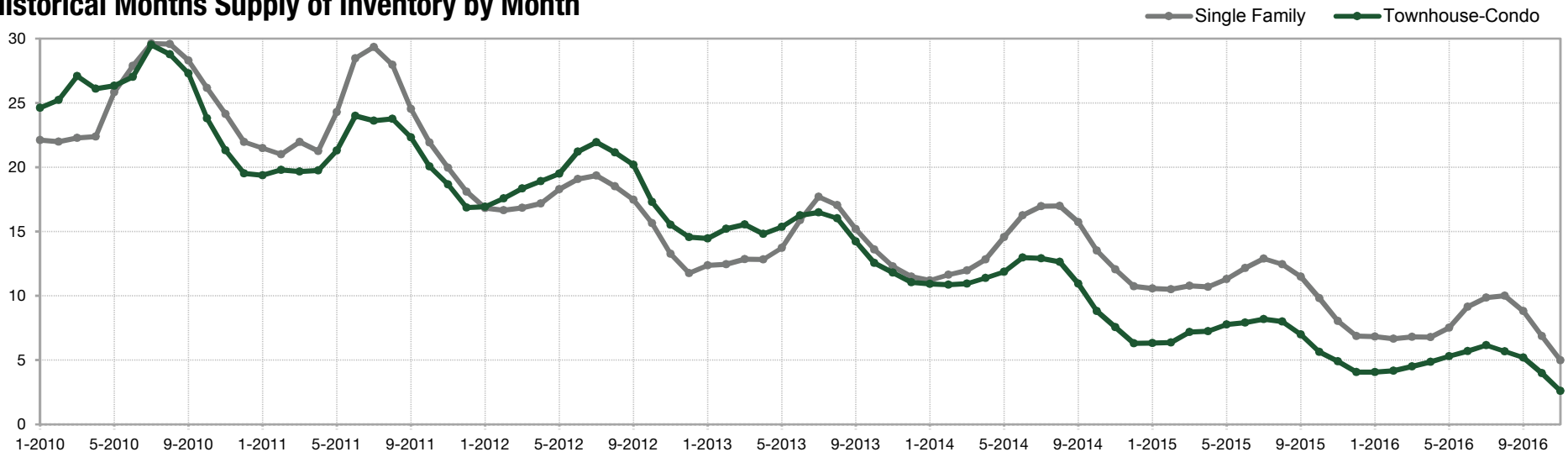


## November



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2015	6.9	-35.5%	4.1	-34.9%
Jan-2016	6.8	-35.8%	4.1	-34.9%
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	10.0	-19.4%	5.7	-28.8%
Sep-2016	8.8	-23.5%	5.2	-25.7%
Oct-2016	6.9	-29.6%	4.0	-28.6%
<b>Nov-2016</b>	<b>5.0</b>	<b>-37.5%</b>	<b>2.6</b>	<b>-46.9%</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.



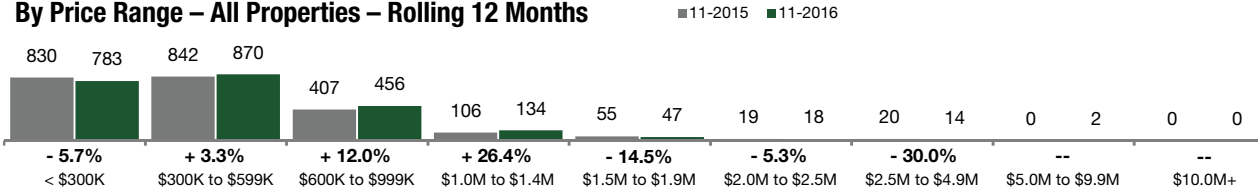
Key Metrics	Historical Sparkbars	11-2015	11-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
<b>New Listings</b>		110	<b>119</b>	+ 8.2%	2,648	<b>2,700</b>	+ 2.0%
<b>Pending Sales</b>		207	<b>348</b>	+ 68.1%	2,120	<b>2,431</b>	+ 14.7%
<b>Sold Listings</b>		203	<b>228</b>	+ 12.3%	2,103	<b>2,121</b>	+ 0.9%
<b>Median Sales Price</b>		\$394,000	<b>\$419,600</b>	+ 6.5%	\$380,000	<b>\$402,750</b>	+ 6.0%
<b>Avg. Sales Price</b>		\$544,273	<b>\$557,958</b>	+ 2.5%	\$506,904	<b>\$525,911</b>	+ 3.7%
<b>Pct. of List Price Received</b>		96.2%	<b>97.5%</b>	+ 1.4%	96.2%	<b>97.2%</b>	+ 1.0%
<b>Days on Market</b>		105	<b>75</b>	- 28.6%	116	<b>88</b>	- 24.1%
<b>Affordability Index</b>		92	<b>85</b>	- 7.6%	95	<b>89</b>	- 6.3%
<b>Active Listings</b>		1,149	<b>681</b>	- 40.7%	--	--	--
<b>Months Supply</b>		6.1	<b>3.5</b>	- 42.6%	--	--	--

# Sold Listings

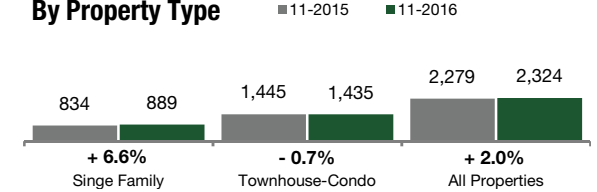
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	11-2015	11-2016	Change	11-2015	11-2016	Change
\$299,999 and Below	265	263	-0.8%	565	520	-8.0%
\$300,000 to \$599,999	241	244	+1.2%	601	626	+4.2%
\$600,000 to \$999,999	177	213	+20.3%	230	243	+5.7%
\$1,000,000 to \$1,499,999	74	95	+28.4%	32	39	+21.9%
\$1,500,000 to \$1,999,999	39	43	+10.3%	16	4	-75.0%
\$2,000,000 to \$2,499,999	19	15	-21.1%	0	3	--
\$2,500,000 to \$4,999,999	19	14	-26.3%	1	0	-100.0%
\$5,000,000 to \$9,999,999	0	2	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>834</b>	<b>889</b>	<b>+6.6%</b>	<b>1,445</b>	<b>1,435</b>	<b>-0.7%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	10-2016	11-2016	Change	10-2016	11-2016	Change
\$299,999 and Below	27	22	-18.5%	44	47	+6.8%
\$300,000 to \$599,999	29	26	-10.3%	75	57	-24.0%
\$600,000 to \$999,999	23	23	0.0%	25	27	+8.0%
\$1,000,000 to \$1,499,999	17	10	-41.2%	1	5	+400.0%
\$1,500,000 to \$1,999,999	3	6	+100.0%	1	0	-100.0%
\$2,000,000 to \$2,499,999	2	4	+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	--
<b>All Price Ranges</b>	<b>102</b>	<b>92</b>	<b>-9.8%</b>	<b>146</b>	<b>136</b>	<b>-6.8%</b>

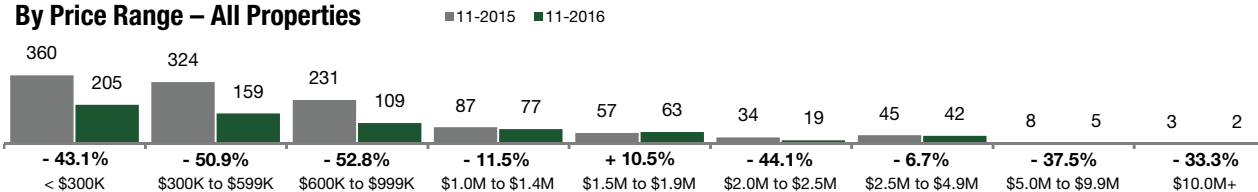
### Year to Date

By Price Range	Single Family			Condo		
	11-2015	11-2016	Change	11-2015	11-2016	Change
\$299,999 and Below	249	245	-1.6%	517	469	-9.3%
\$300,000 to \$599,999	221	221	0.0%	556	563	+1.3%
\$600,000 to \$999,999	166	196	+18.1%	208	224	+7.7%
\$1,000,000 to \$1,499,999	68	93	+36.8%	30	36	+20.0%
\$1,500,000 to \$1,999,999	38	40	+5.3%	14	3	-78.6%
\$2,000,000 to \$2,499,999	16	13	-18.8%	0	3	--
\$2,500,000 to \$4,999,999	19	13	-31.6%	1	0	-100.0%
\$5,000,000 to \$9,999,999	0	2	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>777</b>	<b>823</b>	<b>+5.9%</b>	<b>1,326</b>	<b>1,298</b>	<b>-2.1%</b>

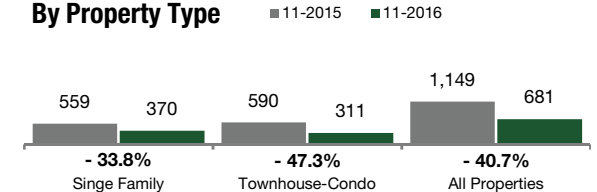
# Inventory of Active Listings

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		
	11-2015	11-2016	Change	11-2015	11-2016	Change
\$299,999 and Below	131	59	-55.0%	229	146	-36.2%
\$300,000 to \$599,999	135	91	-32.6%	189	68	-64.0%
\$600,000 to \$999,999	106	54	-49.1%	125	55	-56.0%
\$1,000,000 to \$1,499,999	60	54	-10.0%	27	23	-14.8%
\$1,500,000 to \$1,999,999	45	47	+4.4%	12	16	+33.3%
\$2,000,000 to \$2,499,999	27	18	-33.3%	7	1	-85.7%
\$2,500,000 to \$4,999,999	44	40	-9.1%	1	2	+100.0%
\$5,000,000 to \$9,999,999	8	5	-37.5%	0	0	--
\$10,000,000 and Above	3	2	-33.3%	0	0	--
<b>All Price Ranges</b>	<b>559</b>	<b>370</b>	<b>-33.8%</b>	<b>590</b>	<b>311</b>	<b>-47.3%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	10-2016	11-2016	Change	10-2016	11-2016	Change
\$299,999 and Below	91	59	-35.2%	194	146	-24.7%
\$300,000 to \$599,999	119	91	-23.5%	140	68	-51.4%
\$600,000 to \$999,999	86	54	-37.2%	86	55	-36.0%
\$1,000,000 to \$1,499,999	66	54	-18.2%	30	23	-23.3%
\$1,500,000 to \$1,999,999	62	47	-24.2%	15	16	+6.7%
\$2,000,000 to \$2,499,999	26	18	-30.8%	1	1	0.0%
\$2,500,000 to \$4,999,999	49	40	-18.4%	4	2	-50.0%
\$5,000,000 to \$9,999,999	5	5	0.0%	0	0	--
\$10,000,000 and Above	3	2	-33.3%	0	0	--
<b>All Price Ranges</b>	<b>507</b>	<b>370</b>	<b>-27.0%</b>	<b>470</b>	<b>311</b>	<b>-33.8%</b>

### Year to Date

By Price Range	Single Family			Condo		
	11-2015	11-2016	Change	11-2015	11-2016	Change
\$299,999 and Below	131	59	-55.0%	229	146	-36.2%
\$300,000 to \$599,999	135	91	-32.6%	189	68	-64.0%
\$600,000 to \$999,999	106	54	-49.1%	125	55	-56.0%
\$1,000,000 to \$1,499,999	60	54	-10.0%	27	23	-14.8%
\$1,500,000 to \$1,999,999	45	47	+4.4%	12	16	+33.3%
\$2,000,000 to \$2,499,999	27	18	-33.3%	7	1	-85.7%
\$2,500,000 to \$4,999,999	44	40	-9.1%	1	2	+100.0%
\$5,000,000 to \$9,999,999	8	5	-37.5%	0	0	--
\$10,000,000 and Above	3	2	-33.3%	0	0	--
<b>All Price Ranges</b>	<b>559</b>	<b>370</b>	<b>-33.8%</b>	<b>590</b>	<b>311</b>	<b>-47.3%</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.