

# Monthly Indicators



## July 2018

Percent changes calculated using year-over-year comparisons.

New Listings were down 2.1 percent for single family homes but remained flat for townhouse-condo properties. Pending Sales remained flat for single family homes but increased 11.9 percent for townhouse-condo properties.

The Median Sales Price was down 2.2 percent to \$425,000 for single family homes but increased 0.9 percent to \$292,000 for townhouse-condo properties. Days on Market remained flat for single family homes but decreased 20.9 percent for townhouse-condo properties.

Consumer spending on home goods and renovations are up, and more people are entering the workforce. Employed people spending money is good for the housing market. Meanwhile, GDP growth was 4.1% in the second quarter, the strongest showing since 2014. Housing starts are down, but that is more reflective of low supply than anything else. With a growing economy, solid lending practices and the potential for improved inventory from new listing and building activity, market balance is more likely than a bubble.

## Activity Snapshot

<b>+ 6.1%</b>	<b>+ 13.0%</b>	<b>- 0.8%</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 La Plata and San Juan 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	7-2017	7-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
<b>New Listings</b>		143	140	- 2.1%	932	906	- 2.8%
<b>Pending Sales</b>		85	85	0.0%	520	525	+ 1.0%
<b>Sold Listings</b>		78	85	+ 9.0%	473	458	- 3.2%
<b>Median Sales Price</b>		\$434,475	\$425,000	- 2.2%	\$395,000	\$425,000	+ 7.6%
<b>Avg. Sales Price</b>		\$454,625	\$457,793	+ 0.7%	\$437,155	\$484,403	+ 10.8%
<b>Pct. of List Price Received</b>		97.7%	97.6%	- 0.1%	97.6%	97.4%	- 0.2%
<b>Days on Market</b>		113	113	0.0%	129	124	- 3.9%
<b>Cumulative Days on Market</b>		119	127	+ 6.7%	148	147	- 0.7%
<b>Affordability Index</b>		79	74	- 6.3%	82	70	- 14.6%
<b>Active Listings</b>		569	550	- 3.3%	--	--	--
<b>Months Supply</b>		8.0	7.9	- 1.3%	--	--	--

# Townhouse/Condo Market Overview

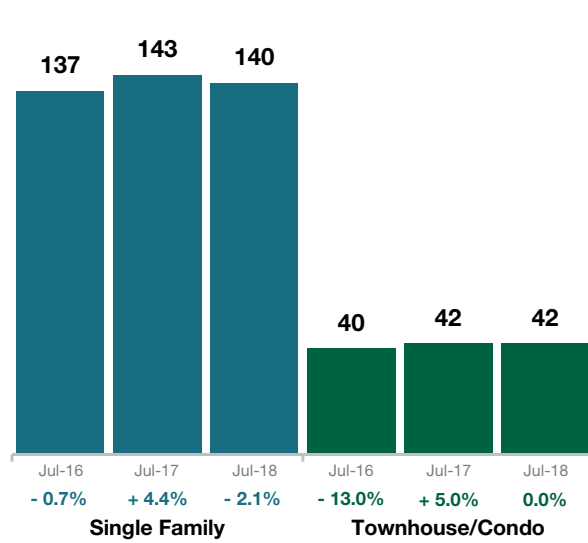
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



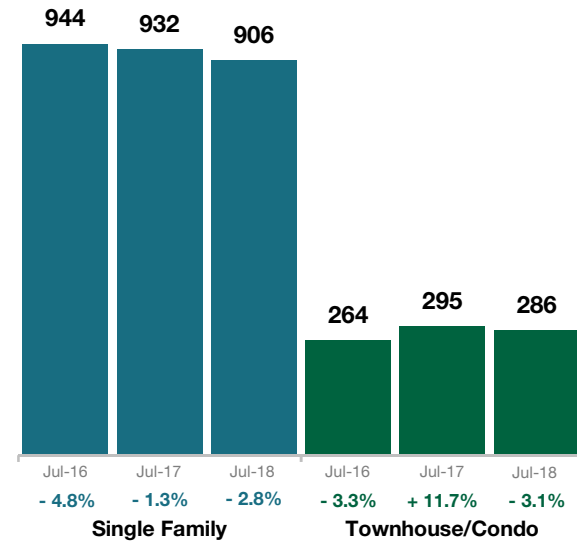
Key Metrics	Historical Sparkbars	7-2017	7-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
<b>New Listings</b>		42	42	0.0%	295	286	- 3.1%
<b>Pending Sales</b>		42	47	+ 11.9%	205	221	+ 7.8%
<b>Sold Listings</b>		37	37	0.0%	194	192	- 1.0%
<b>Median Sales Price</b>		\$289,500	\$292,000	+ 0.9%	\$295,000	\$281,250	- 4.7%
<b>Avg. Sales Price</b>		\$282,482	\$311,395	+ 10.2%	\$318,479	\$300,012	- 5.8%
<b>Pct. of List Price Received</b>		98.2%	98.0%	- 0.2%	98.2%	97.3%	- 0.9%
<b>Days on Market</b>		139	110	- 20.9%	128	130	+ 1.6%
<b>Cumulative Days on Market</b>		166	118	- 28.9%	142	143	+ 0.7%
<b>Affordability Index</b>		128	109	- 14.8%	113	113	0.0%
<b>Active Listings</b>		142	155	+ 9.2%	--	--	--
<b>Months Supply</b>		5.0	5.4	+ 8.0%	--	--	--

# New Listings

## July

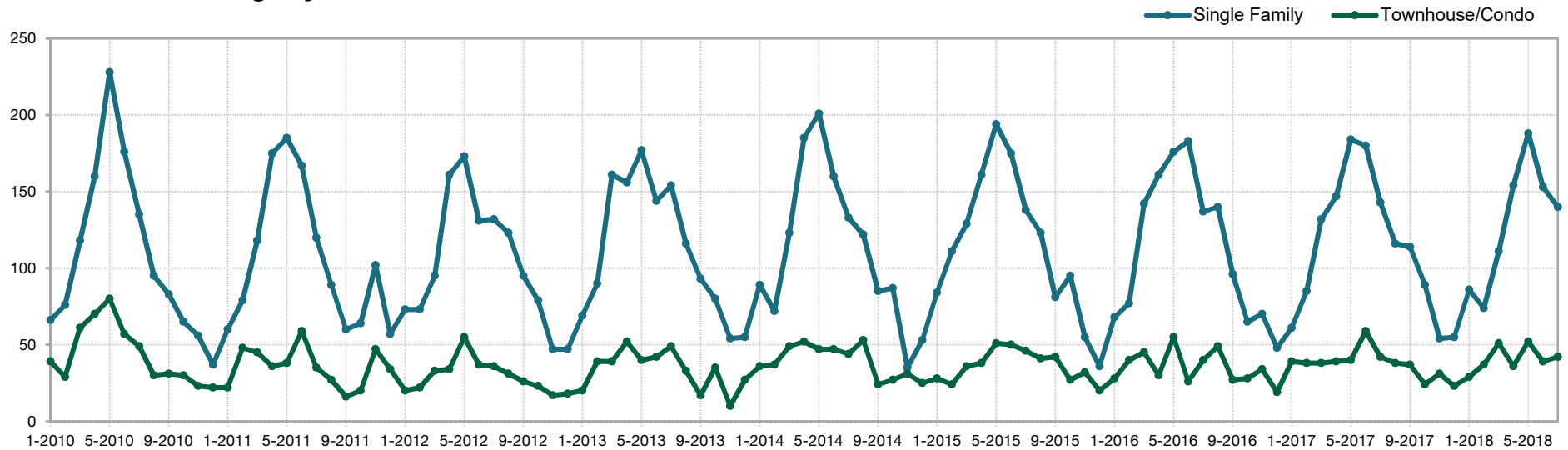


## Year to Date



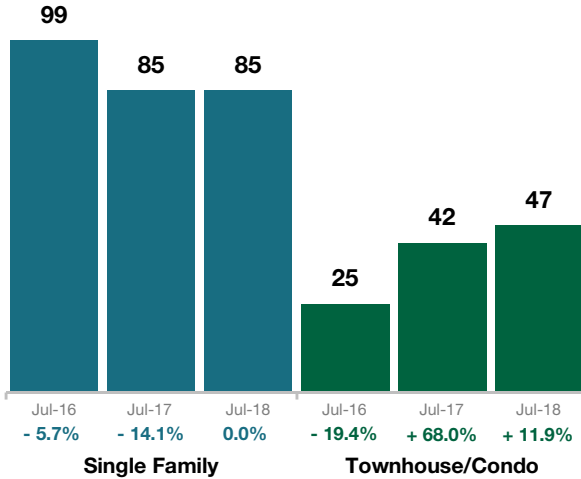
New Listings	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Aug-2017	116	-17.1%	38	-22.4%
Sep-2017	114	+18.8%	37	+37.0%
Oct-2017	89	+36.9%	24	-14.3%
Nov-2017	54	-22.9%	31	-8.8%
Dec-2017	55	+14.6%	23	+21.1%
Jan-2018	86	+41.0%	29	-25.6%
Feb-2018	74	-12.9%	37	-2.6%
Mar-2018	111	-15.9%	51	+34.2%
Apr-2018	154	+4.8%	36	-7.7%
May-2018	188	+2.2%	52	+30.0%
Jun-2018	153	-15.0%	39	-33.9%
<b>Jul-2018</b>	<b>140</b>	<b>-2.1%</b>	<b>42</b>	<b>0.0%</b>

## Historical New Listings by Month

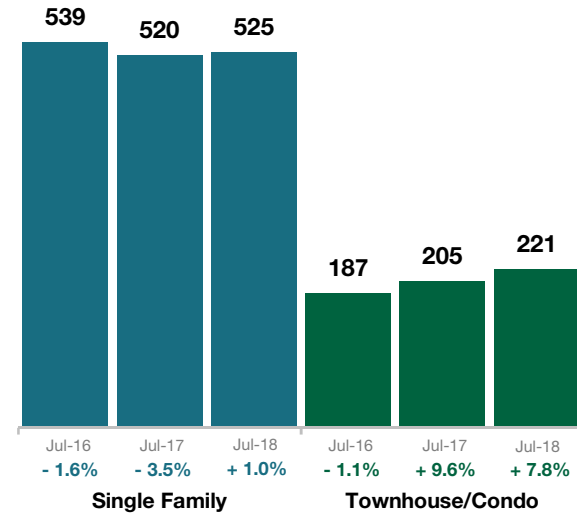


# Pending Sales

## July

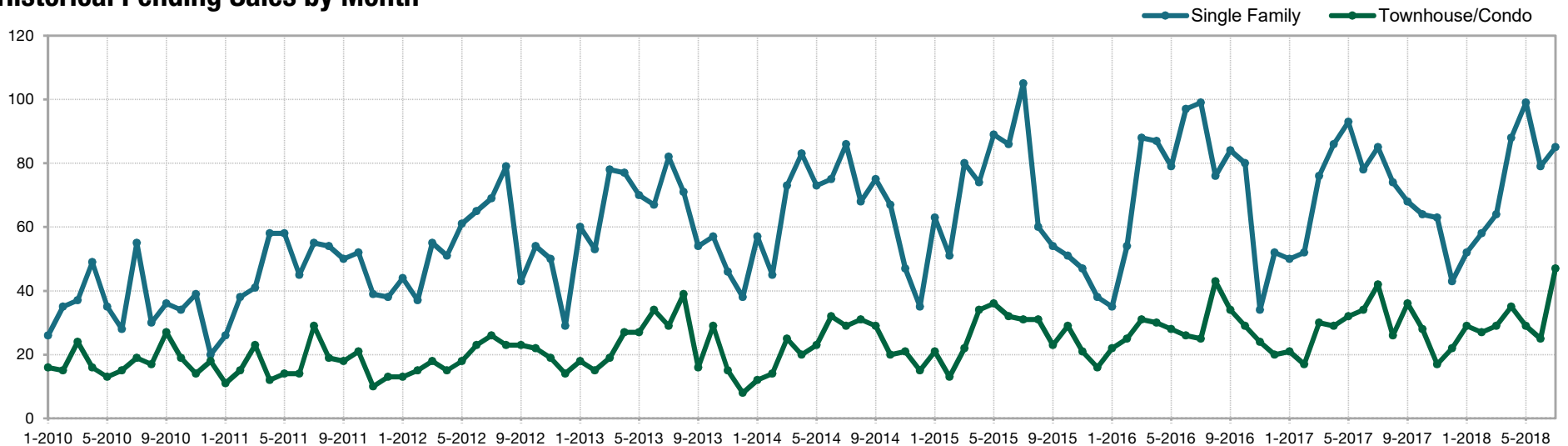


## Year to Date



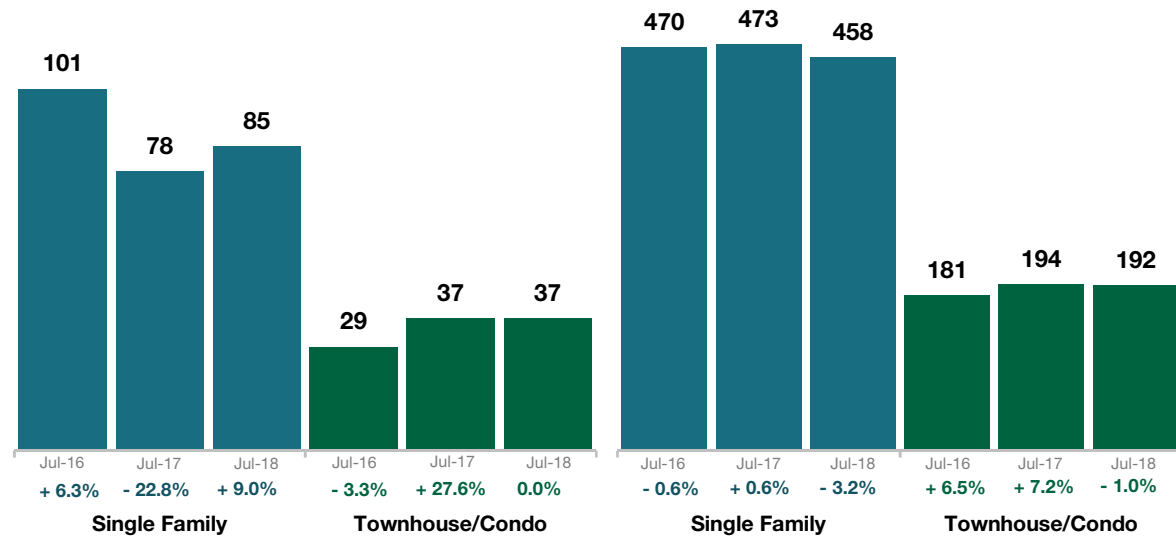
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Aug-2017	74	-2.6%	26	-39.5%
Sep-2017	68	-19.0%	36	+5.9%
Oct-2017	64	-20.0%	28	-3.4%
Nov-2017	63	+85.3%	17	-29.2%
Dec-2017	43	-17.3%	22	+10.0%
Jan-2018	52	+4.0%	29	+38.1%
Feb-2018	58	+11.5%	27	+58.8%
Mar-2018	64	-15.8%	29	-3.3%
Apr-2018	88	+2.3%	35	+20.7%
May-2018	99	+6.5%	29	-9.4%
Jun-2018	79	+1.3%	25	-26.5%
<b>Jul-2018</b>	<b>85</b>	<b>0.0%</b>	<b>47</b>	<b>+11.9%</b>

## Historical Pending Sales by Month

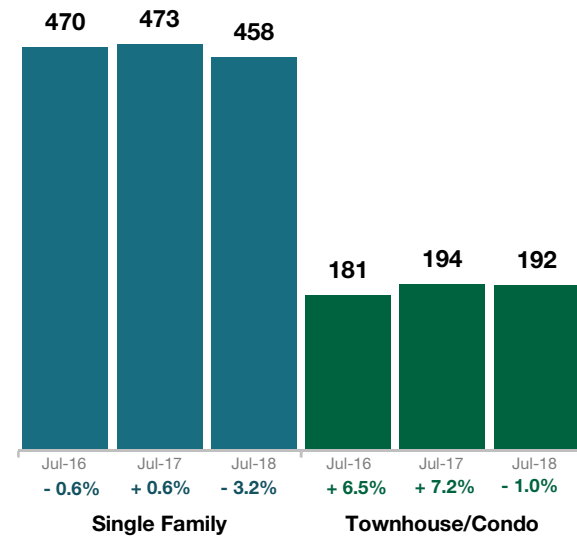


# Sold Listings

## July

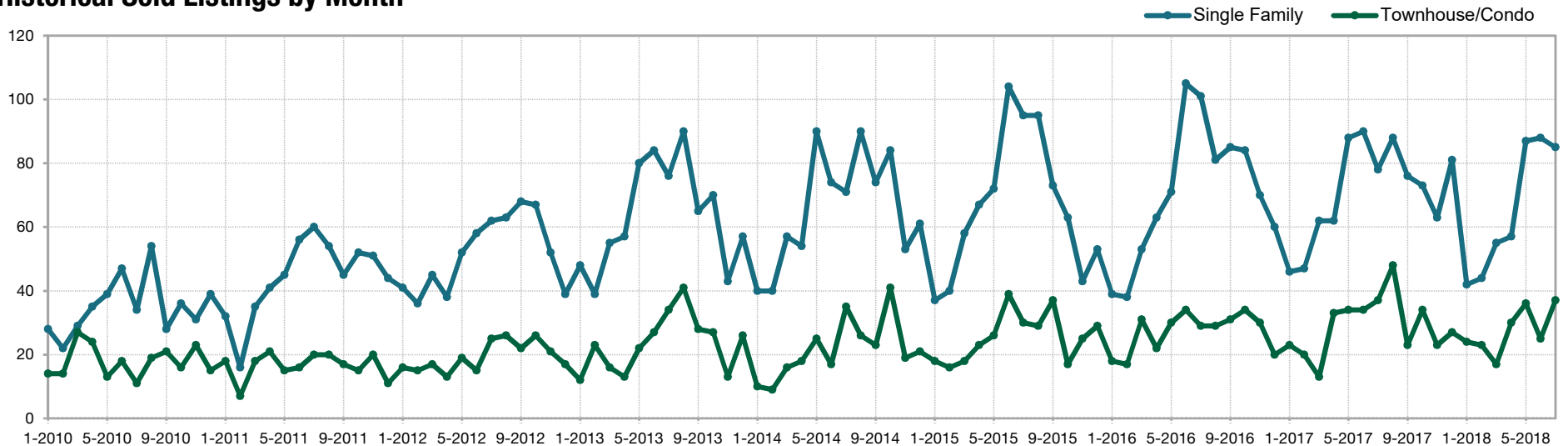


## Year to Date



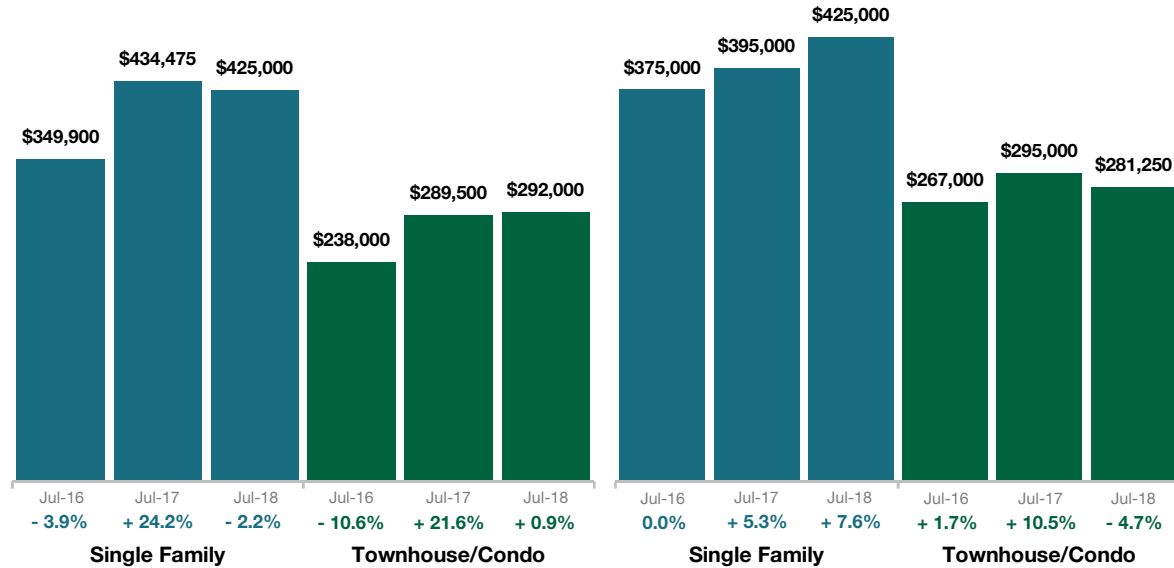
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Aug-2017	88	+8.6%	48	+65.5%
Sep-2017	76	-10.6%	23	-25.8%
Oct-2017	73	-13.1%	34	0.0%
Nov-2017	63	-10.0%	23	-23.3%
Dec-2017	81	+35.0%	27	+35.0%
Jan-2018	42	-8.7%	24	+4.3%
Feb-2018	44	-6.4%	23	+15.0%
Mar-2018	55	-11.3%	17	+30.8%
Apr-2018	57	-8.1%	30	-9.1%
May-2018	87	-1.1%	36	+5.9%
Jun-2018	88	-2.2%	25	-26.5%
<b>Jul-2018</b>	<b>85</b>	<b>+9.0%</b>	<b>37</b>	<b>0.0%</b>

## Historical Sold Listings by Month

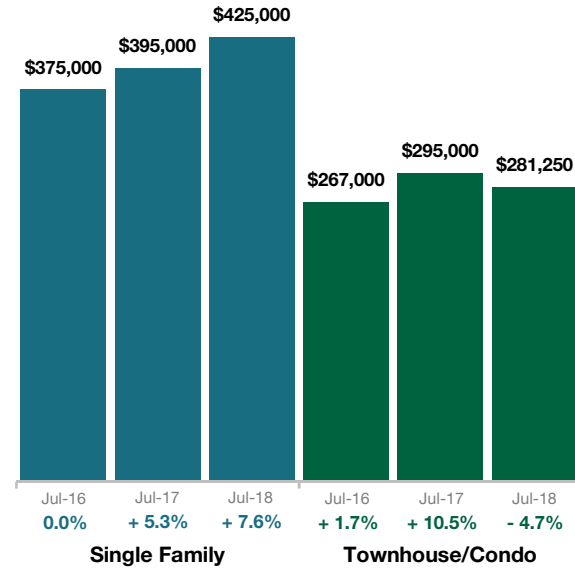


# Median Sales Price

## July

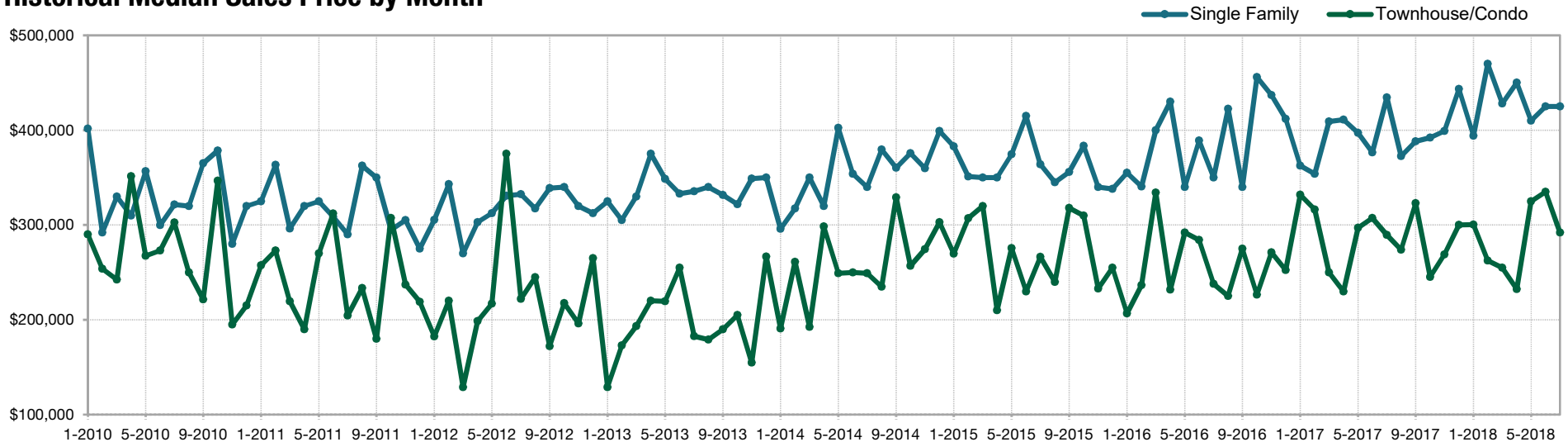


## Year to Date



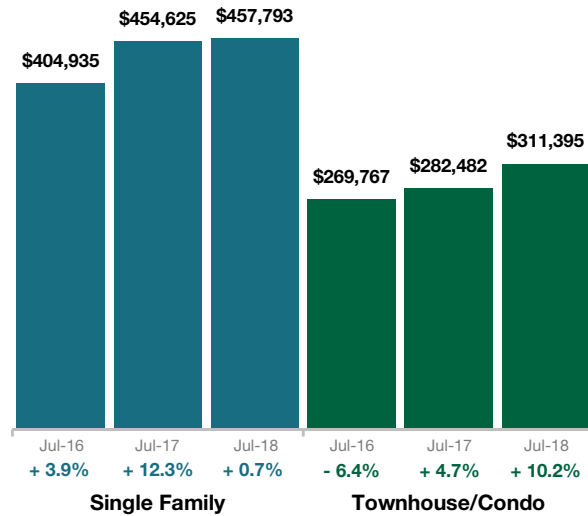
Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Aug-2017	\$372,500	-11.8%	\$274,000	+21.8%
Sep-2017	\$388,260	+14.2%	\$323,000	+17.5%
Oct-2017	\$392,000	-14.0%	\$245,250	+8.3%
Nov-2017	\$399,000	-8.7%	\$269,000	-0.7%
Dec-2017	\$443,500	+7.6%	\$300,000	+18.8%
Jan-2018	\$394,200	+8.7%	\$300,500	-9.5%
Feb-2018	\$470,000	+32.8%	\$262,500	-17.0%
Mar-2018	\$428,175	+4.6%	\$255,000	+2.0%
Apr-2018	\$450,000	+9.4%	\$232,250	+1.0%
May-2018	\$410,000	+3.3%	\$325,000	+9.4%
Jun-2018	\$425,000	+12.9%	\$335,000	+8.9%
<b>Jul-2018</b>	<b>\$425,000</b>	<b>-2.2%</b>	<b>\$292,000</b>	<b>+0.9%</b>

## Historical Median Sales Price by Month

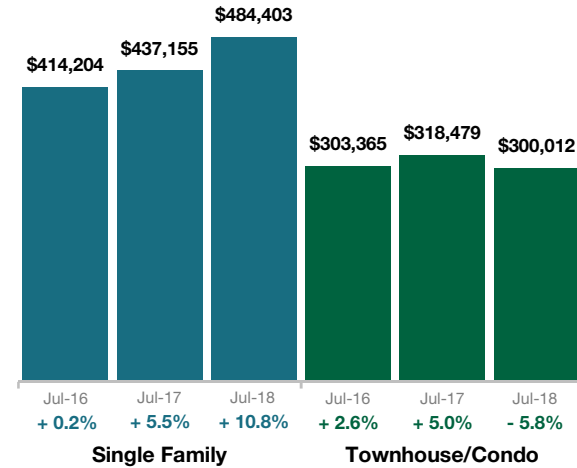


# Average Sales Price

## July

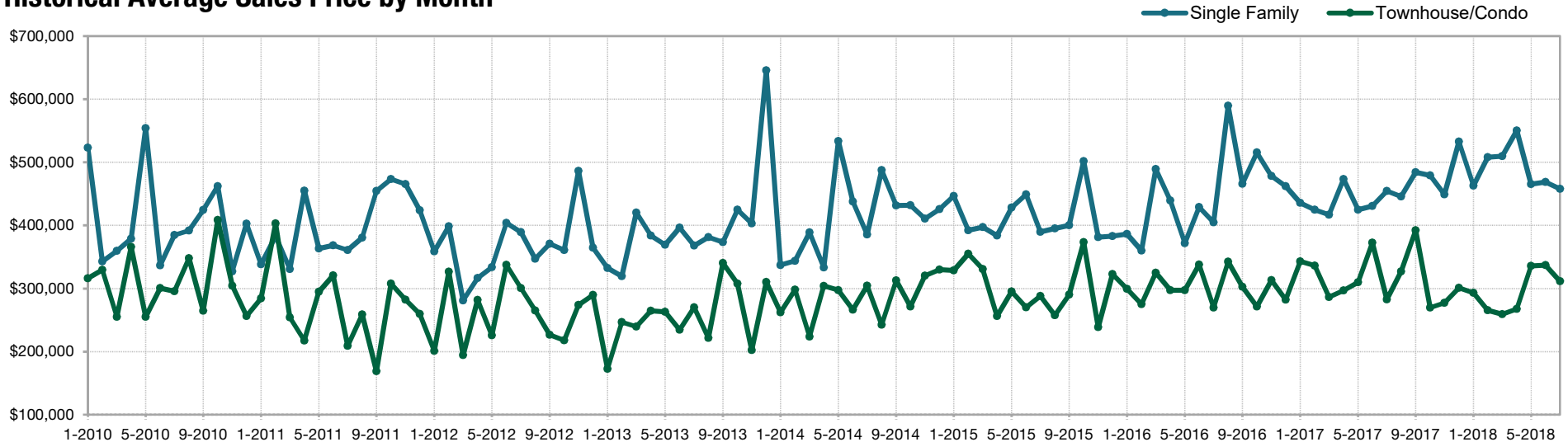


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Aug-2017	\$445,737	-24.4%	\$326,924	-4.5%
Sep-2017	\$484,401	+4.0%	\$392,404	+29.6%
Oct-2017	\$479,326	-7.0%	\$269,575	-0.7%
Nov-2017	\$449,266	-6.0%	\$277,248	-11.4%
Dec-2017	\$532,678	+15.3%	\$301,064	+6.7%
Jan-2018	\$462,812	+6.2%	\$293,204	-14.5%
Feb-2018	\$507,898	+19.6%	\$265,670	-21.0%
Mar-2018	\$509,583	+22.3%	\$259,076	-9.5%
Apr-2018	\$550,260	+16.3%	\$267,403	-10.0%
May-2018	\$465,532	+9.6%	\$335,694	+8.3%
Jun-2018	\$468,926	+8.9%	\$336,879	-9.6%
<b>Jul-2018</b>	<b>\$457,793</b>	<b>+0.7%</b>	<b>\$311,395</b>	<b>+10.2%</b>

## Historical Average Sales Price by Month

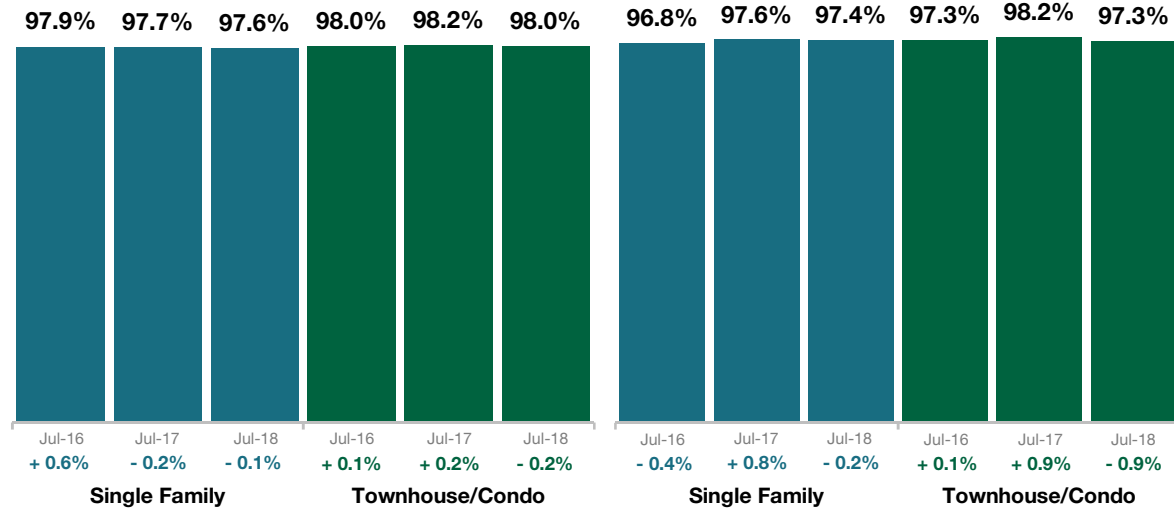




# Percent of List Price Received

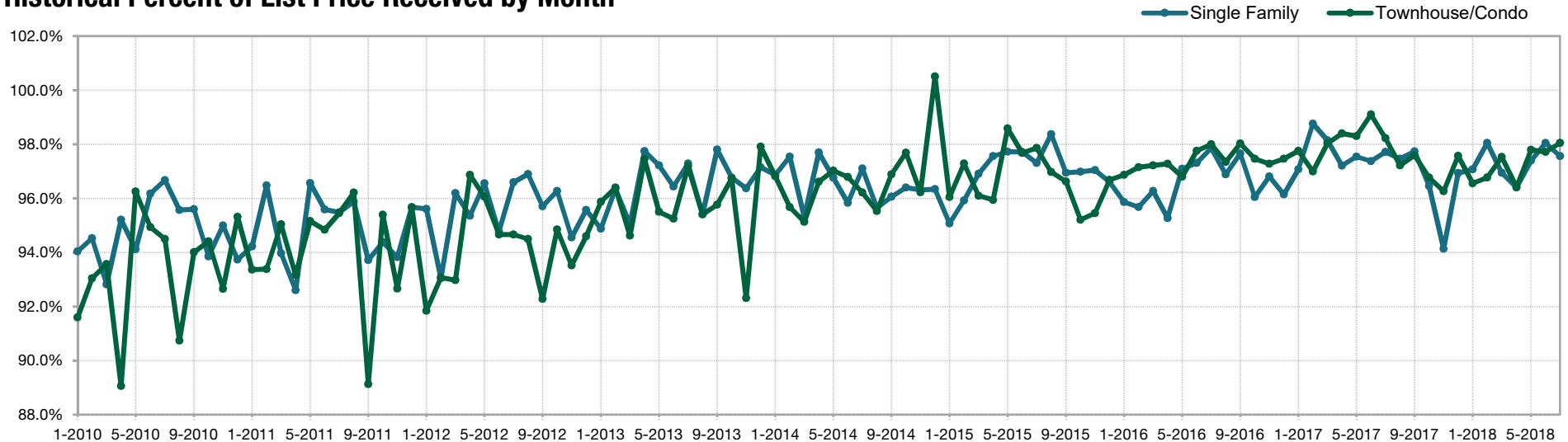
## July

## Year to Date



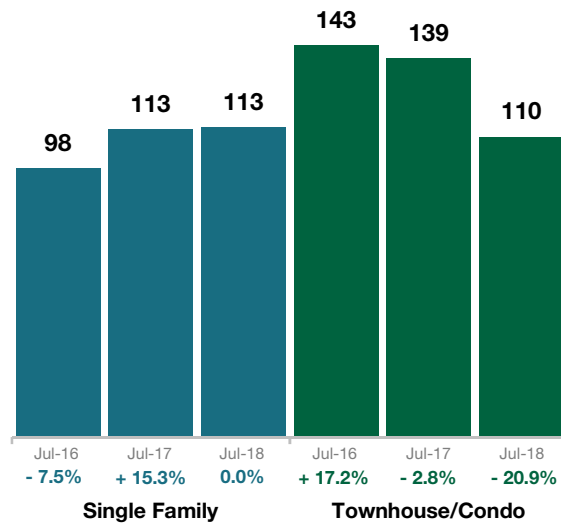
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Aug-2017	97.5%	+0.6%	97.2%	-0.1%
Sep-2017	97.7%	0.0%	97.6%	-0.4%
Oct-2017	96.5%	+0.4%	96.8%	-0.7%
Nov-2017	94.1%	-2.8%	96.3%	-1.0%
Dec-2017	96.9%	+0.8%	97.6%	+0.1%
Jan-2018	97.1%	0.0%	96.6%	-1.2%
Feb-2018	98.1%	-0.7%	96.8%	-0.2%
Mar-2018	96.9%	-1.2%	97.5%	-0.5%
Apr-2018	96.4%	-0.8%	96.4%	-2.0%
May-2018	97.4%	-0.1%	97.8%	-0.5%
Jun-2018	98.1%	+0.7%	97.7%	-1.4%
<b>Jul-2018</b>	<b>97.6%</b>	<b>-0.1%</b>	<b>98.0%</b>	<b>-0.2%</b>

## Historical Percent of List Price Received by Month

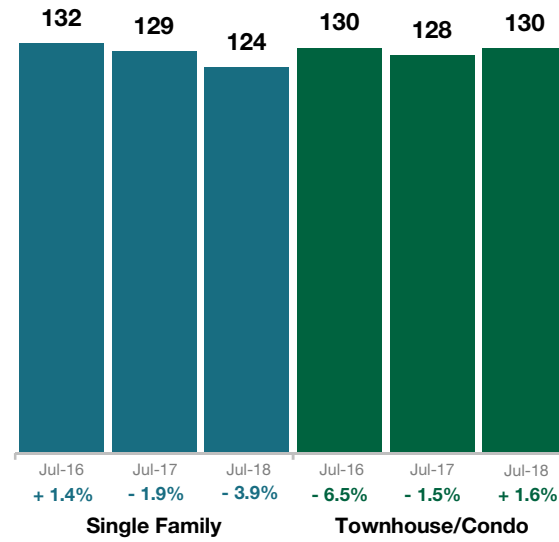


# Days on Market Until Sale

## July

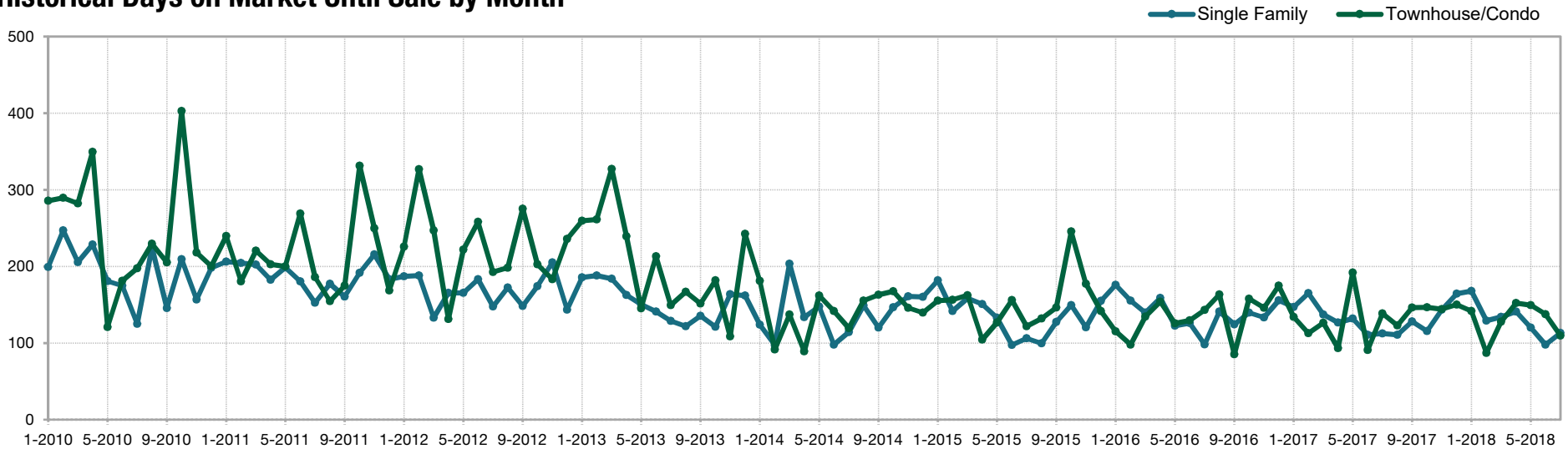


## Year to Date



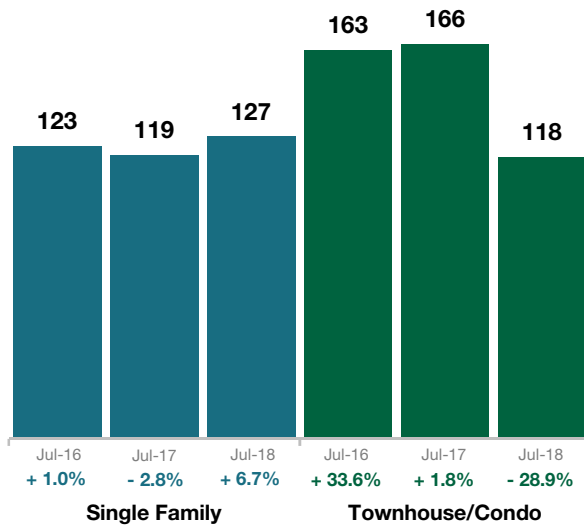
Days on Market	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Aug-2017	111	-21.3%	123	-24.5%
Sep-2017	128	+3.2%	146	+71.8%
Oct-2017	116	-17.1%	147	-7.0%
Nov-2017	144	+7.5%	144	-1.4%
Dec-2017	164	+5.1%	150	-14.3%
Jan-2018	168	+14.3%	142	+6.0%
Feb-2018	129	-21.8%	87	-23.0%
Mar-2018	134	-2.2%	128	+1.6%
Apr-2018	141	+11.0%	152	+63.4%
May-2018	120	-9.1%	150	-21.9%
Jun-2018	98	-11.7%	137	+50.5%
<b>Jul-2018</b>	<b>113</b>	<b>0.0%</b>	<b>110</b>	<b>-20.9%</b>

## Historical Days on Market Until Sale by Month

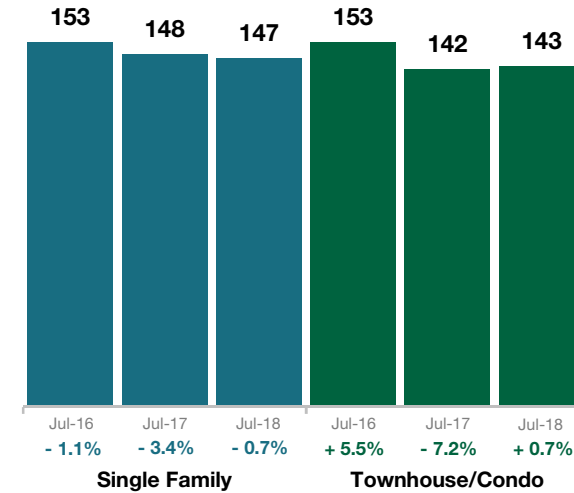


# Cumulative Days on Market Until Sale

## July

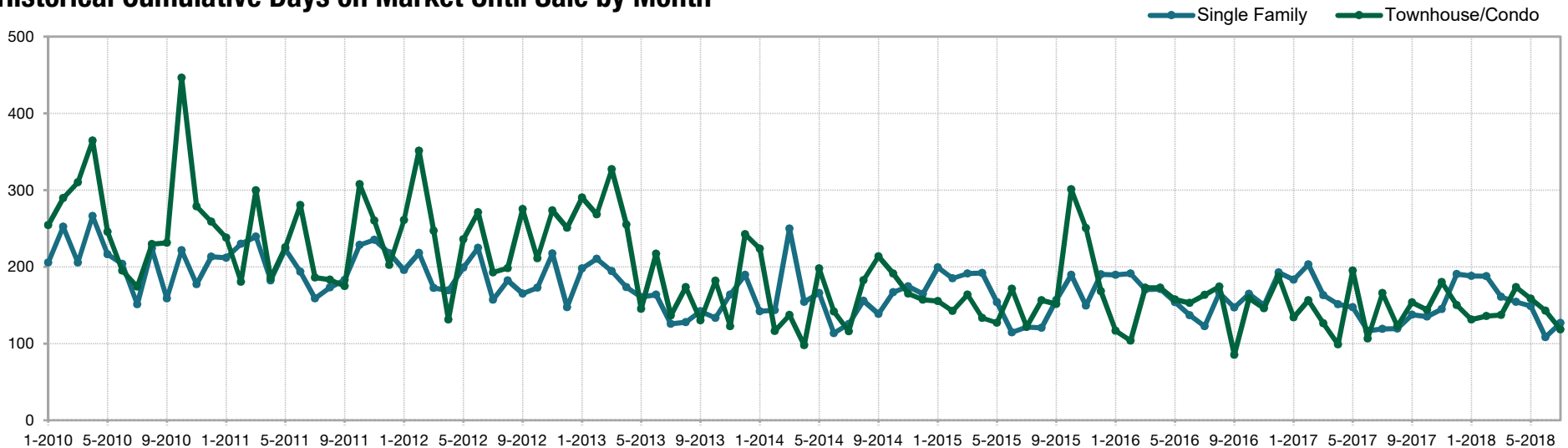


## Year to Date



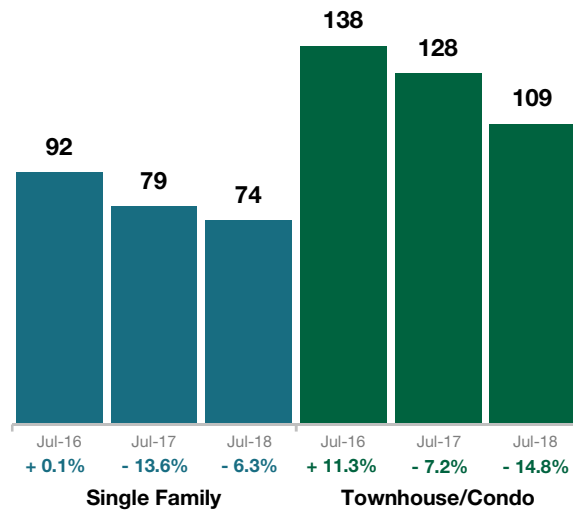
Cumulative Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Aug-2017	119	-28.3%	123	-29.3%
Sep-2017	137	-6.8%	154	+81.2%
Oct-2017	135	-18.2%	144	-9.4%
Nov-2017	145	-3.3%	180	+23.3%
Dec-2017	190	-1.6%	150	-19.8%
Jan-2018	188	+2.7%	131	-2.2%
Feb-2018	188	-7.4%	136	-12.8%
Mar-2018	161	-1.2%	137	+8.7%
Apr-2018	154	+2.0%	173	+74.7%
May-2018	149	+1.4%	158	-19.0%
Jun-2018	108	-7.7%	143	+33.6%
<b>Jul-2018</b>	<b>127</b>	<b>+6.7%</b>	<b>118</b>	<b>-28.9%</b>

## Historical Cumulative Days on Market Until Sale by Month

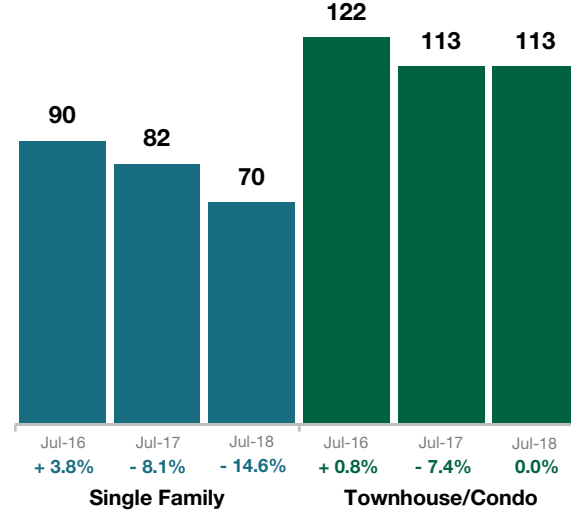


# Housing Affordability Index

## July

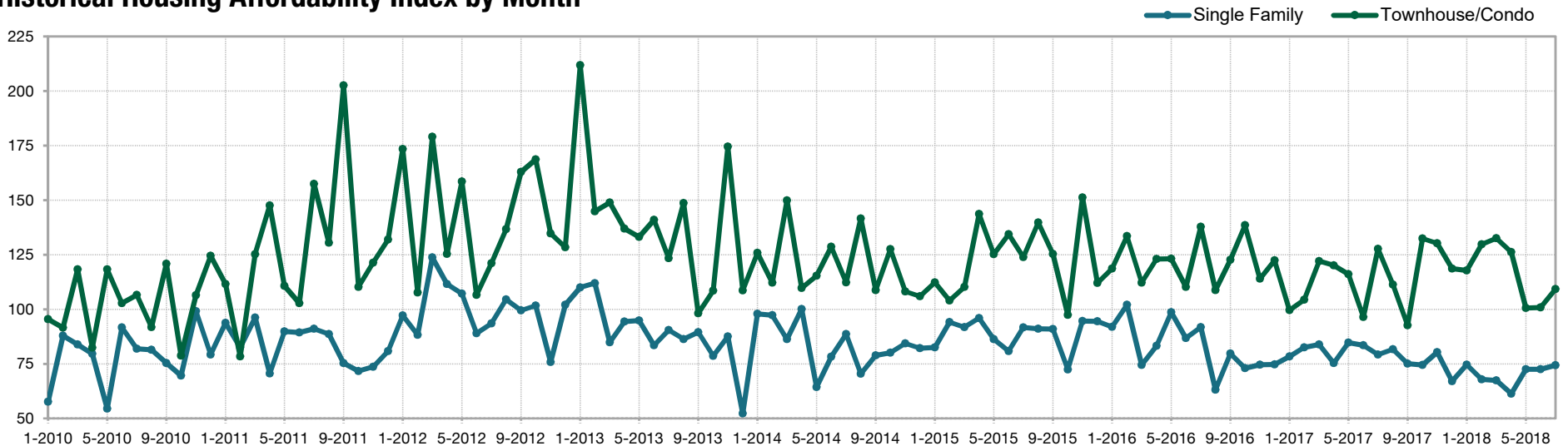


## Year to Date



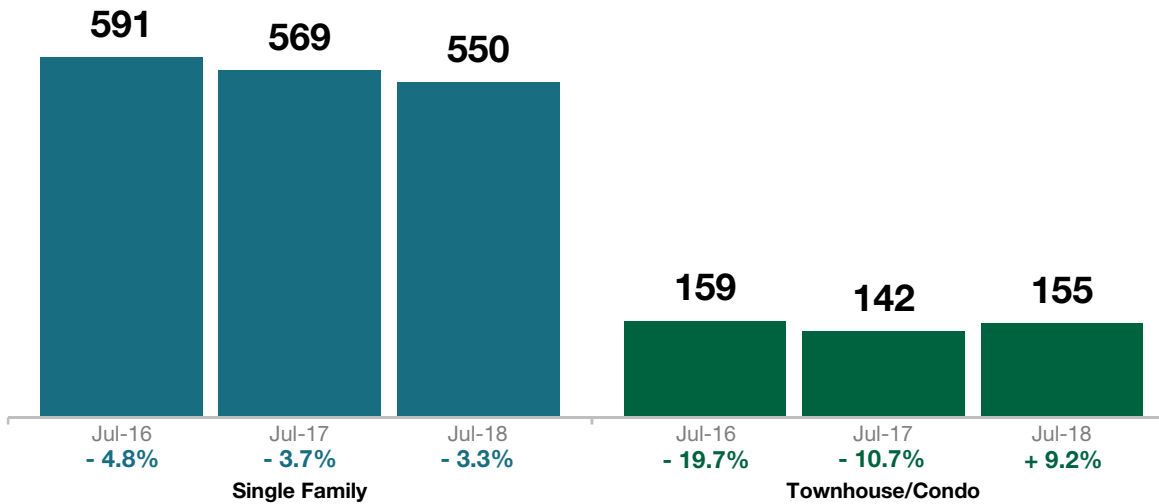
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Aug-2017	82	+30.2%	111	+1.8%
Sep-2017	75	-6.3%	93	-24.4%
Oct-2017	75	+2.7%	132	-5.0%
Nov-2017	80	+6.7%	130	+14.0%
Dec-2017	67	-10.7%	119	-2.5%
Jan-2018	75	-3.8%	118	+18.0%
Feb-2018	68	-18.1%	130	+25.0%
Mar-2018	67	-20.2%	133	+9.0%
Apr-2018	61	-18.7%	126	+5.0%
May-2018	73	-14.1%	101	-12.9%
Jun-2018	72	-13.3%	101	+5.2%
<b>Jul-2018</b>	<b>74</b>	<b>-6.3%</b>	<b>109</b>	<b>-14.8%</b>

## Historical Housing Affordability Index by Month



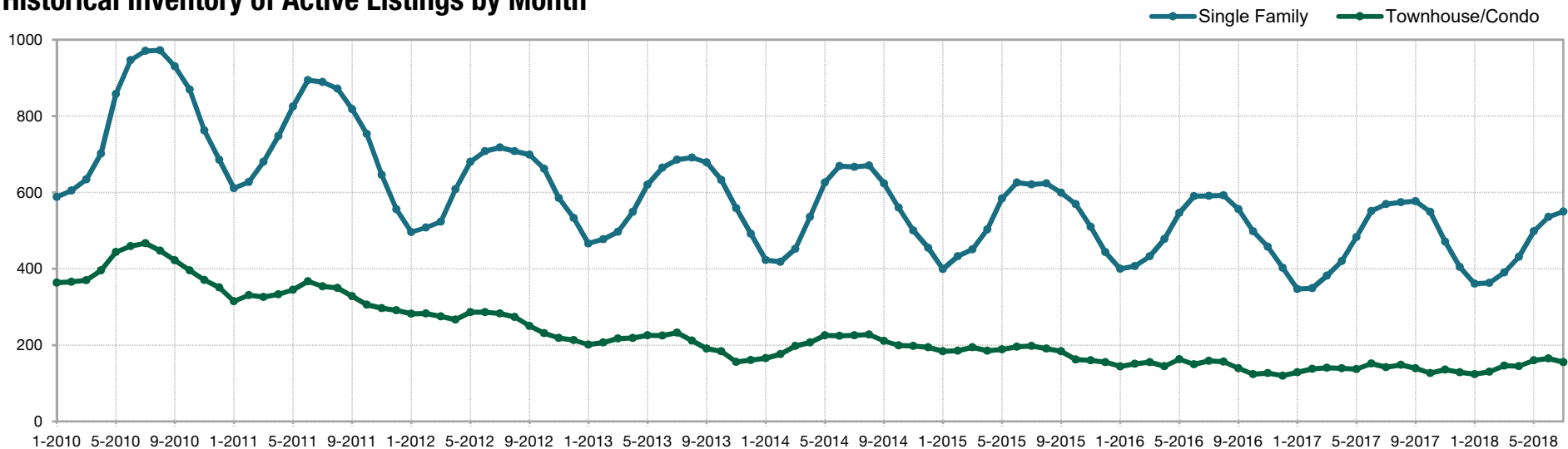
# Inventory of Active Listings

July



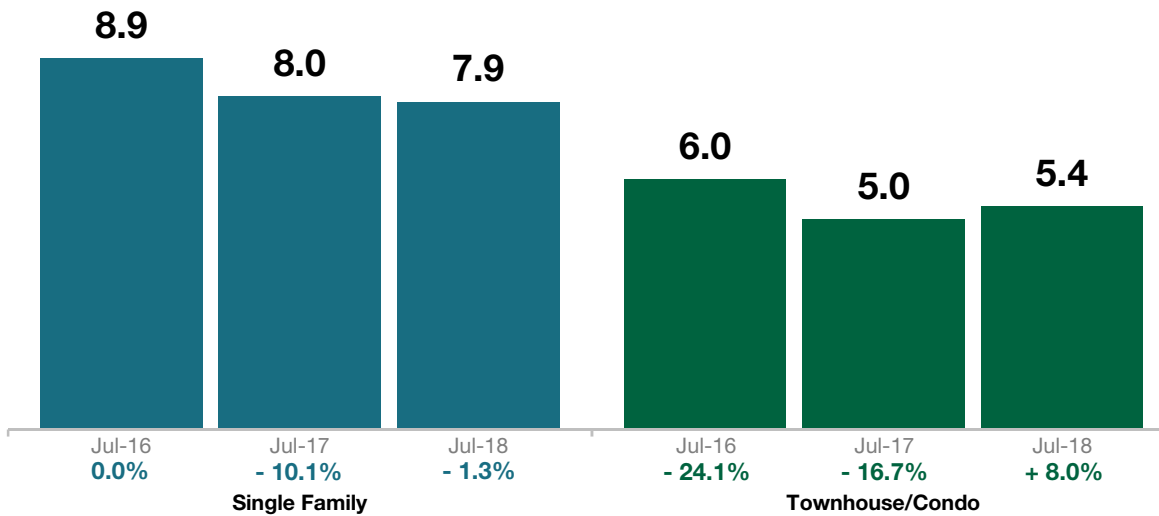
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Aug-2017	574	-3.0%	148	-5.7%
Sep-2017	577	+3.8%	139	0.0%
Oct-2017	549	+10.2%	127	+2.4%
Nov-2017	471	+2.8%	136	+7.1%
Dec-2017	405	+0.5%	129	+7.5%
Jan-2018	361	+4.0%	124	-3.9%
Feb-2018	363	+4.0%	130	-5.8%
Mar-2018	390	+2.1%	146	+3.5%
Apr-2018	431	+2.6%	145	+4.3%
May-2018	498	+3.1%	160	+16.8%
Jun-2018	536	-2.7%	165	+8.6%
<b>Jul-2018</b>	<b>550</b>	<b>-3.3%</b>	<b>155</b>	<b>+9.2%</b>

## Historical Inventory of Active Listings by Month



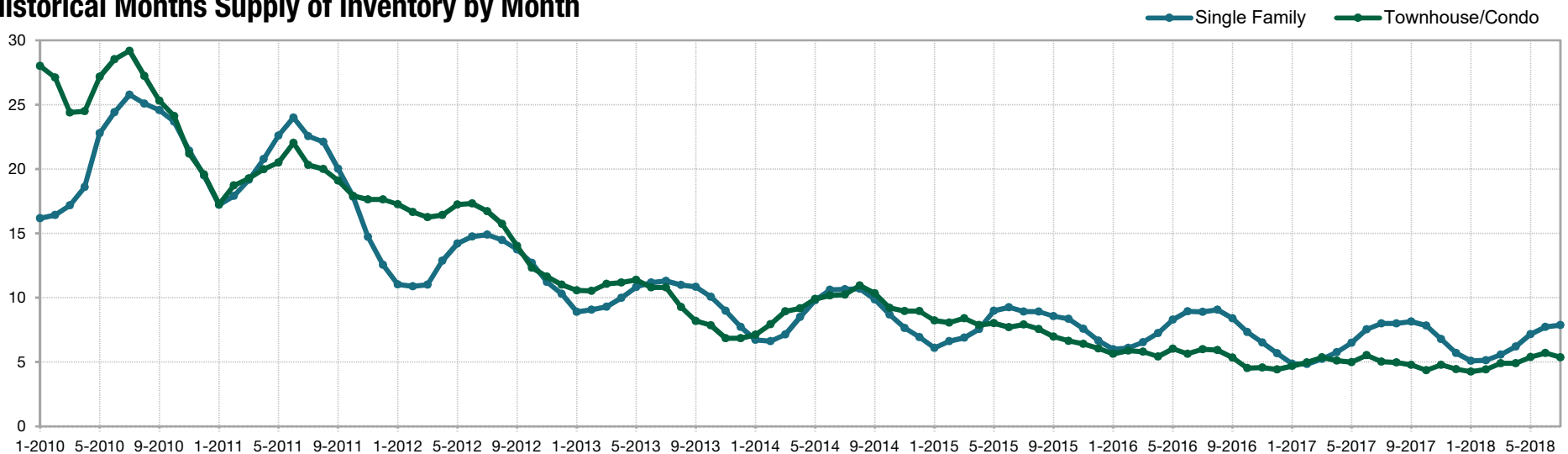
# Months Supply of Inventory

## July



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Aug-2017	8.0	-12.1%	5.0	-15.3%
Sep-2017	8.1	-3.6%	4.8	-9.4%
Oct-2017	7.8	+6.8%	4.4	-2.2%
Nov-2017	6.8	+4.6%	4.8	+4.3%
Dec-2017	5.7	0.0%	4.4	0.0%
Jan-2018	5.1	+4.1%	4.3	-8.5%
Feb-2018	5.1	+6.3%	4.4	-12.0%
Mar-2018	5.6	+7.7%	4.9	-9.3%
Apr-2018	6.2	+6.9%	4.9	-3.9%
May-2018	7.2	+10.8%	5.4	+8.0%
Jun-2018	7.7	+2.7%	5.7	+3.6%
<b>Jul-2018</b>	<b>7.9</b>	<b>-1.3%</b>	<b>5.4</b>	<b>+8.0%</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.



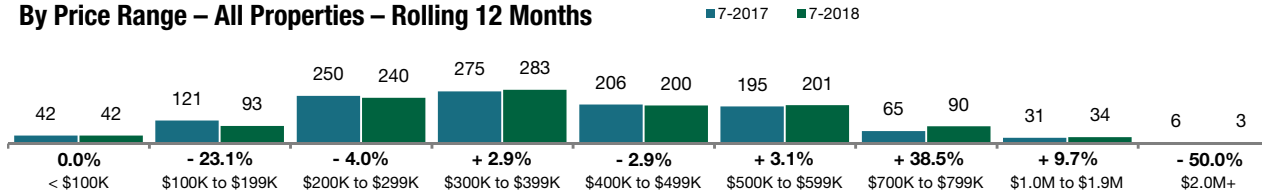
Key Metrics	Historical Sparkbars	7-2017	7-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
<b>New Listings</b>		185	<b>182</b>	- 1.6%	1,227	<b>1,192</b>	- 2.9%
<b>Pending Sales</b>		127	<b>132</b>	+ 3.9%	725	<b>746</b>	+ 2.9%
<b>Sold Listings</b>		115	<b>122</b>	+ 6.1%	667	<b>650</b>	- 2.5%
<b>Median Sales Price</b>		\$340,000	<b>\$384,350</b>	+ 13.0%	\$358,500	<b>\$378,438</b>	+ 5.6%
<b>Avg. Sales Price</b>		\$399,240	<b>\$413,393</b>	+ 3.5%	\$402,638	<b>\$429,937</b>	+ 6.8%
<b>Pct. of List Price Received</b>		97.9%	<b>97.7%</b>	- 0.2%	97.8%	<b>97.4%</b>	- 0.4%
<b>Days on Market</b>		121	<b>112</b>	- 7.4%	129	<b>126</b>	- 2.3%
<b>Cumulative Days on Market</b>		134	<b>124</b>	- 7.5%	146	<b>146</b>	0.0%
<b>Affordability Index</b>		90	<b>82</b>	- 8.9%	90	<b>79</b>	- 12.2%
<b>Active Listings</b>		711	<b>705</b>	- 0.8%	--	<b>--</b>	--
<b>Months Supply</b>		7.2	<b>7.1</b>	- 1.4%	--	<b>--</b>	--

# Sold Listings

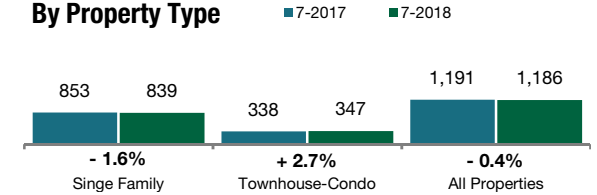
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	7-2017	7-2018	Change	7-2017	7-2018	Change
\$99,999 and Below	14	11	-21.4%	28	31	+10.7%
\$100,000 to \$199,999	49	26	-46.9%	72	67	-6.9%
\$200,000 to \$299,999	164	148	-9.8%	86	92	+7.0%
\$300,000 to \$399,999	199	203	+2.0%	76	80	+5.3%
\$400,000 to \$499,999	177	163	-7.9%	29	37	+27.6%
\$500,000 to \$699,999	158	171	+8.2%	37	30	-18.9%
\$700,000 to \$999,999	60	82	+36.7%	5	8	+60.0%
\$1,000,000 to \$1,999,999	26	32	+23.1%	5	2	-60.0%
\$2,000,000 and Above	6	3	-50.0%	0	0	--
<b>All Price Ranges</b>	<b>853</b>	<b>839</b>	<b>-1.6%</b>	<b>338</b>	<b>347</b>	<b>+2.7%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	6-2018	7-2018	Change	6-2018	7-2018	Change
\$99,999 and Below	2	1	-50.0%	1	3	+200.0%
\$100,000 to \$199,999	3	1	-66.7%	3	1	-66.7%
\$200,000 to \$299,999	13	13	0.0%	8	15	+87.5%
\$300,000 to \$399,999	23	20	-13.0%	5	12	+140.0%
\$400,000 to \$499,999	14	27	+92.9%	5	4	-20.0%
\$500,000 to \$699,999	22	13	-40.9%	2	1	-50.0%
\$700,000 to \$999,999	8	8	0.0%	1	1	0.0%
\$1,000,000 to \$1,999,999	3	2	-33.3%	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>88</b>	<b>85</b>	<b>-3.4%</b>	<b>25</b>	<b>37</b>	<b>+48.0%</b>

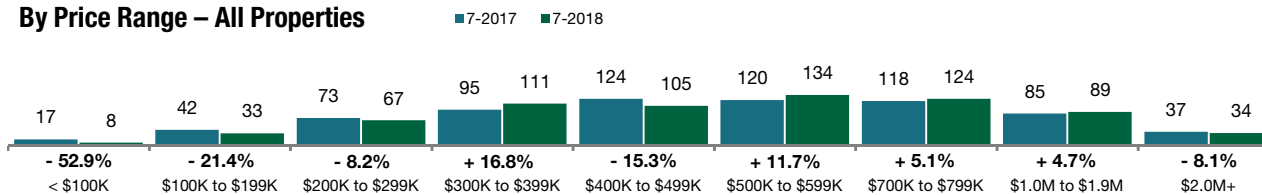
### Year to Date

By Price Range	Single Family			Condo		
	7-2017	7-2018	Change	7-2017	7-2018	Change
\$99,999 and Below	8	8	0.0%	11	13	+18.2%
\$100,000 to \$199,999	24	9	-62.5%	43	37	-14.0%
\$200,000 to \$299,999	90	79	-12.2%	47	56	+19.1%
\$300,000 to \$399,999	123	103	-16.3%	52	49	-5.8%
\$400,000 to \$499,999	104	97	-6.7%	13	17	+30.8%
\$500,000 to \$699,999	77	97	+26.0%	21	16	-23.8%
\$700,000 to \$999,999	33	47	+42.4%	4	3	-25.0%
\$1,000,000 to \$1,999,999	14	17	+21.4%	3	1	-66.7%
\$2,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>473</b>	<b>458</b>	<b>-3.2%</b>	<b>194</b>	<b>192</b>	<b>-1.0%</b>

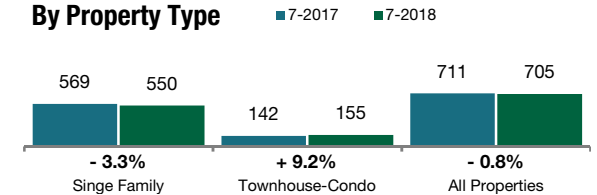
# Inventory of Active Listings

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		
	7-2017	7-2018	Change	7-2017	7-2018	Change
\$99,999 and Below	2	2	0.0%	15	6	-60.0%
\$100,000 to \$199,999	13	14	+7.7%	29	19	-34.5%
\$200,000 to \$299,999	44	54	+22.7%	29	13	-55.2%
\$300,000 to \$399,999	80	73	-8.8%	15	38	+153.3%
\$400,000 to \$499,999	95	84	-11.6%	29	21	-27.6%
\$500,000 to \$699,999	107	115	+7.5%	13	19	+46.2%
\$700,000 to \$999,999	109	96	-11.9%	9	28	+211.1%
\$1,000,000 to \$1,999,999	82	79	-3.7%	3	10	+233.3%
\$2,000,000 and Above	37	33	-10.8%	0	1	--
<b>All Price Ranges</b>	<b>569</b>	<b>550</b>	<b>-3.3%</b>	<b>142</b>	<b>155</b>	<b>+9.2%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	6-2018	7-2018	Change	6-2018	7-2018	Change
\$99,999 and Below	3	2	-33.3%	8	6	-25.0%
\$100,000 to \$199,999	11	14	+27.3%	23	19	-17.4%
\$200,000 to \$299,999	51	54	+5.9%	16	13	-18.8%
\$300,000 to \$399,999	73	73	0.0%	37	38	+2.7%
\$400,000 to \$499,999	70	84	+20.0%	23	21	-8.7%
\$500,000 to \$699,999	117	115	-1.7%	20	19	-5.0%
\$700,000 to \$999,999	100	96	-4.0%	27	28	+3.7%
\$1,000,000 to \$1,999,999	76	79	+3.9%	10	10	0.0%
\$2,000,000 and Above	35	33	-5.7%	1	1	0.0%
<b>All Price Ranges</b>	<b>536</b>	<b>550</b>	<b>+2.6%</b>	<b>165</b>	<b>155</b>	<b>-6.1%</b>

### Year to Date

By Price Range	Single Family			Condo		
	7-2017	7-2018	Change	7-2017	7-2018	Change
\$99,999 and Below	2	2	0.0%	15	6	-60.0%
\$100,000 to \$199,999	13	14	+7.7%	29	19	-34.5%
\$200,000 to \$299,999	44	54	+22.7%	29	13	-55.2%
\$300,000 to \$399,999	80	73	-8.8%	15	38	+153.3%
\$400,000 to \$499,999	95	84	-11.6%	29	21	-27.6%
\$500,000 to \$699,999	107	115	+7.5%	13	19	+46.2%
\$700,000 to \$999,999	109	96	-11.9%	9	28	+211.1%
\$1,000,000 to \$1,999,999	82	79	-3.7%	3	10	+233.3%
\$2,000,000 and Above	37	33	-10.8%	0	1	--
<b>All Price Ranges</b>	<b>569</b>	<b>550</b>	<b>-3.3%</b>	<b>142</b>	<b>155</b>	<b>+9.2%</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.