

# Monthly Indicators

## Residential Real Estate Activity for Summit and Park Counties



### November 2017

Percent changes calculated using year-over-year comparisons.

New Listings were down 24.0 percent for single family homes but increased 30.4 percent for townhouse-condo properties. Pending Sales landed at 146 for single family homes and 194 for townhouse-condo properties.

The Median Sales Price was up 3.5 percent to \$590,000 for single family homes and 17.8 percent to \$459,000 for townhouse-condo properties. Days on Market decreased 18.8 percent for single family homes and 23.4 percent for condo properties.

New tax legislation could have ramifications on housing. The White House believes that the tax reform bill will have a small impact on home prices, lowering them by less than 4 percent, and could conceivably boost homeownership. The National Association of REALTORS® has stated that eliminating the mortgage interest deduction could hurt housing, as the doubled standard deduction would reduce the desire to take out a mortgage and itemize the interest associated with it, thus reducing demand. This is a developing story.

### Activity Snapshot

**- 3.0%**      **+ 19.3%**      **- 40.2%**

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
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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	11-2016	11-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
<b>New Listings</b>		50	<b>38</b>	- 24.0%	1,138	<b>1,095</b>	- 3.8%
<b>Pending Sales</b>		93	<b>146</b>	+ 57.0%	842	<b>989</b>	+ 17.5%
<b>Sold Listings</b>		93	<b>92</b>	- 1.1%	829	<b>890</b>	+ 7.4%
<b>Median Sales Price</b>		\$569,900	<b>\$590,000</b>	+ 3.5%	\$501,000	<b>\$628,000</b>	+ 25.3%
<b>Average Sales Price</b>		\$731,959	<b>\$762,445</b>	+ 4.2%	\$679,374	<b>\$813,542</b>	+ 19.7%
<b>Pct. of List Price Received</b>		96.7%	<b>95.8%</b>	- 0.9%	96.7%	<b>96.6%</b>	- 0.1%
<b>Days on Market Until Sale</b>		96	<b>78</b>	- 18.8%	114	<b>88</b>	- 22.8%
<b>Housing Affordability Index</b>		63	<b>61</b>	- 3.2%	71	<b>58</b>	- 18.3%
<b>Inventory of Active Listings</b>		494	<b>273</b>	- 44.7%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>		6.6	<b>3.4</b>	- 48.5%	--	<b>--</b>	--

# Townhouse-Condo Market Overview

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

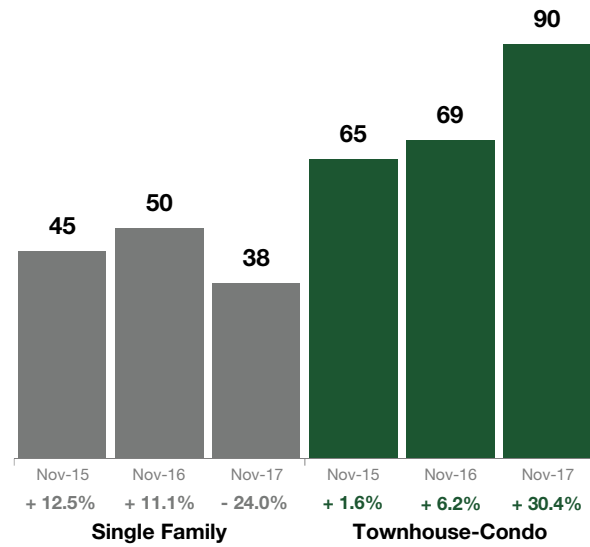


Key Metrics	Historical Sparkbars	11-2016	11-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
<b>New Listings</b>		69	<b>90</b>	+ 30.4%	1,563	<b>1,565</b>	+ 0.1%
<b>Pending Sales</b>		142	<b>194</b>	+ 36.6%	1,322	<b>1,503</b>	+ 13.7%
<b>Sold Listings</b>		142	<b>136</b>	- 4.2%	1,305	<b>1,359</b>	+ 4.1%
<b>Median Sales Price</b>		\$389,750	<b>\$459,000</b>	+ 17.8%	\$377,000	<b>\$425,000</b>	+ 12.7%
<b>Average Sales Price</b>		\$432,947	<b>\$544,244</b>	+ 25.7%	\$428,441	<b>\$490,115</b>	+ 14.4%
<b>Pct. of List Price Received</b>		98.0%	<b>98.2%</b>	+ 0.2%	97.5%	<b>98.0%</b>	+ 0.5%
<b>Days on Market Until Sale</b>		64	<b>49</b>	- 23.4%	71	<b>54</b>	- 23.9%
<b>Housing Affordability Index</b>		100	<b>87</b>	- 13.0%	103	<b>93</b>	- 9.7%
<b>Inventory of Active Listings</b>		476	<b>307</b>	- 35.5%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>		4.0	<b>2.5</b>	- 37.5%	--	<b>--</b>	--

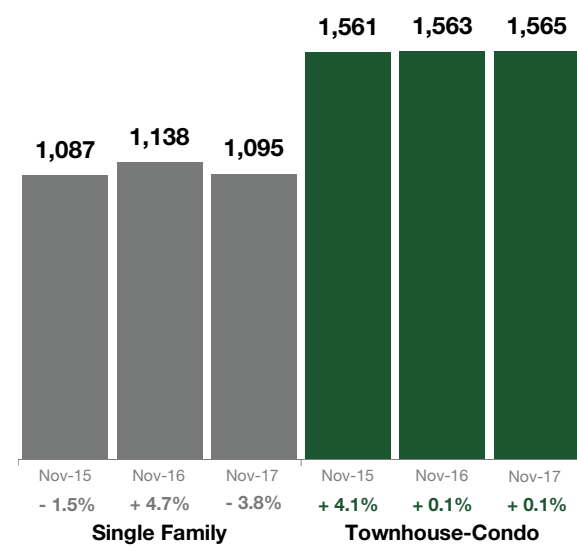
# New Listings



## November

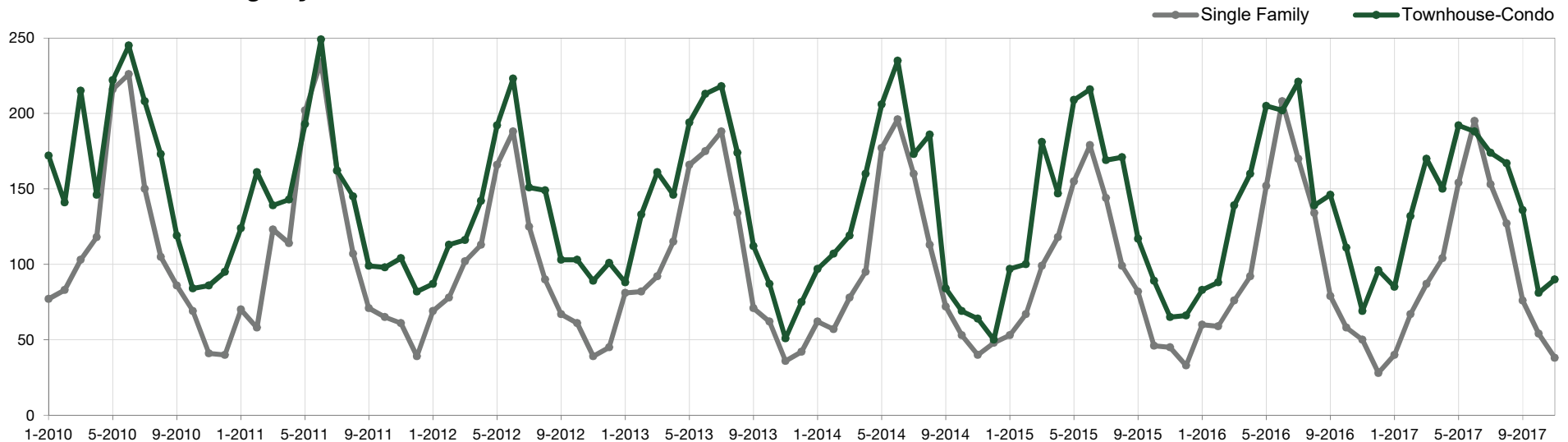


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2016	28	-15.2%	96	+45.5%
Jan-2017	40	-33.3%	85	+2.4%
Feb-2017	67	+13.6%	132	+50.0%
Mar-2017	87	+14.5%	170	+22.3%
Apr-2017	104	+13.0%	150	-6.3%
May-2017	154	+1.3%	192	-6.3%
Jun-2017	195	-6.3%	188	-6.9%
Jul-2017	153	-10.0%	174	-21.3%
Aug-2017	127	-5.2%	167	+20.1%
Sep-2017	76	-3.8%	136	-6.8%
Oct-2017	54	-6.9%	81	-27.0%
<b>Nov-2017</b>	<b>38</b>	<b>-24.0%</b>	<b>90</b>	<b>+30.4%</b>

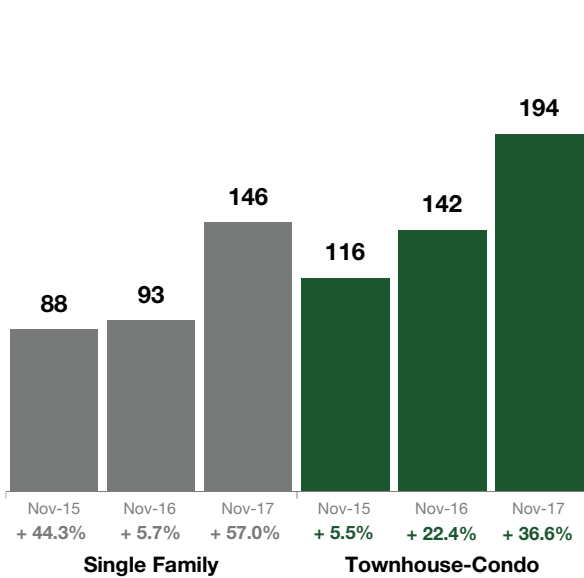
## Historical New Listings by Month



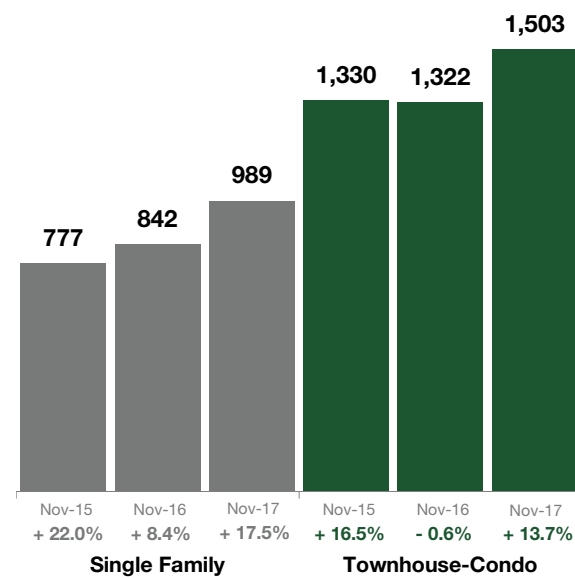
# Pending Sales



## November

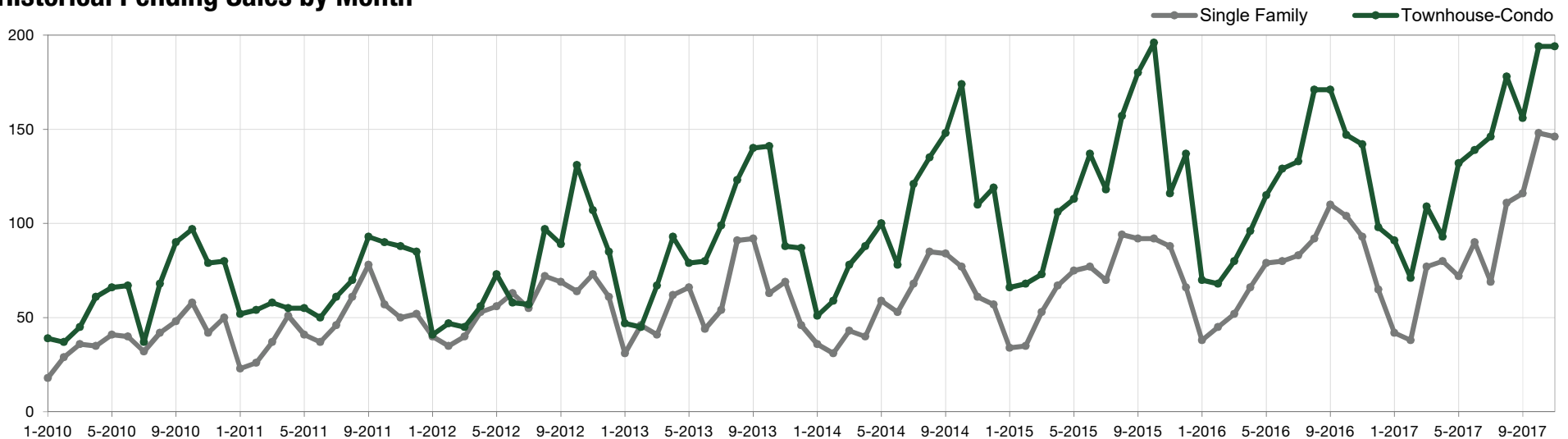


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2016	65	-1.5%	98	-28.5%
Jan-2017	42	+10.5%	91	+30.0%
Feb-2017	38	-15.6%	71	+4.4%
Mar-2017	77	+48.1%	109	+36.3%
Apr-2017	80	+21.2%	93	-3.1%
May-2017	72	-8.9%	132	+14.8%
Jun-2017	90	+12.5%	139	+7.8%
Jul-2017	69	-16.9%	146	+9.8%
Aug-2017	111	+20.7%	178	+4.1%
Sep-2017	116	+5.5%	156	-8.8%
Oct-2017	148	+42.3%	194	+32.0%
<b>Nov-2017</b>	<b>146</b>	<b>+57.0%</b>	<b>194</b>	<b>+36.6%</b>

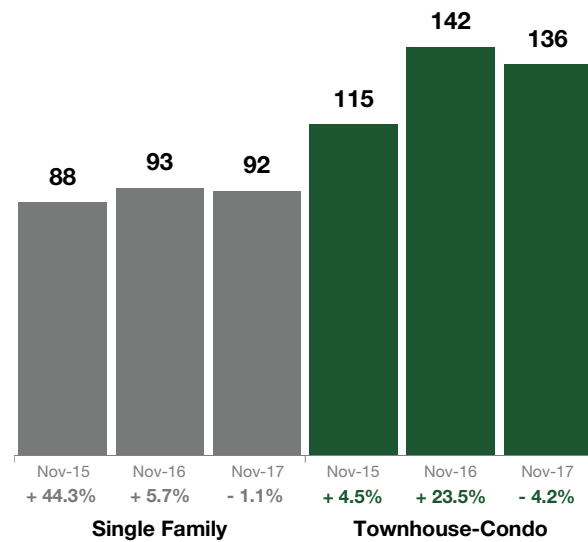
## Historical Pending Sales by Month



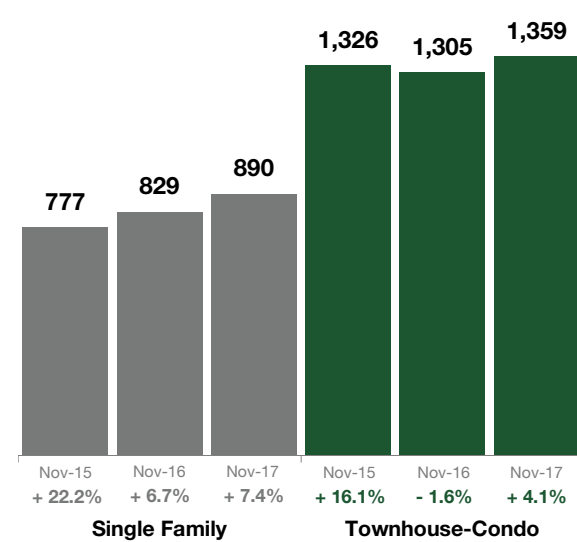
# Sold Listings



## November

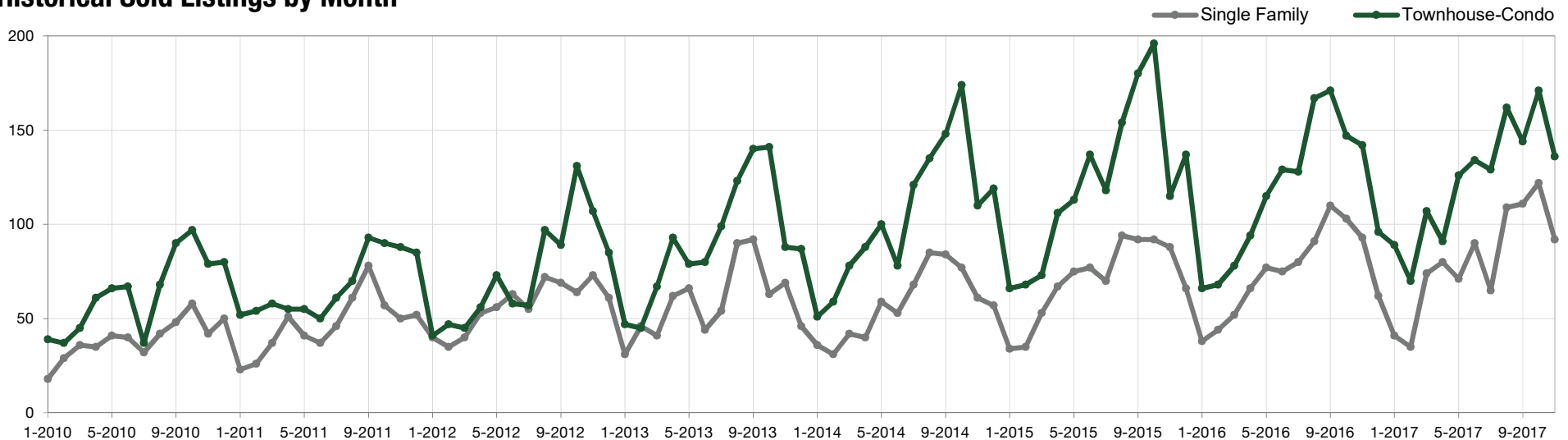


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2016	62	-6.1%	96	-29.9%
Jan-2017	41	+7.9%	89	+34.8%
Feb-2017	35	-20.5%	70	+2.9%
Mar-2017	74	+42.3%	107	+37.2%
Apr-2017	80	+21.2%	91	-3.2%
May-2017	71	-7.8%	126	+9.6%
Jun-2017	90	+20.0%	134	+3.9%
Jul-2017	65	-18.8%	129	+0.8%
Aug-2017	109	+19.8%	162	-3.0%
Sep-2017	111	+0.9%	144	-15.8%
Oct-2017	122	+18.4%	171	+16.3%
<b>Nov-2017</b>	<b>92</b>	<b>-1.1%</b>	<b>136</b>	<b>-4.2%</b>

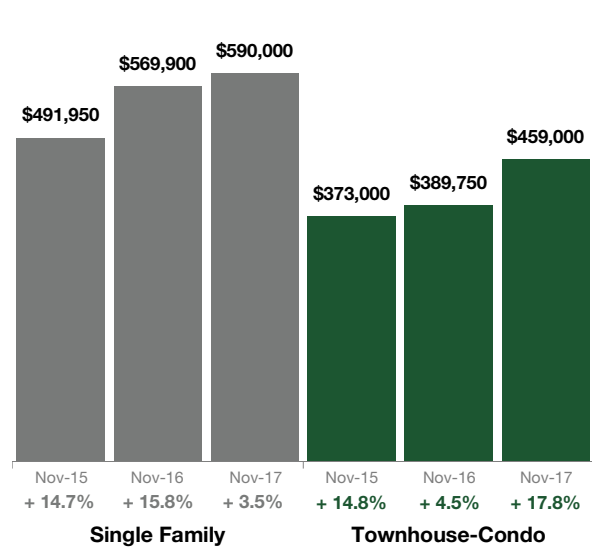
## Historical Sold Listings by Month



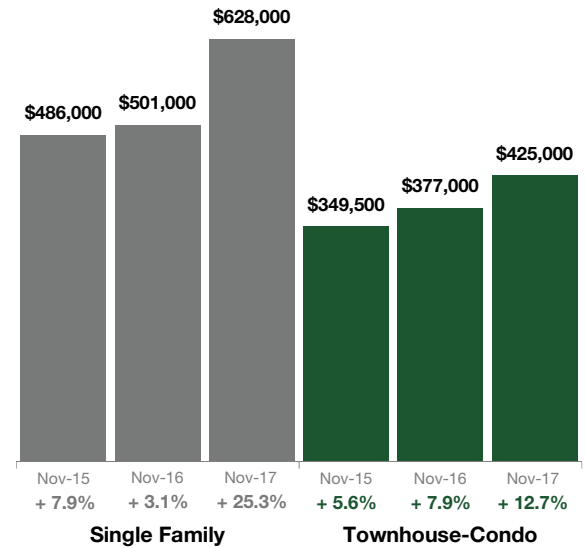
# Median Sales Price



## November

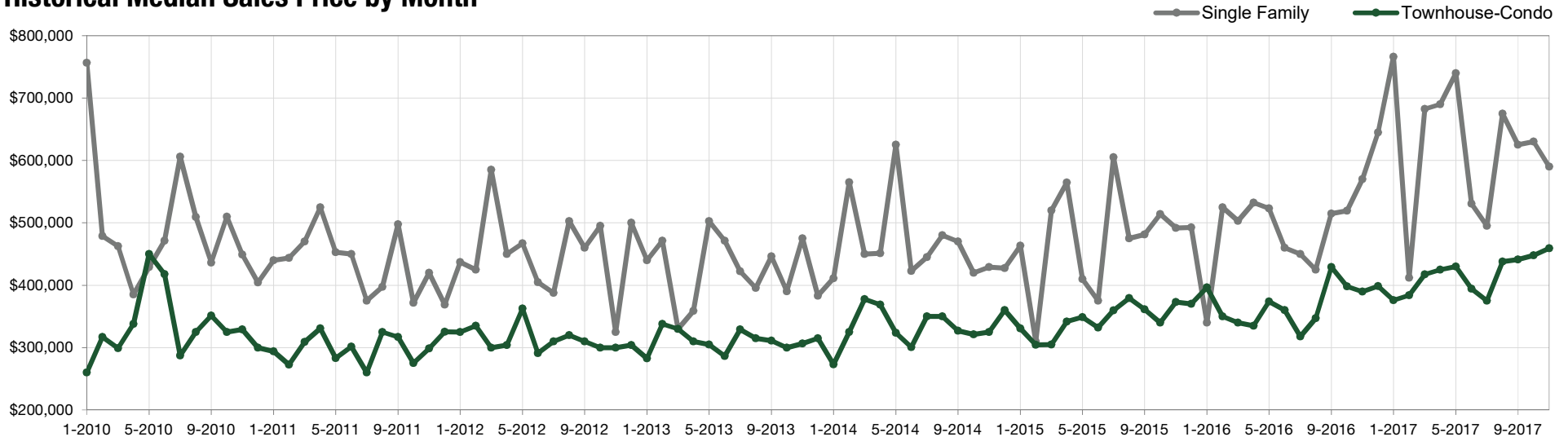


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2016	\$645,000	+31.0%	\$398,493	+7.7%
Jan-2017	\$766,250	+125.4%	\$375,900	-5.2%
Feb-2017	\$412,000	-21.5%	\$384,000	+9.7%
Mar-2017	\$682,500	+35.7%	\$417,500	+22.8%
Apr-2017	\$690,000	+29.6%	\$425,000	+26.9%
May-2017	\$739,900	+41.5%	\$429,950	+15.0%
Jun-2017	\$530,500	+15.3%	\$394,250	+9.5%
Jul-2017	\$495,000	+10.0%	\$375,000	+17.9%
Aug-2017	\$674,900	+58.8%	\$437,667	+26.1%
Sep-2017	\$625,000	+21.4%	\$441,250	+2.9%
Oct-2017	\$630,309	+21.4%	\$448,000	+12.6%
<b>Nov-2017</b>	<b>\$590,000</b>	<b>+3.5%</b>	<b>\$459,000</b>	<b>+17.8%</b>

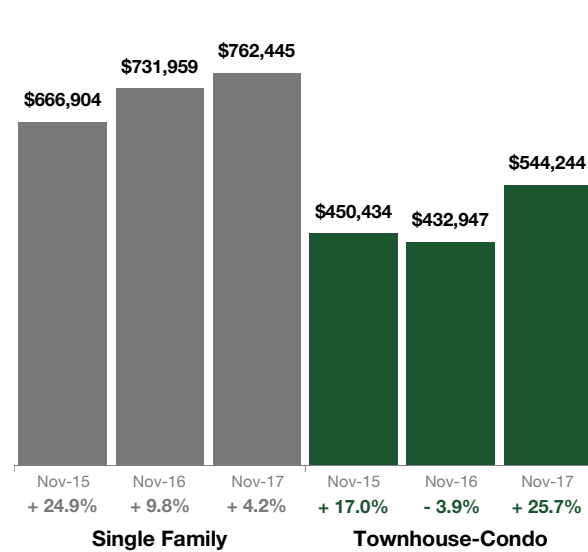
## Historical Median Sales Price by Month



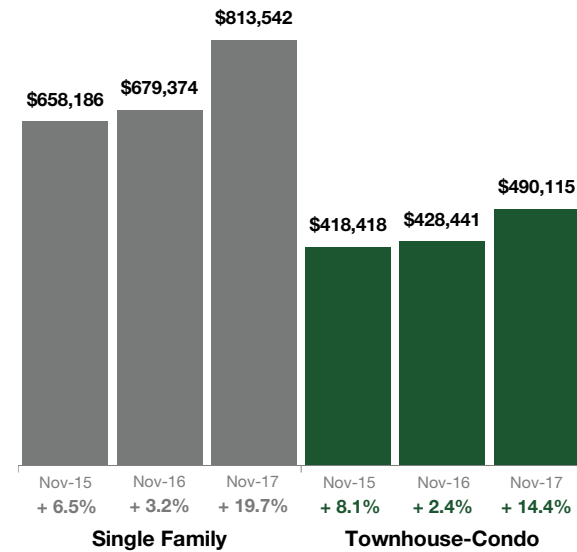
# Average Sales Price



## November

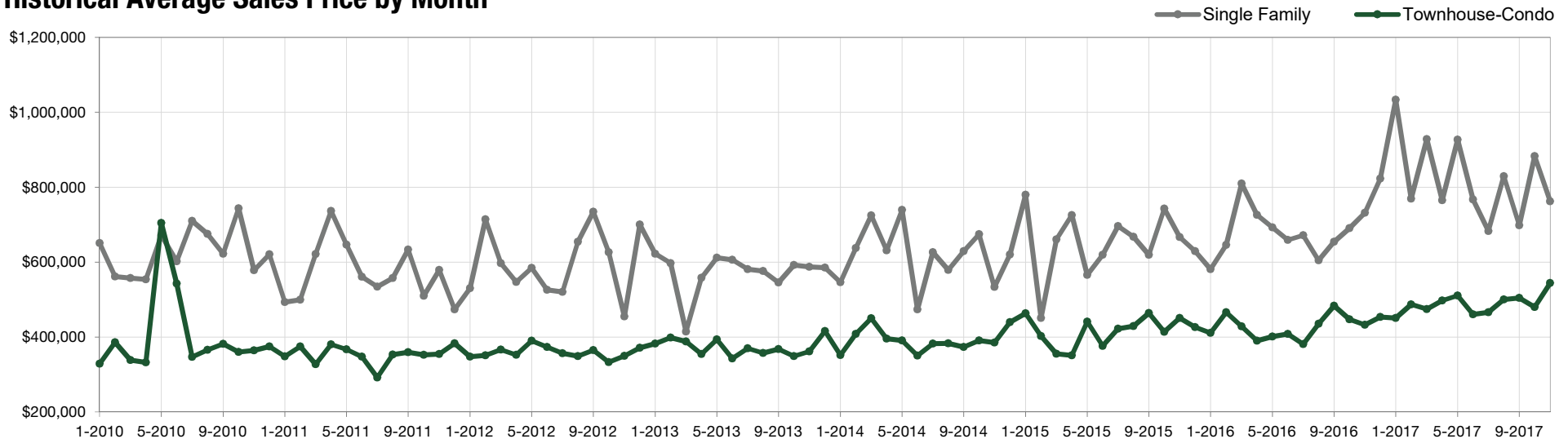


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2016	\$823,217	+30.9%	\$453,450	+6.4%
Jan-2017	\$1,033,389	+77.9%	\$450,529	+9.6%
Feb-2017	\$769,127	+19.1%	\$486,940	+4.4%
Mar-2017	\$927,969	+14.6%	\$474,390	+10.8%
Apr-2017	\$765,390	+5.4%	\$497,681	+27.6%
May-2017	\$927,045	+33.8%	\$510,719	+27.3%
Jun-2017	\$767,127	+16.3%	\$460,514	+12.7%
Jul-2017	\$682,774	+1.7%	\$465,804	+22.3%
Aug-2017	\$828,945	+37.0%	\$500,076	+14.9%
Sep-2017	\$698,102	+6.7%	\$504,356	+4.4%
Oct-2017	\$882,796	+27.8%	\$480,024	+7.3%
<b>Nov-2017</b>	<b>\$762,445</b>	<b>+4.2%</b>	<b>\$544,244</b>	<b>+25.7%</b>

## Historical Average Sales Price by Month

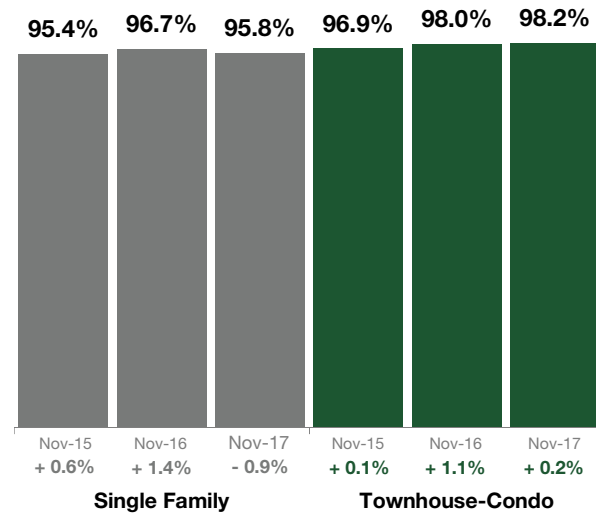




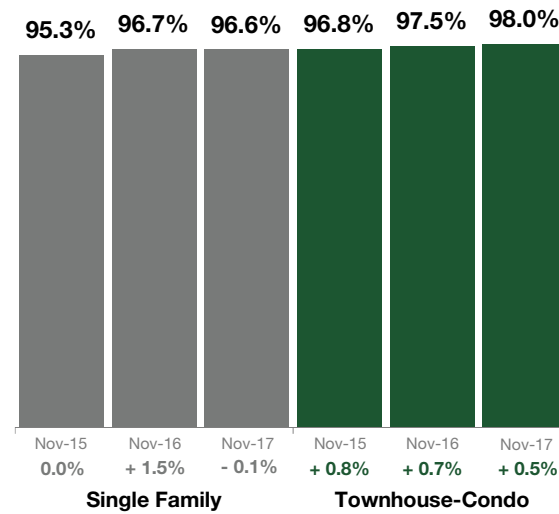
# Percent of List Price Received



## November

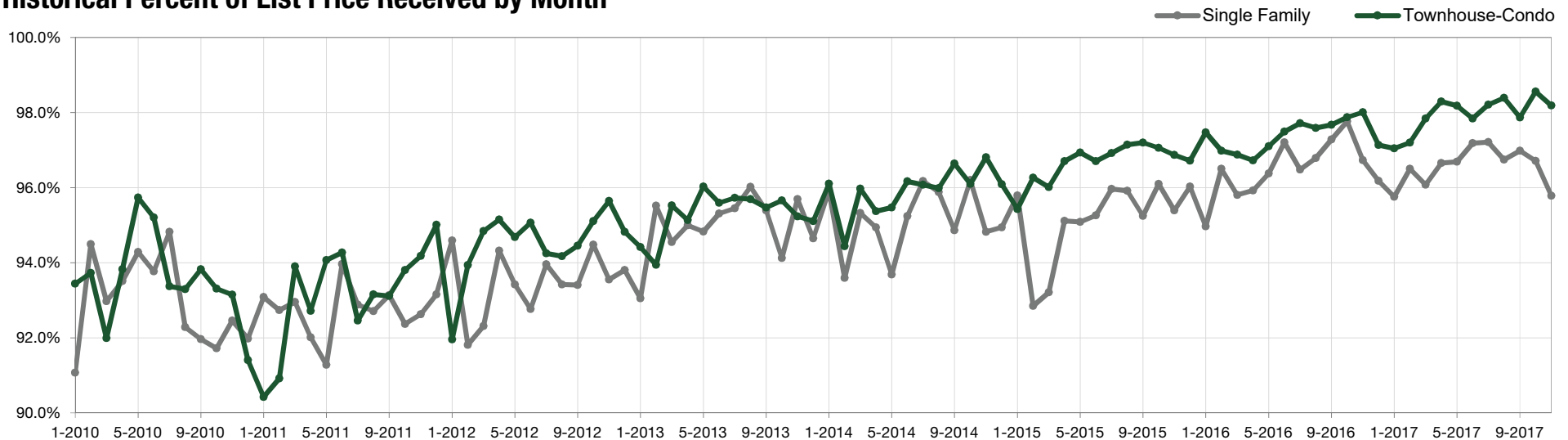


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2016	96.2%	+0.2%	97.1%	+0.4%
Jan-2017	95.8%	+0.8%	97.0%	-0.5%
Feb-2017	96.5%	0.0%	97.2%	+0.2%
Mar-2017	96.1%	+0.3%	97.8%	+0.9%
Apr-2017	96.7%	+0.8%	98.3%	+1.7%
May-2017	96.7%	+0.3%	98.2%	+1.1%
Jun-2017	97.2%	0.0%	97.8%	+0.3%
Jul-2017	97.2%	+0.7%	98.2%	+0.5%
Aug-2017	96.7%	-0.1%	98.4%	+0.8%
Sep-2017	97.0%	-0.3%	97.9%	+0.2%
Oct-2017	96.7%	-1.1%	98.6%	+0.7%
<b>Nov-2017</b>	<b>95.8%</b>	<b>-0.9%</b>	<b>98.2%</b>	<b>+0.2%</b>

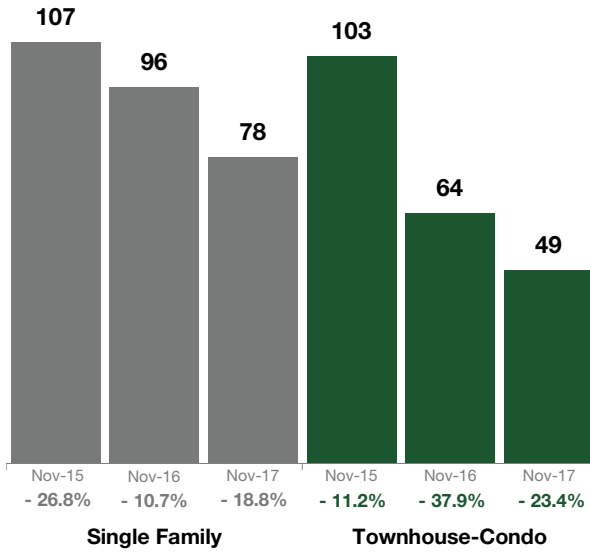
## Historical Percent of List Price Received by Month



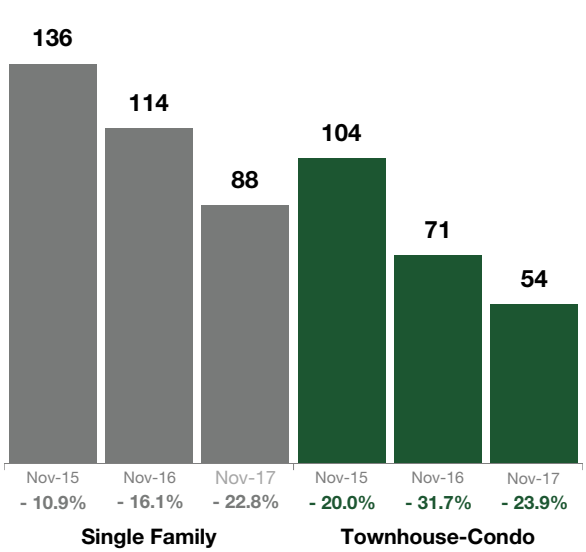
# Days on Market Until Sale



## November

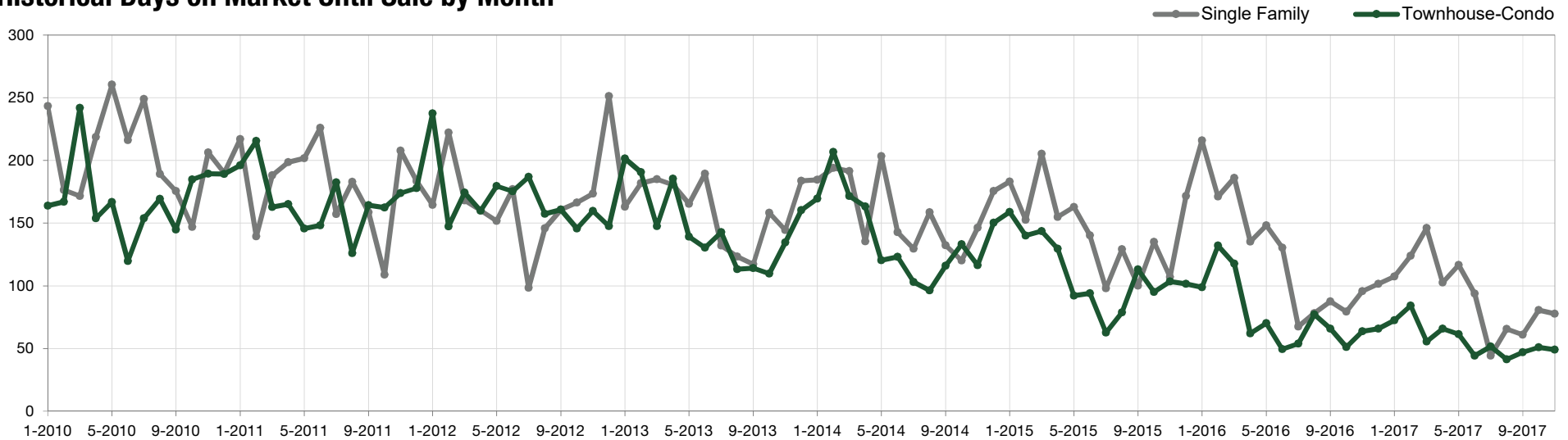


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2016	102	-40.7%	66	-35.3%
Jan-2017	107	-50.5%	73	-26.3%
Feb-2017	124	-27.5%	84	-36.4%
Mar-2017	146	-21.5%	55	-53.4%
Apr-2017	103	-23.7%	66	+6.5%
May-2017	117	-20.9%	61	-12.9%
Jun-2017	94	-27.7%	44	-10.2%
Jul-2017	44	-35.3%	52	-3.7%
Aug-2017	66	-15.4%	41	-46.8%
Sep-2017	61	-30.7%	47	-28.8%
Oct-2017	81	+2.5%	51	0.0%
<b>Nov-2017</b>	<b>78</b>	<b>-18.8%</b>	<b>49</b>	<b>-23.4%</b>

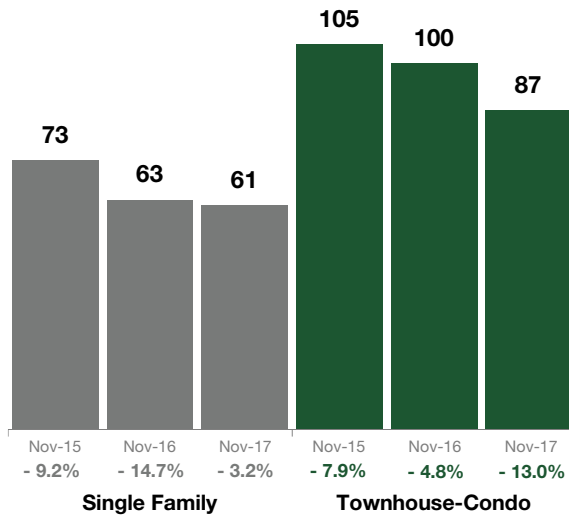
## Historical Days on Market Until Sale by Month



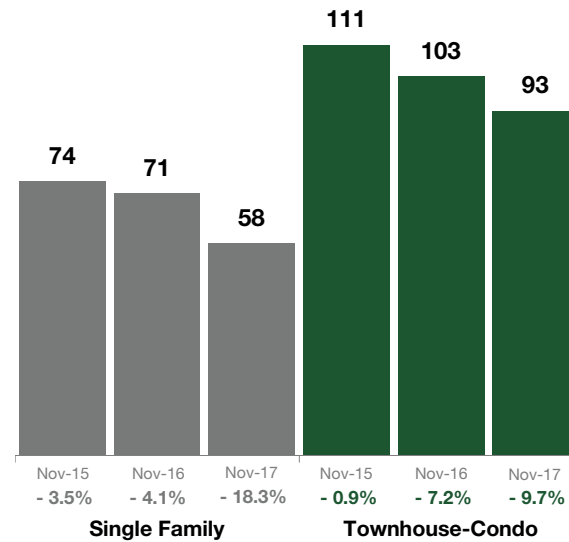
# Housing Affordability Index



## November

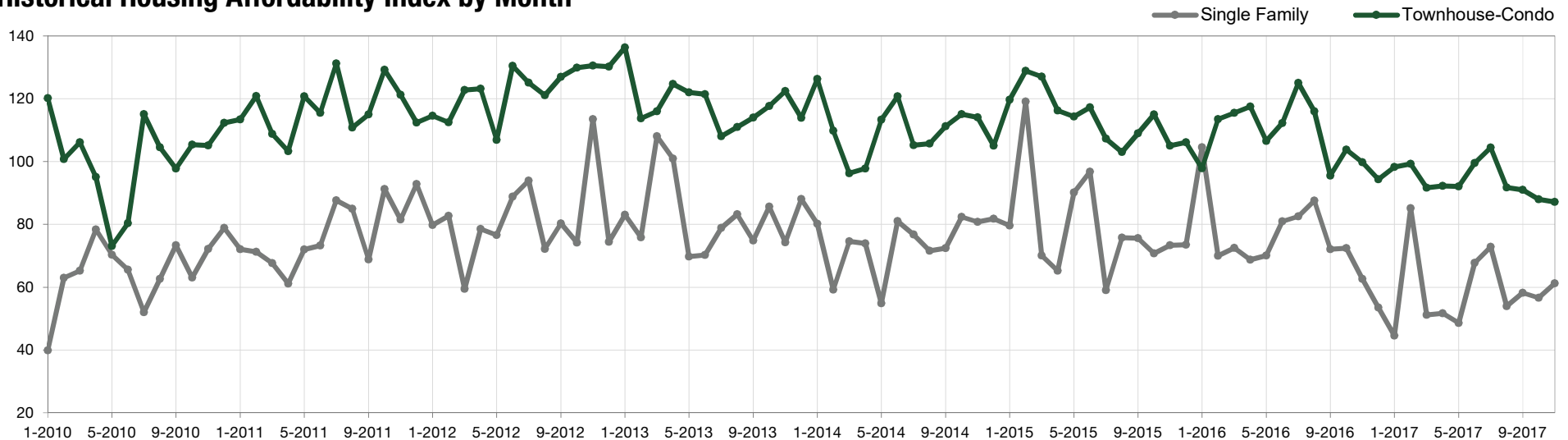


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2016	54	-26.0%	94	-11.3%
Jan-2017	45	-57.1%	98	0.0%
Feb-2017	85	+21.4%	99	-12.4%
Mar-2017	51	-29.2%	92	-20.0%
Apr-2017	52	-24.6%	92	-21.4%
May-2017	49	-30.0%	92	-14.0%
Jun-2017	68	-16.0%	100	-10.7%
Jul-2017	73	-12.0%	104	-16.8%
Aug-2017	54	-38.6%	92	-20.7%
Sep-2017	58	-19.4%	91	-5.2%
Oct-2017	57	-20.8%	88	-15.4%
<b>Nov-2017</b>	<b>61</b>	<b>-3.2%</b>	<b>87</b>	<b>-13.0%</b>

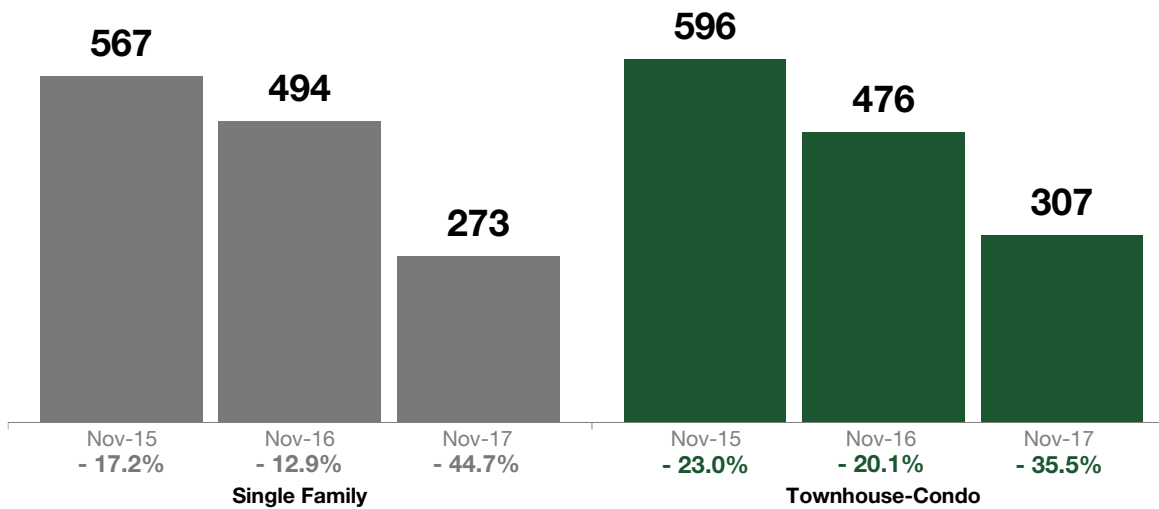
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

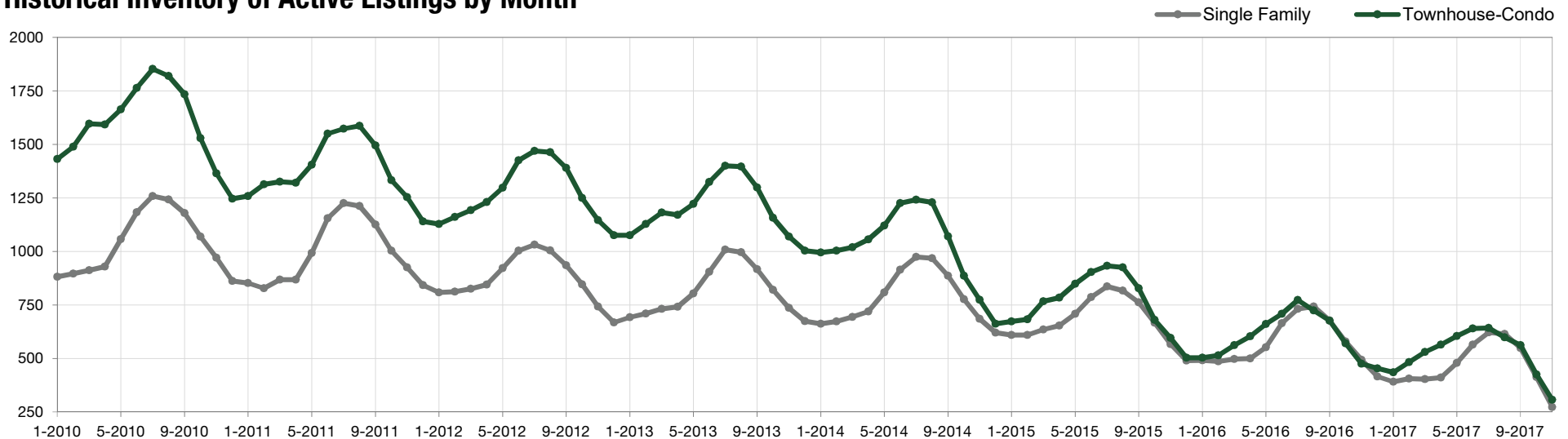


## November



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2016	416	-15.1%	454	-9.7%
Jan-2017	391	-20.4%	435	-13.5%
Feb-2017	406	-16.6%	483	-6.2%
Mar-2017	403	-18.9%	530	-5.7%
Apr-2017	411	-17.8%	564	-6.6%
May-2017	479	-13.2%	605	-8.5%
Jun-2017	564	-15.1%	640	-9.6%
Jul-2017	622	-14.9%	642	-16.9%
Aug-2017	615	-17.2%	598	-17.4%
Sep-2017	548	-19.1%	562	-17.0%
Oct-2017	413	-28.7%	425	-25.6%
<b>Nov-2017</b>	<b>273</b>	<b>-44.7%</b>	<b>307</b>	<b>-35.5%</b>

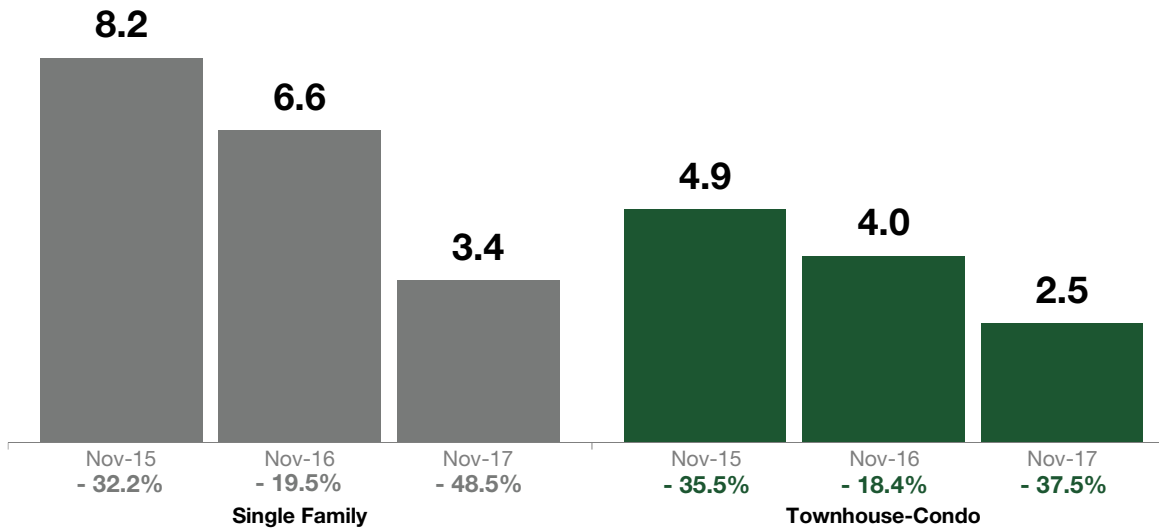
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

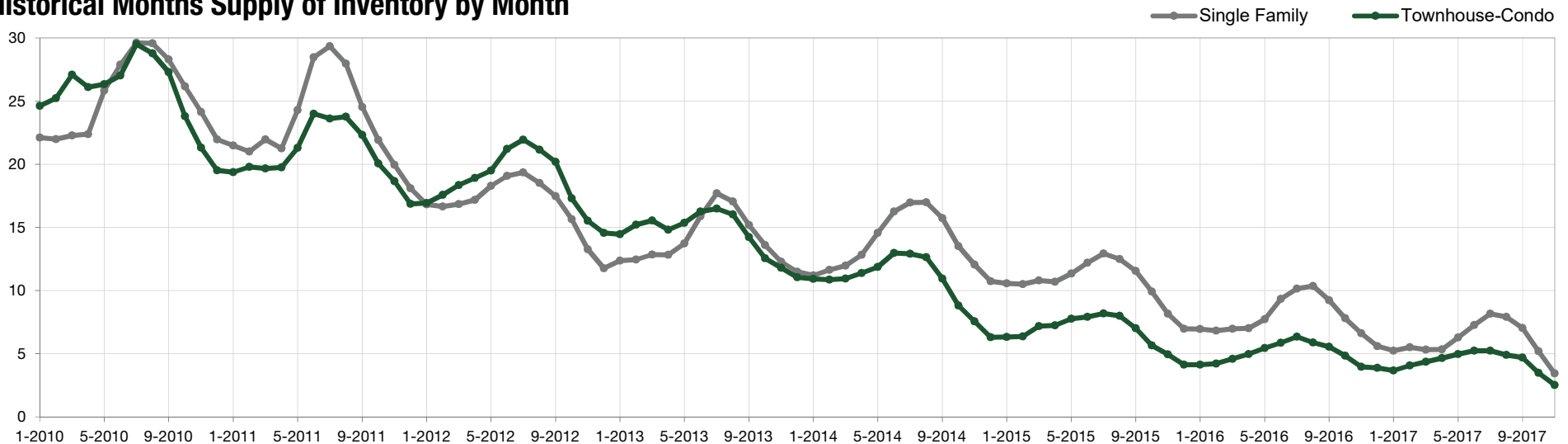


## November



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2016	5.6	-20.0%	3.9	-4.9%
Jan-2017	5.2	-25.7%	3.7	-9.8%
Feb-2017	5.5	-19.1%	4.1	-2.4%
Mar-2017	5.3	-24.3%	4.4	-4.3%
Apr-2017	5.4	-22.9%	4.7	-6.0%
May-2017	6.3	-18.2%	5.0	-7.4%
Jun-2017	7.3	-21.5%	5.2	-11.9%
Jul-2017	8.2	-19.6%	5.2	-18.8%
Aug-2017	7.9	-24.0%	4.9	-16.9%
Sep-2017	7.0	-23.9%	4.7	-14.5%
Oct-2017	5.2	-33.3%	3.5	-27.1%
<b>Nov-2017</b>	<b>3.4</b>	<b>-48.5%</b>	<b>2.5</b>	<b>-37.5%</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.



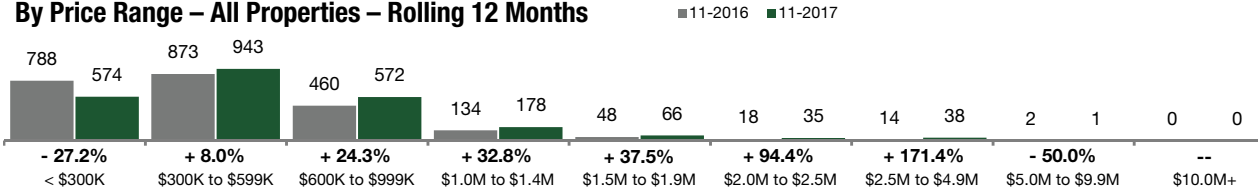
Key Metrics	Historical Sparkbars	11-2016	11-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
<b>New Listings</b>		119	<b>128</b>	+ 7.6%	2,701	<b>2,660</b>	- 1.5%
<b>Pending Sales</b>		235	<b>340</b>	+ 44.7%	2,164	<b>2,492</b>	+ 15.2%
<b>Sold Listings</b>		235	<b>228</b>	- 3.0%	2,134	<b>2,249</b>	+ 5.4%
<b>Median Sales Price</b>		\$419,000	<b>\$500,000</b>	+ 19.3%	\$402,500	<b>\$460,000</b>	+ 14.3%
<b>Average Sales Price</b>		\$551,279	<b>\$632,678</b>	+ 14.8%	\$525,941	<b>\$618,075</b>	+ 17.5%
<b>Pct. of List Price Received</b>		97.5%	<b>97.2%</b>	- 0.3%	97.2%	<b>97.5%</b>	+ 0.3%
<b>Days on Market Until Sale</b>		76	<b>61</b>	- 19.7%	88	<b>67</b>	- 23.9%
<b>Housing Affordability Index</b>		85	<b>72</b>	- 15.3%	89	<b>79</b>	- 11.2%
<b>Inventory of Active Listings</b>		970	<b>580</b>	- 40.2%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>		5.0	<b>2.9</b>	- 42.0%	--	<b>--</b>	--

# Sold Listings

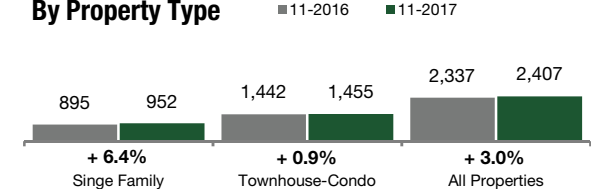
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	11-2016	11-2017	Change	11-2016	11-2017	Change
\$299,999 and Below	265	219	-17.4%	523	355	-32.1%
\$300,000 to \$599,999	245	237	-3.3%	628	706	+12.4%
\$600,000 to \$999,999	215	240	+11.6%	245	332	+35.5%
\$1,000,000 to \$1,499,999	95	133	+40.0%	39	45	+15.4%
\$1,500,000 to \$1,999,999	44	56	+27.3%	4	10	+150.0%
\$2,000,000 to \$2,499,999	15	31	+106.7%	3	4	+33.3%
\$2,500,000 to \$4,999,999	14	35	+150.0%	0	3	--
\$5,000,000 to \$9,999,999	2	1	-50.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>895</b>	<b>952</b>	<b>+6.4%</b>	<b>1,442</b>	<b>1,455</b>	<b>+0.9%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	10-2017	11-2017	Change	10-2017	11-2017	Change
\$299,999 and Below	25	26	+4.0%	34	21	-38.2%
\$300,000 to \$599,999	32	21	-34.4%	97	67	-30.9%
\$600,000 to \$999,999	30	25	-16.7%	35	43	+22.9%
\$1,000,000 to \$1,499,999	12	11	-8.3%	5	3	-40.0%
\$1,500,000 to \$1,999,999	10	2	-80.0%	0	0	--
\$2,000,000 to \$2,499,999	7	3	-57.1%	0	0	--
\$2,500,000 to \$4,999,999	5	4	-20.0%	0	2	--
\$5,000,000 to \$9,999,999	1	0	-100.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>122</b>	<b>92</b>	<b>-24.6%</b>	<b>171</b>	<b>136</b>	<b>-20.5%</b>

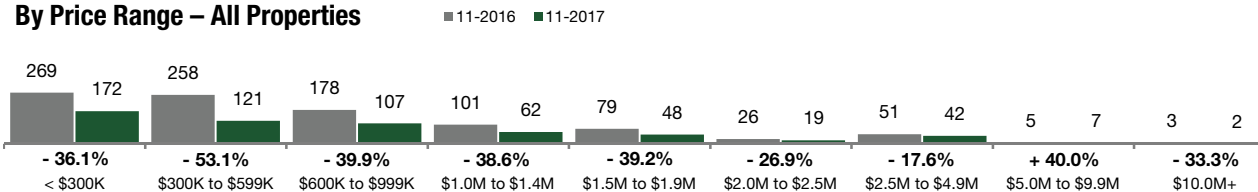
### Year to Date

By Price Range	Single Family			Condo		
	11-2016	11-2017	Change	11-2016	11-2017	Change
\$299,999 and Below	247	206	-16.6%	472	325	-31.1%
\$300,000 to \$599,999	222	222	0.0%	565	655	+15.9%
\$600,000 to \$999,999	198	220	+11.1%	226	321	+42.0%
\$1,000,000 to \$1,499,999	93	128	+37.6%	36	43	+19.4%
\$1,500,000 to \$1,999,999	41	51	+24.4%	3	10	+233.3%
\$2,000,000 to \$2,499,999	13	29	+123.1%	3	2	-33.3%
\$2,500,000 to \$4,999,999	13	33	+153.8%	0	3	--
\$5,000,000 to \$9,999,999	2	1	-50.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>829</b>	<b>890</b>	<b>+7.4%</b>	<b>1,305</b>	<b>1,359</b>	<b>+4.1%</b>

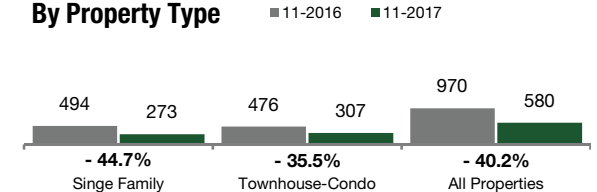
# Inventory of Active Listings

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		
	11-2016	11-2017	Change	11-2016	11-2017	Change
\$299,999 and Below	88	34	-61.4%	181	138	-23.8%
\$300,000 to \$599,999	118	57	-51.7%	140	64	-54.3%
\$600,000 to \$999,999	81	52	-35.8%	97	55	-43.3%
\$1,000,000 to \$1,499,999	73	38	-47.9%	28	24	-14.3%
\$1,500,000 to \$1,999,999	59	28	-52.5%	20	20	0.0%
\$2,000,000 to \$2,499,999	21	13	-38.1%	5	6	+20.0%
\$2,500,000 to \$4,999,999	46	42	-8.7%	5	0	-100.0%
\$5,000,000 to \$9,999,999	5	7	+40.0%	0	0	--
\$10,000,000 and Above	3	2	-33.3%	0	0	--
<b>All Price Ranges</b>	<b>494</b>	<b>273</b>	<b>-44.7%</b>	<b>476</b>	<b>307</b>	<b>-35.5%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	10-2017	11-2017	Change	10-2017	11-2017	Change
\$299,999 and Below	63	34	-46.0%	148	138	-6.8%
\$300,000 to \$599,999	90	57	-36.7%	120	64	-46.7%
\$600,000 to \$999,999	89	52	-41.6%	103	55	-46.6%
\$1,000,000 to \$1,499,999	63	38	-39.7%	30	24	-20.0%
\$1,500,000 to \$1,999,999	33	28	-15.2%	16	20	+25.0%
\$2,000,000 to \$2,499,999	17	13	-23.5%	6	6	0.0%
\$2,500,000 to \$4,999,999	49	42	-14.3%	2	0	-100.0%
\$5,000,000 to \$9,999,999	7	7	0.0%	0	0	--
\$10,000,000 and Above	2	2	0.0%	0	0	--
<b>All Price Ranges</b>	<b>413</b>	<b>273</b>	<b>-33.9%</b>	<b>425</b>	<b>307</b>	<b>-27.8%</b>

### Year to Date

By Price Range	Single Family			Condo		
	11-2016	11-2017	Change	11-2016	11-2017	Change
\$299,999 and Below	247	206	-16.6%	472	325	-31.1%
\$300,000 to \$599,999	222	222	0.0%	565	655	+15.9%
\$600,000 to \$999,999	198	220	+11.1%	226	321	+42.0%
\$1,000,000 to \$1,499,999	93	128	+37.6%	36	43	+19.4%
\$1,500,000 to \$1,999,999	41	51	+24.4%	3	10	+233.3%
\$2,000,000 to \$2,499,999	13	29	+123.1%	3	2	-33.3%
\$2,500,000 to \$4,999,999	13	33	+153.8%	0	3	--
\$5,000,000 to \$9,999,999	2	1	-50.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>829</b>	<b>890</b>	<b>+7.4%</b>	<b>1,305</b>	<b>1,359</b>	<b>+4.1%</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 median 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.