

# Monthly Indicators



## April 2019

Percent changes calculated using year-over-year comparisons.

New Listings were up 1.4 percent for single family homes and 11.1 percent for townhouse-condo properties. Pending Sales decreased 4.9 percent for single family homes and 25.0 percent for townhouse-condo properties.

The Median Sales Price was down 0.6 percent to \$495,850 for single family homes but increased 39.0 percent to \$322,900 for townhouse-condo properties. Days on Market decreased 8.3 percent for single family homes but increased 10.5 percent for townhouse-condo properties.

Although hiring and wage gains have been below expectations, the national unemployment rate held firm at 3.8 percent. A historically low unemployment rate can provide reassurance to wary consumers. But in order for sales to increase on a grand scale, buyers will need more spending power, or sellers will need to reduce prices to land where buyers are most active. Neither situation is likely to occur in 2019, and yet inventory is straining to keep pace in the most competitive price ranges.

## Activity Snapshot

<b>+ 8.0%</b>	<b>+ 8.0%</b>	<b>- 10.7%</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 La Plata and San Juan counties composed 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	4-2018	4-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		143	145	+ 1.4%	397	334	- 15.9%
Pending Sales		82	78	- 4.9%	242	220	- 9.1%
Sold Listings		53	50	- 5.7%	183	167	- 8.7%
Median Sales Price		\$499,000	\$495,850	- 0.6%	\$450,000	\$458,750	+ 1.9%
Avg. Sales Price		\$576,129	\$545,349	- 5.3%	\$534,950	\$509,723	- 4.7%
Pct. of List Price Received		96.1%	97.0%	+ 0.9%	96.9%	97.3%	+ 0.4%
Days on Market		144	132	- 8.3%	145	142	- 2.1%
Cumulative Days on Market		159	172	+ 8.2%	174	162	- 6.9%
Affordability Index		59	64	+ 8.5%	63	69	+ 9.5%
Active Listings		400	351	- 12.3%	--	--	--
Months Supply		6.3	5.8	- 7.9%	--	--	--

# Townhouse/Condo Market Overview

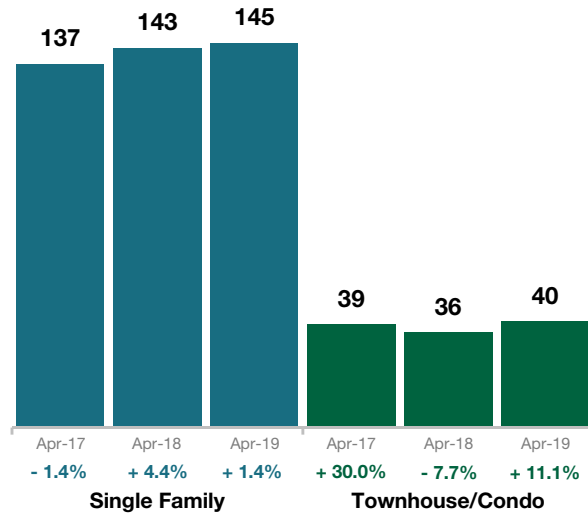
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



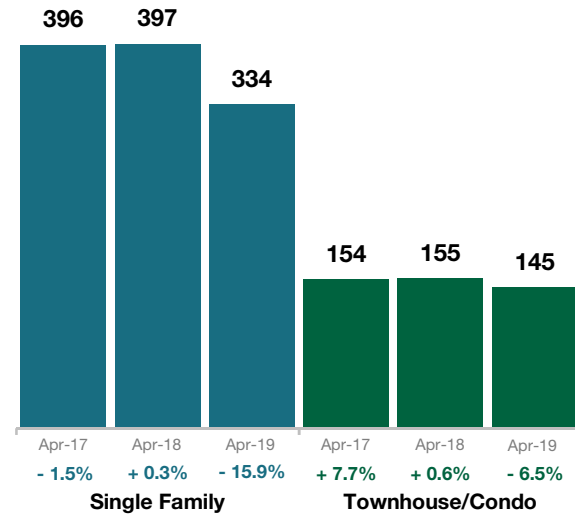
Key Metrics	Historical Sparkbars	4-2018	4-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		36	40	+ 11.1%	155	145	- 6.5%
<b>Pending Sales</b>		32	24	- 25.0%	115	113	- 1.7%
<b>Sold Listings</b>		30	41	+ 36.7%	94	108	+ 14.9%
<b>Median Sales Price</b>		\$232,250	<b>\$322,900</b>	+ 39.0%	\$260,000	<b>\$298,500</b>	+ 14.8%
<b>Avg. Sales Price</b>		\$277,403	<b>\$364,322</b>	+ 31.3%	\$275,252	<b>\$316,206</b>	+ 14.9%
<b>Pct. of List Price Received</b>		98.1%	<b>98.0%</b>	- 0.1%	97.3%	<b>97.5%</b>	+ 0.2%
<b>Days on Market</b>		152	<b>168</b>	+ 10.5%	129	<b>142</b>	+ 10.1%
<b>Cumulative Days on Market</b>		173	<b>195</b>	+ 12.7%	147	<b>156</b>	+ 6.1%
<b>Affordability Index</b>		122	<b>96</b>	- 21.3%	123	<b>111</b>	- 9.8%
<b>Active Listings</b>		154	<b>134</b>	- 13.0%	--	--	--
<b>Months Supply</b>		5.2	<b>4.5</b>	- 13.5%	--	--	--

# New Listings

## April

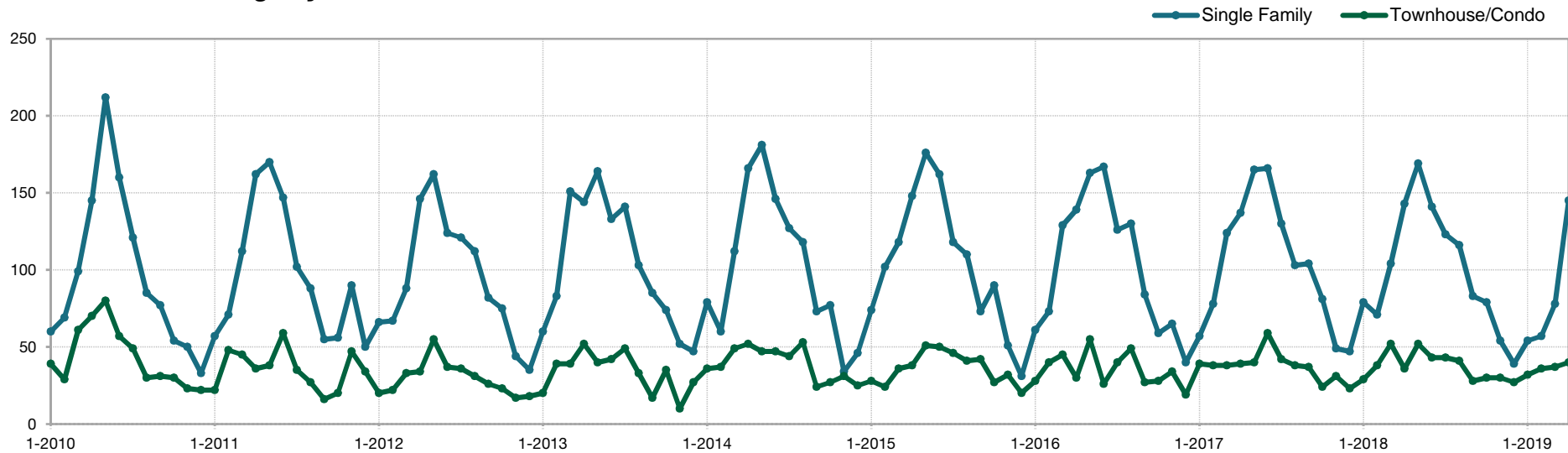


## Year to Date



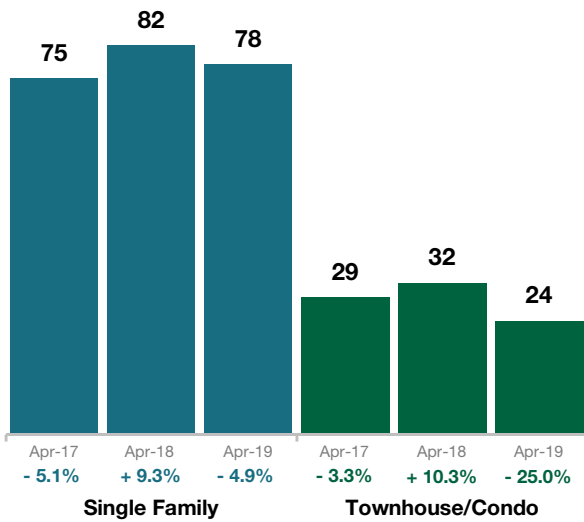
New Listings	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
May-2018	169	+2.4%	52	+30.0%
Jun-2018	141	-15.1%	43	-27.1%
Jul-2018	123	-5.4%	43	+2.4%
Aug-2018	116	+12.6%	41	+7.9%
Sep-2018	83	-20.2%	28	-24.3%
Oct-2018	79	-2.5%	30	+25.0%
Nov-2018	54	+10.2%	30	-3.2%
Dec-2018	39	-17.0%	27	+17.4%
Jan-2019	54	-31.6%	32	+10.3%
Feb-2019	57	-19.7%	36	-5.3%
Mar-2019	78	-25.0%	37	-28.8%
<b>Apr-2019</b>	<b>145</b>	<b>+1.4%</b>	<b>40</b>	<b>+11.1%</b>

## Historical New Listings by Month

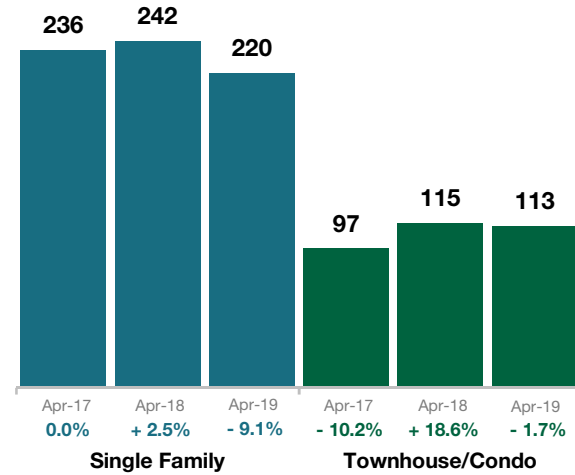


# Pending Sales

## April

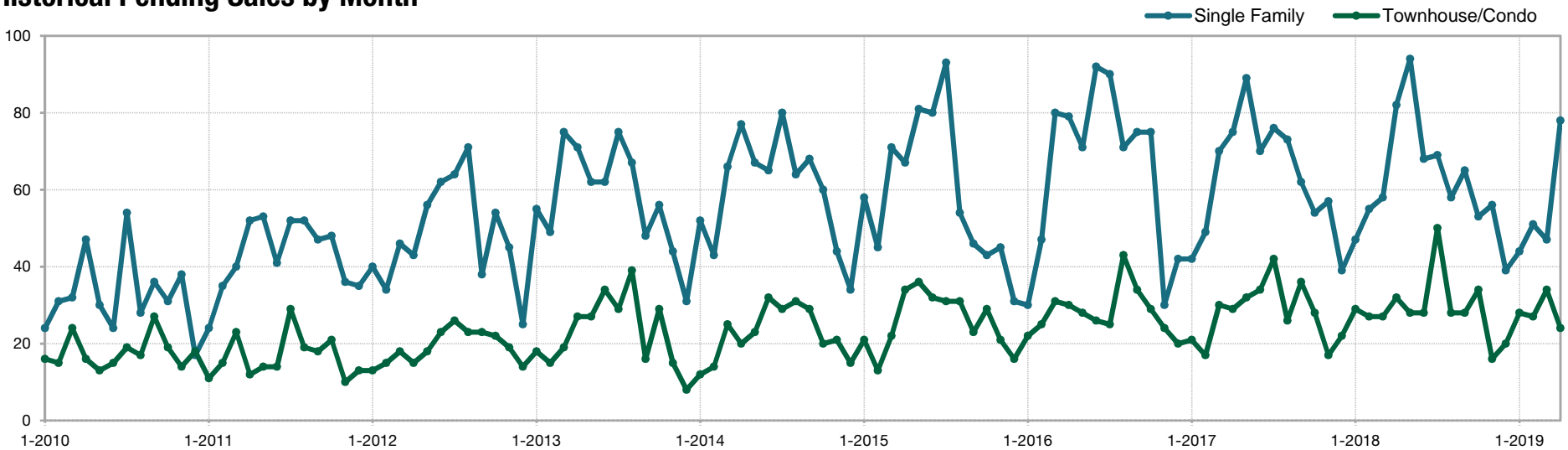


## Year to Date



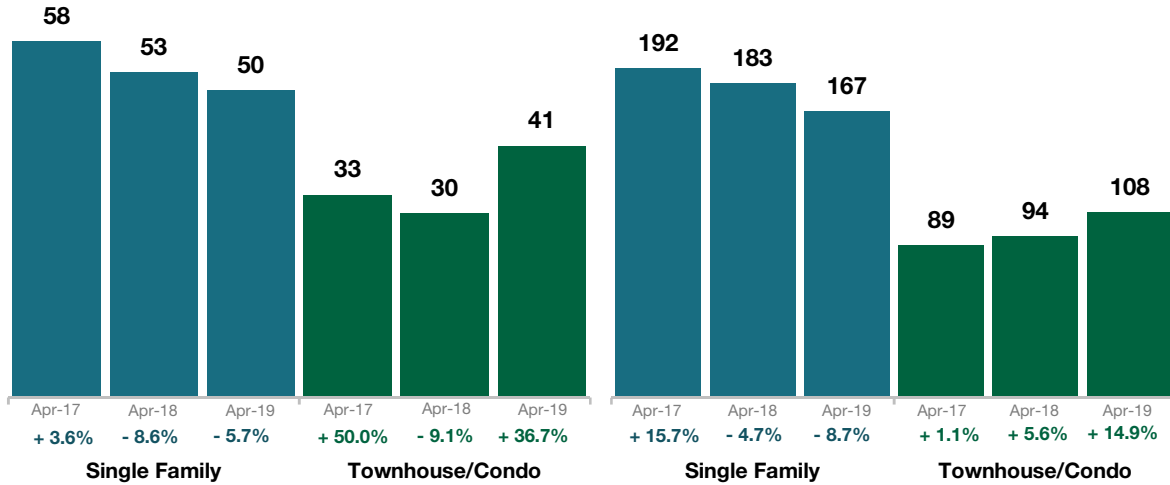
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
May-2018	94	+5.6%	28	-12.5%
Jun-2018	68	-2.9%	28	-17.6%
Jul-2018	69	-9.2%	50	+19.0%
Aug-2018	58	-20.5%	28	+7.7%
Sep-2018	65	+4.8%	28	-22.2%
Oct-2018	53	-1.9%	34	+21.4%
Nov-2018	56	-1.8%	16	-5.9%
Dec-2018	39	0.0%	20	-9.1%
Jan-2019	44	-6.4%	28	-3.4%
Feb-2019	51	-7.3%	27	0.0%
Mar-2019	47	-19.0%	34	+25.9%
<b>Apr-2019</b>	<b>78</b>	<b>-4.9%</b>	<b>24</b>	<b>-25.0%</b>

## Historical Pending Sales by Month



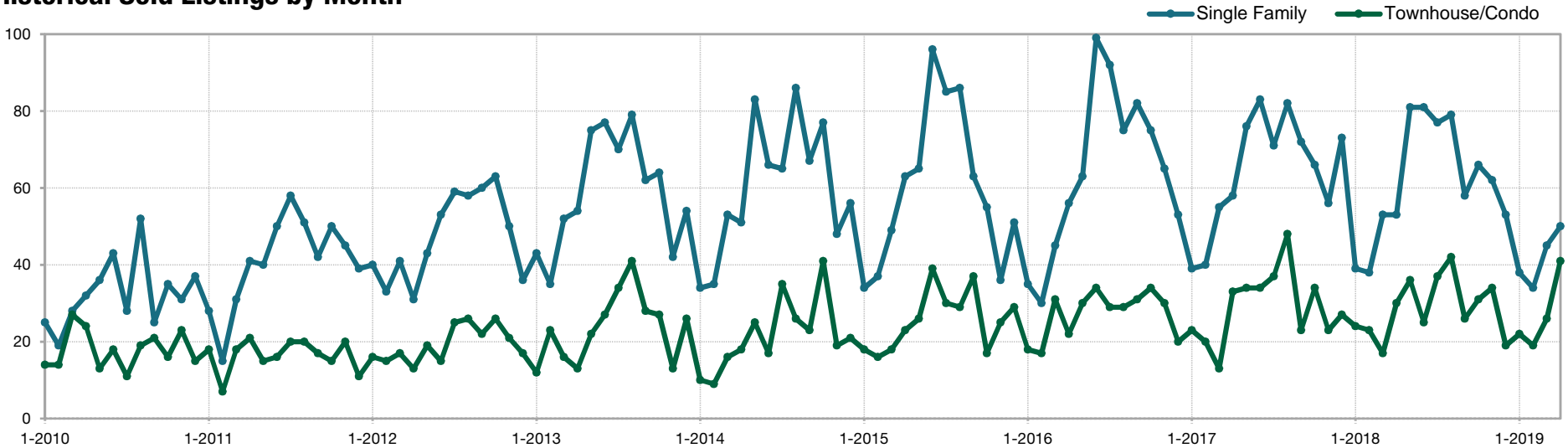
# Sold Listings

## April



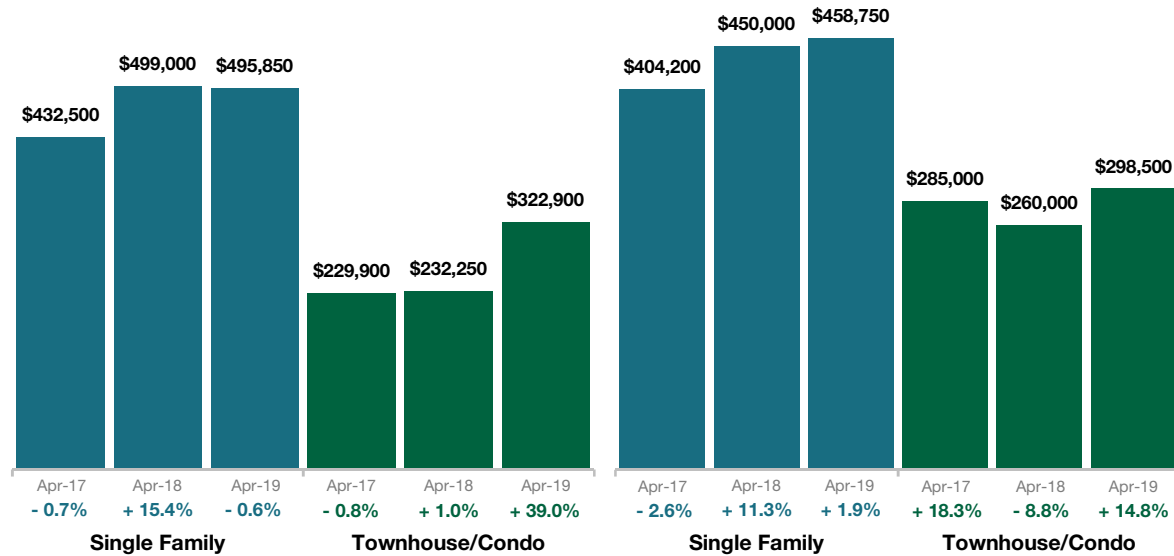
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
May-2018	81	+6.6%	36	+5.9%
Jun-2018	81	-2.4%	25	-26.5%
Jul-2018	77	+8.5%	37	0.0%
Aug-2018	79	-3.7%	42	-12.5%
Sep-2018	58	-19.4%	26	+13.0%
Oct-2018	66	0.0%	31	-8.8%
Nov-2018	62	+10.7%	34	+47.8%
Dec-2018	53	-27.4%	19	-29.6%
Jan-2019	38	-2.6%	22	-8.3%
Feb-2019	34	-10.5%	19	-17.4%
Mar-2019	45	-15.1%	26	+52.9%
<b>Apr-2019</b>	<b>50</b>	<b>-5.7%</b>	<b>41</b>	<b>+36.7%</b>

## Historical Sold Listings by Month

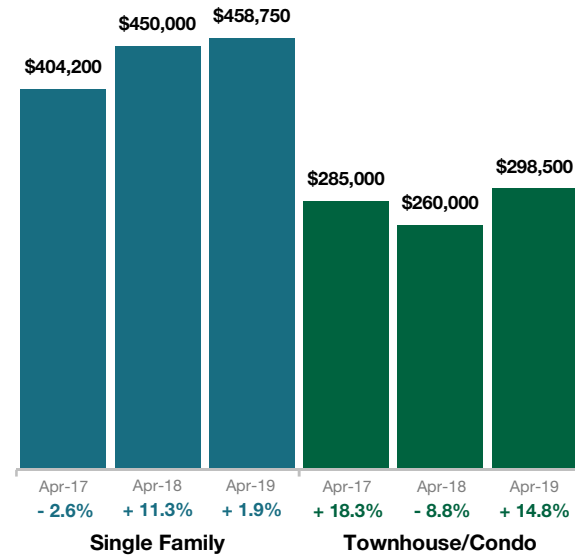


# Median Sales Price

## April

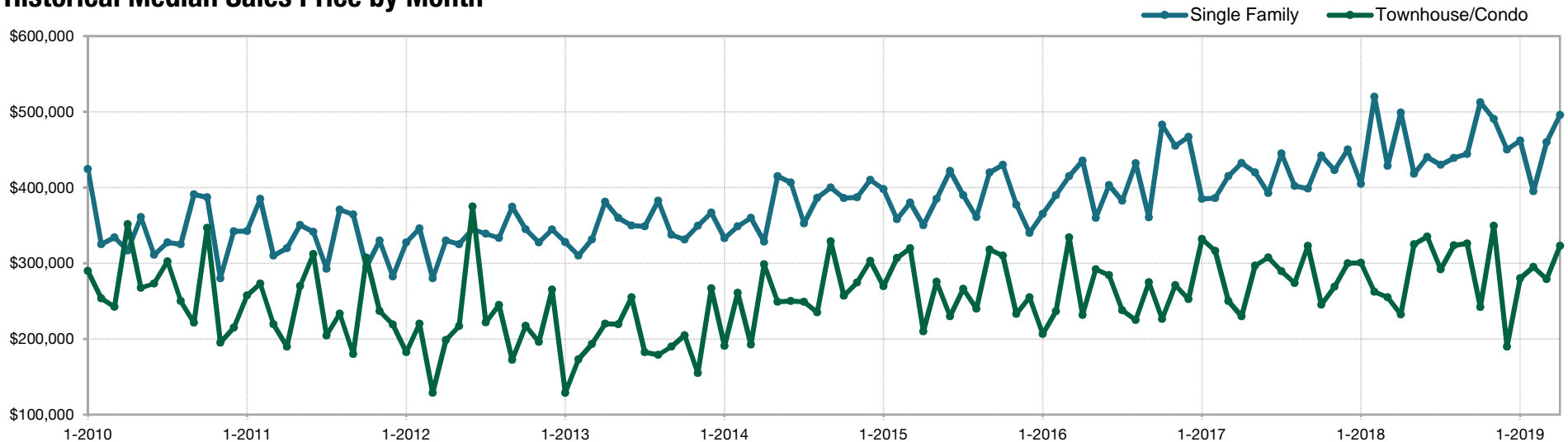


## Year to Date



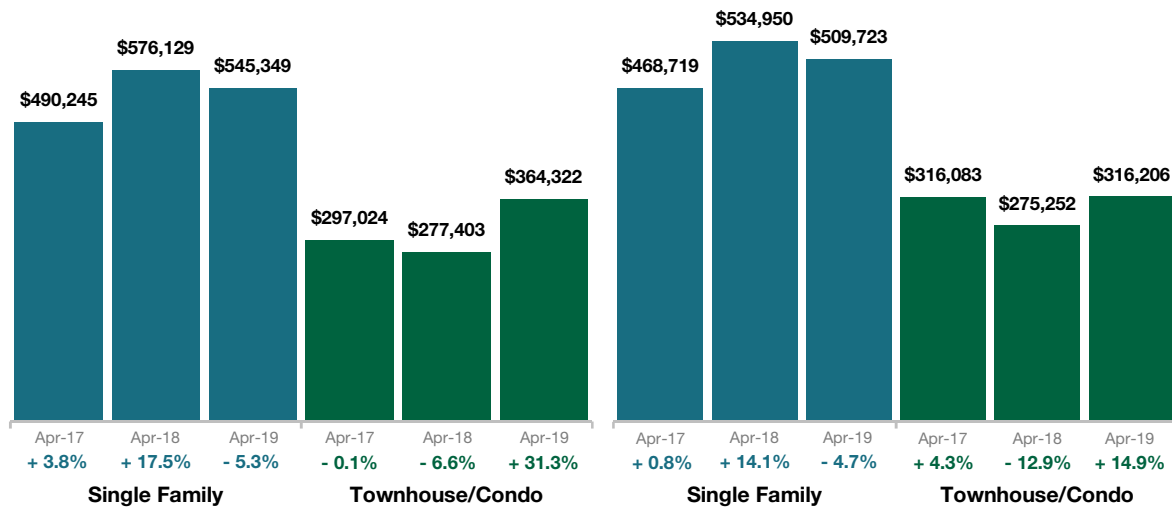
Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
May-2018	\$418,000	-0.5%	\$325,000	+9.4%
Jun-2018	\$440,000	+12.1%	\$335,000	+8.9%
Jul-2018	\$430,000	-3.4%	\$292,000	+0.9%
Aug-2018	\$439,000	+9.2%	\$323,750	+18.2%
Sep-2018	\$444,100	+11.4%	\$326,000	+0.9%
Oct-2018	\$512,500	+15.9%	\$242,000	-1.3%
Nov-2018	\$490,500	+15.9%	\$349,350	+29.9%
Dec-2018	\$450,000	0.0%	\$190,000	-36.7%
Jan-2019	\$462,000	+14.1%	\$280,000	-6.8%
Feb-2019	\$395,000	-24.0%	\$295,000	+12.4%
Mar-2019	\$460,000	+7.4%	\$279,025	+9.4%
<b>Apr-2019</b>	<b>\$495,850</b>	<b>-0.6%</b>	<b>\$322,900</b>	<b>+39.0%</b>

## Historical Median Sales Price by Month

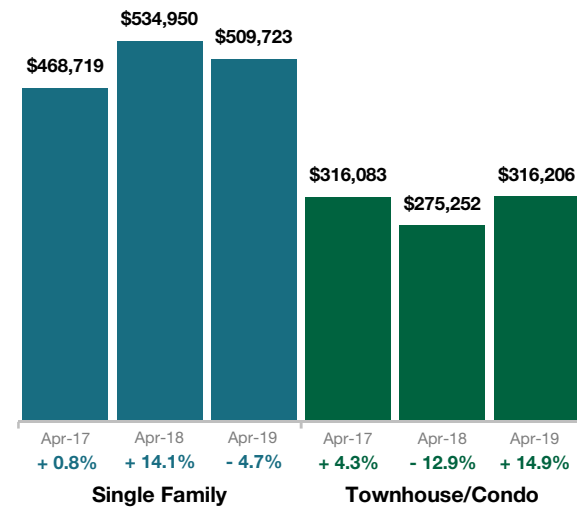


# Average Sales Price

## April

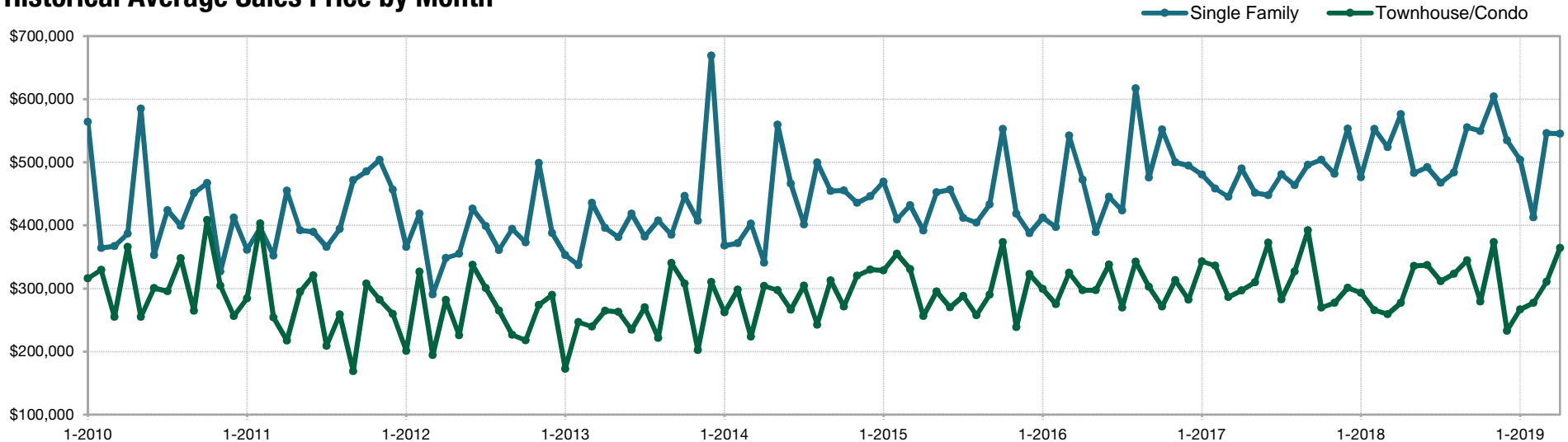


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
May-2018	\$483,035	+7.0%	\$335,694	+8.3%
Jun-2018	\$492,260	+9.9%	\$336,879	-9.6%
Jul-2018	\$467,666	-2.8%	\$311,395	+10.2%
Aug-2018	\$483,797	+4.3%	\$323,360	-1.1%
Sep-2018	\$555,198	+12.0%	\$344,729	-12.1%
Oct-2018	\$549,512	+9.1%	\$279,408	+3.6%
Nov-2018	\$604,420	+25.4%	\$373,313	+34.6%
Dec-2018	\$534,667	-3.4%	\$233,061	-22.6%
Jan-2019	\$503,969	+5.8%	\$266,618	-9.1%
Feb-2019	\$412,705	-25.4%	\$277,200	+4.3%
Mar-2019	\$546,142	+4.2%	\$310,796	+20.0%
<b>Apr-2019</b>	<b>\$545,349</b>	<b>-5.3%</b>	<b>\$364,322</b>	<b>+31.3%</b>

## Historical Average Sales Price by Month

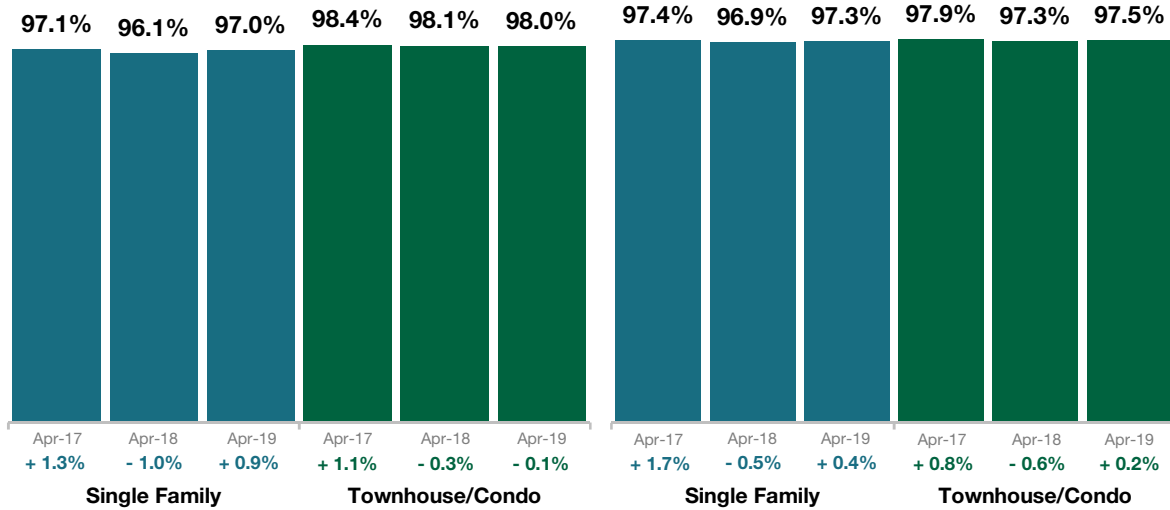




# Percent of List Price Received

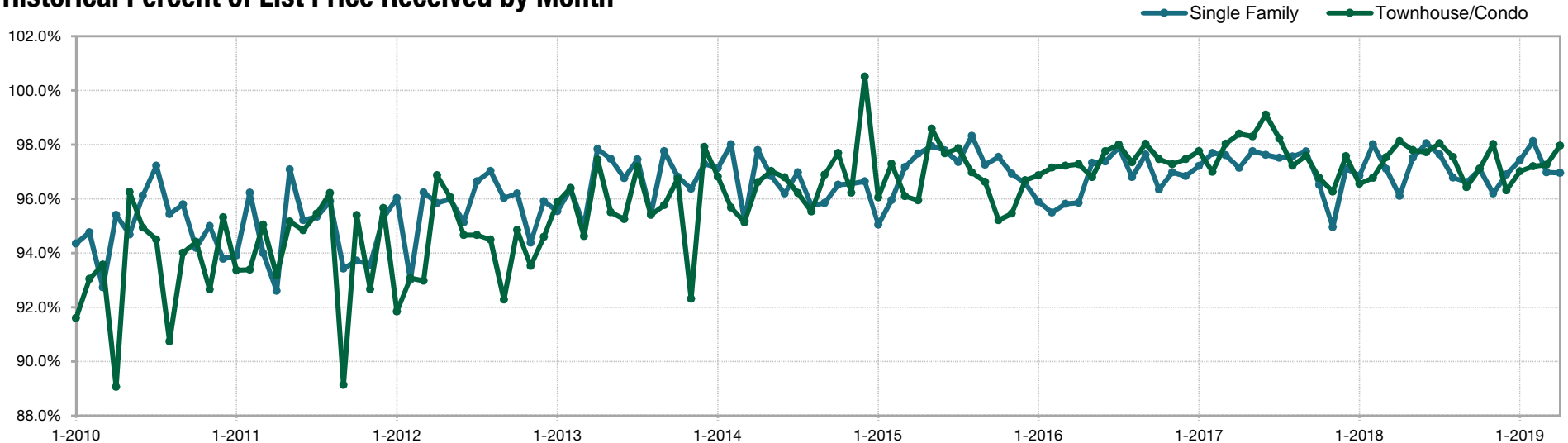
## April

## Year to Date



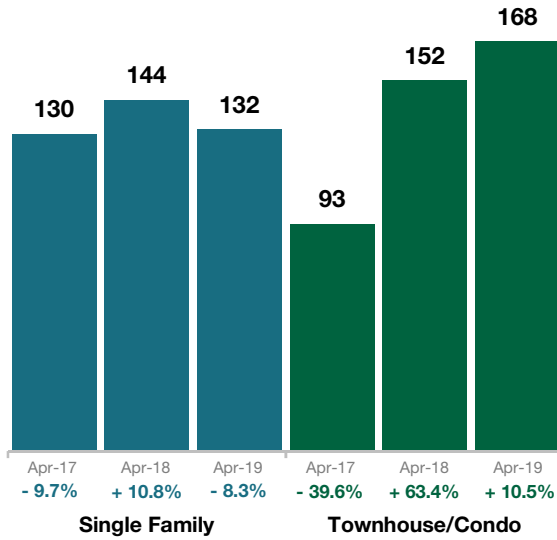
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
May-2018	97.5%	-0.3%	97.8%	-0.5%
Jun-2018	98.1%	+0.5%	97.7%	-1.4%
Jul-2018	97.6%	+0.1%	98.0%	-0.2%
Aug-2018	96.8%	-0.8%	97.5%	+0.3%
Sep-2018	96.6%	-1.1%	96.4%	-1.2%
Oct-2018	97.1%	+0.6%	97.1%	+0.3%
Nov-2018	96.2%	+1.3%	98.0%	+1.8%
Dec-2018	96.9%	-0.2%	96.3%	-1.3%
Jan-2019	97.4%	+0.6%	97.0%	+0.4%
Feb-2019	98.1%	+0.1%	97.2%	+0.4%
Mar-2019	97.0%	-0.1%	97.3%	-0.2%
<b>Apr-2019</b>	<b>97.0%</b>	<b>+0.9%</b>	<b>98.0%</b>	<b>-0.1%</b>

## Historical Percent of List Price Received by Month

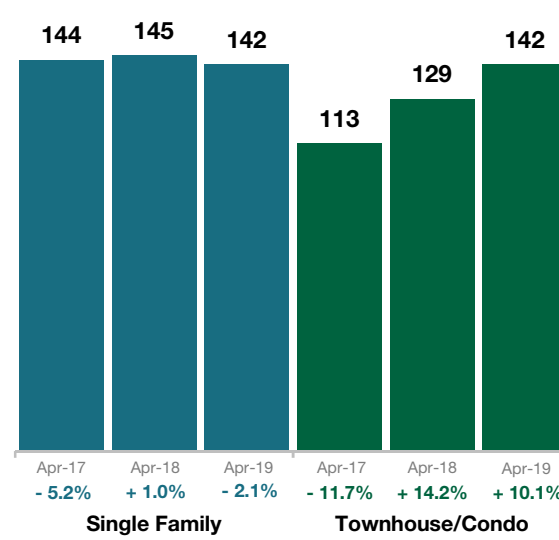


# Days on Market Until Sale

## April

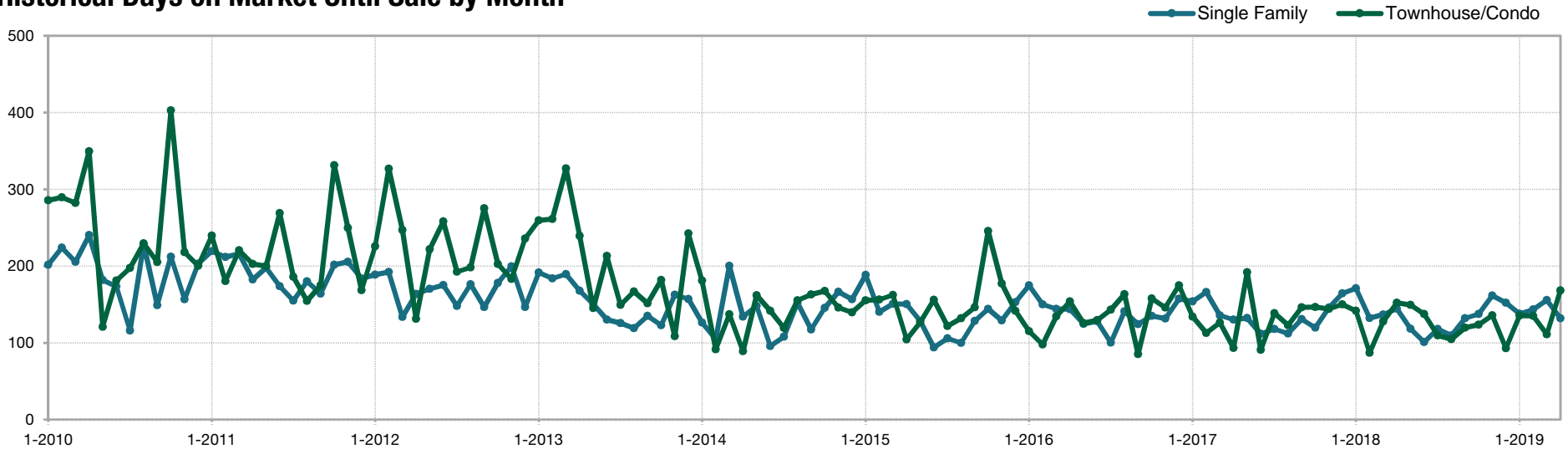


## Year to Date



Days on Market	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
May-2018	119	-9.8%	150	-21.9%
Jun-2018	101	-9.8%	137	+50.5%
Jul-2018	118	0.0%	110	-20.9%
Aug-2018	110	-1.8%	105	-14.6%
Sep-2018	132	+0.8%	120	-17.8%
Oct-2018	138	+15.0%	124	-15.6%
Nov-2018	162	+11.0%	136	-5.6%
Dec-2018	152	-7.3%	93	-38.0%
Jan-2019	138	-19.3%	136	-4.2%
Feb-2019	144	+9.1%	135	+55.2%
Mar-2019	156	+13.9%	111	-13.3%
<b>Apr-2019</b>	<b>132</b>	<b>-8.3%</b>	<b>168</b>	<b>+10.5%</b>

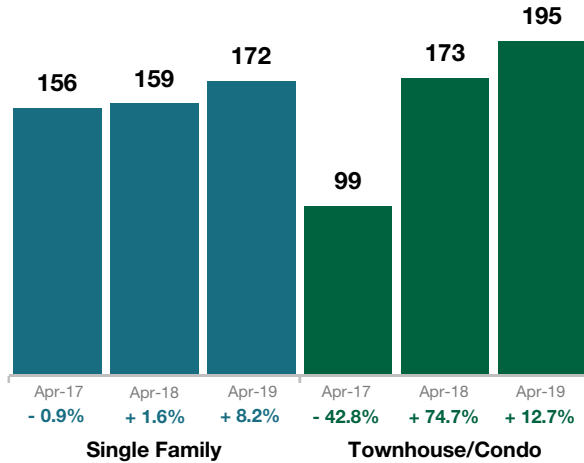
## Historical Days on Market Until Sale by Month



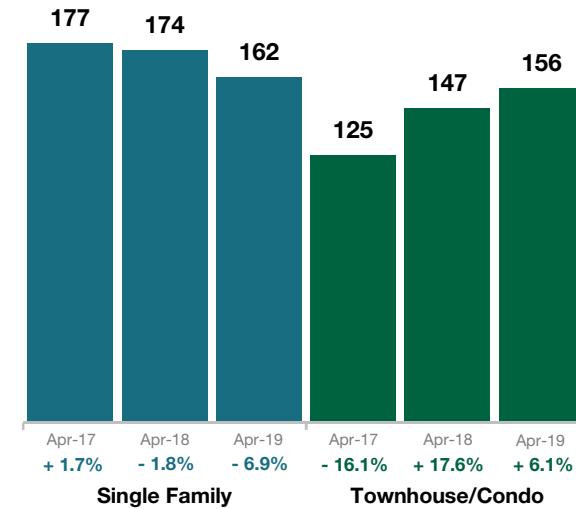
# Cumulative Days on Market Until Sale



## April

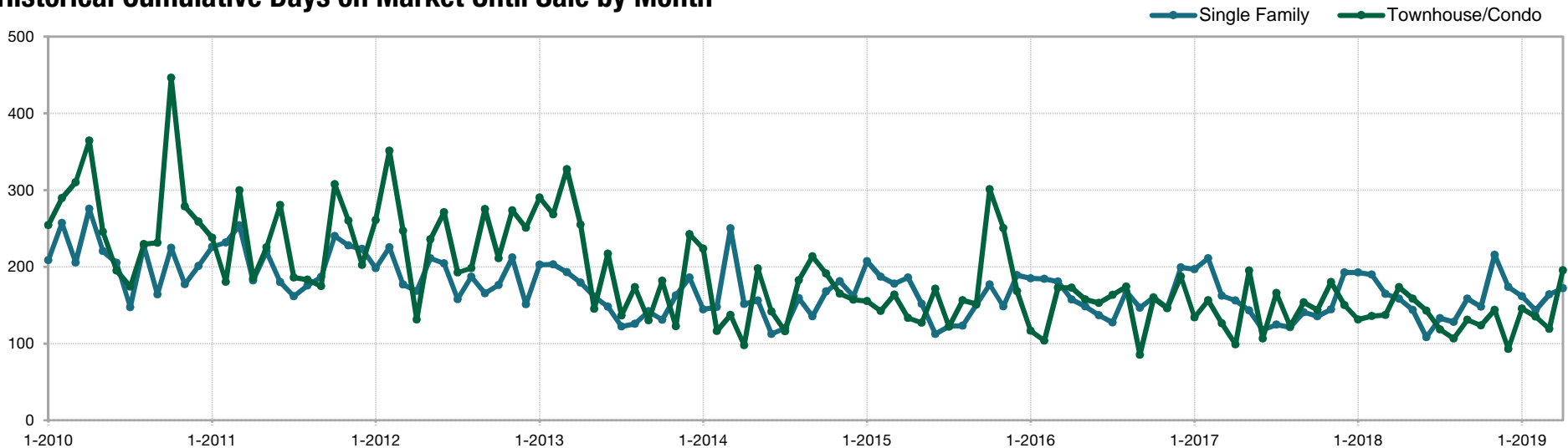


## Year to Date



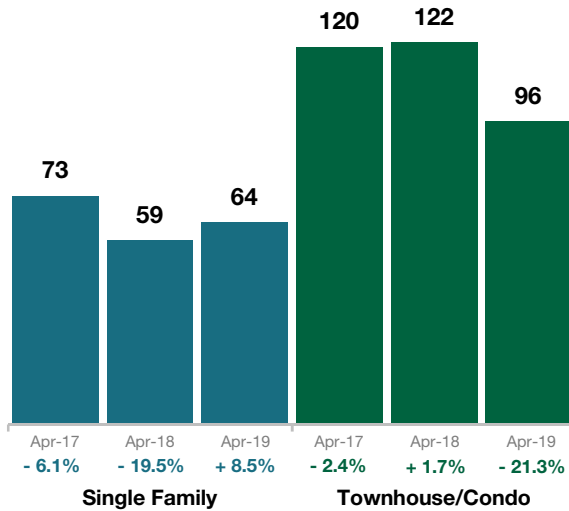
Cumulative Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
May-2018	144	+0.7%	158	-19.0%
Jun-2018	108	-8.5%	143	+33.6%
Jul-2018	133	+6.4%	118	-28.9%
Aug-2018	128	+5.8%	107	-13.0%
Sep-2018	159	+12.8%	131	-14.9%
Oct-2018	148	+9.6%	124	-13.9%
Nov-2018	216	+49.0%	144	-20.0%
Dec-2018	174	-9.8%	93	-38.0%
Jan-2019	162	-16.1%	146	+11.5%
Feb-2019	144	-24.2%	135	-0.7%
Mar-2019	164	-0.6%	119	-13.1%
<b>Apr-2019</b>	<b>172</b>	<b>+8.2%</b>	<b>195</b>	<b>+12.7%</b>

## Historical Cumulative Days on Market Until Sale by Month

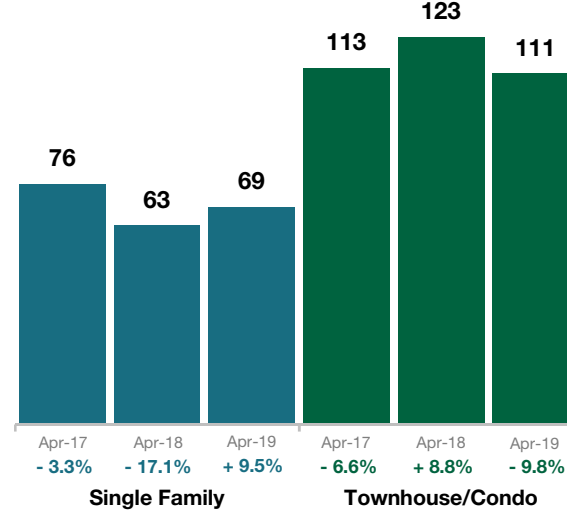


# Housing Affordability Index

## April

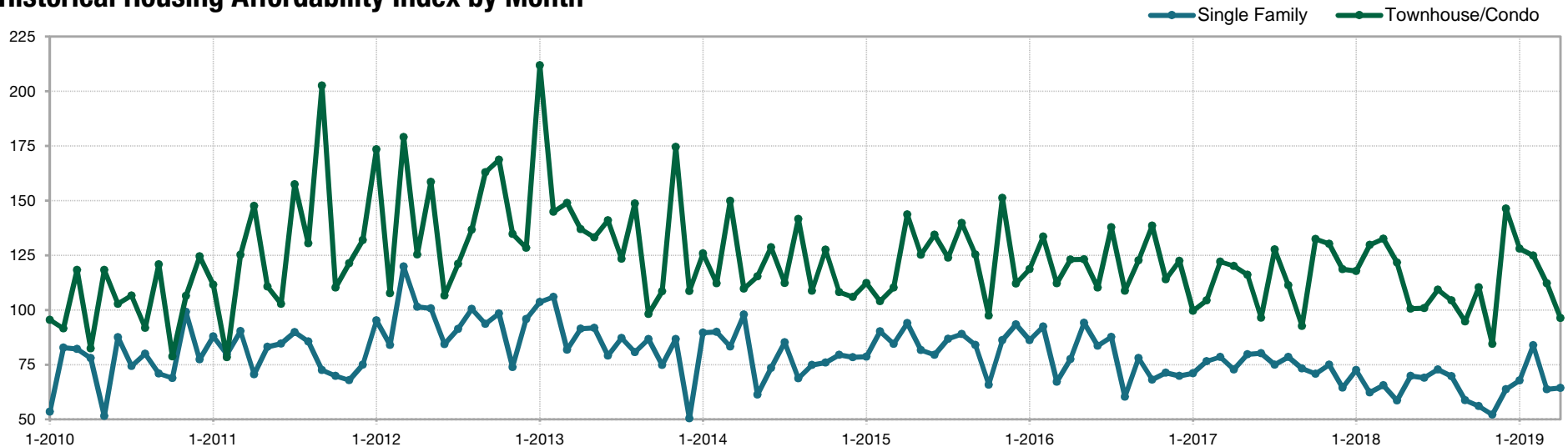


## Year to Date



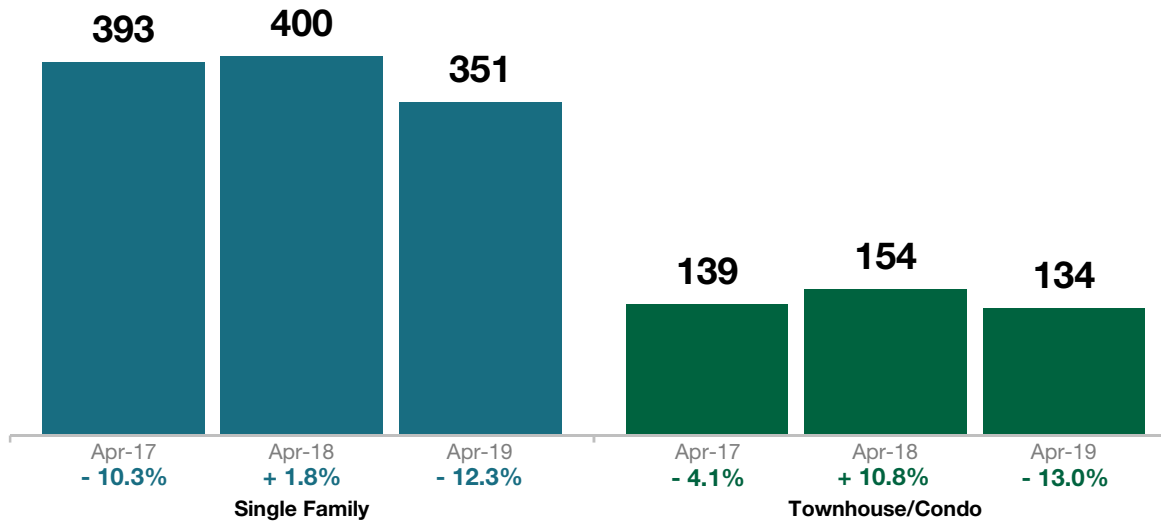
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
May-2018	70	-12.5%	101	-12.9%
Jun-2018	69	-13.8%	101	+5.2%
Jul-2018	73	-2.7%	109	-14.8%
Aug-2018	70	-10.3%	104	-6.3%
Sep-2018	59	-19.2%	95	+2.2%
Oct-2018	56	-21.1%	110	-16.7%
Nov-2018	52	-30.7%	84	-35.4%
Dec-2018	64	-1.5%	146	+22.7%
Jan-2019	68	-6.8%	128	+8.5%
Feb-2019	84	+35.5%	125	-3.8%
Mar-2019	64	-3.0%	112	-15.8%
<b>Apr-2019</b>	<b>64</b>	<b>+8.5%</b>	<b>96</b>	<b>-21.3%</b>

## Historical Housing Affordability Index by Month



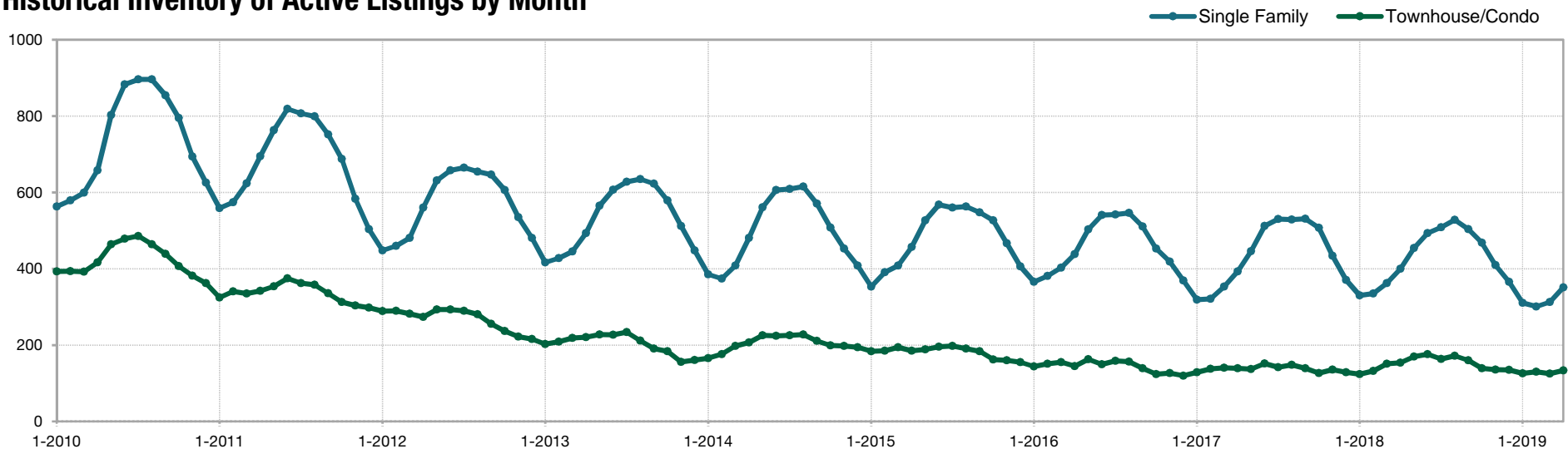
# Inventory of Active Listings

## April



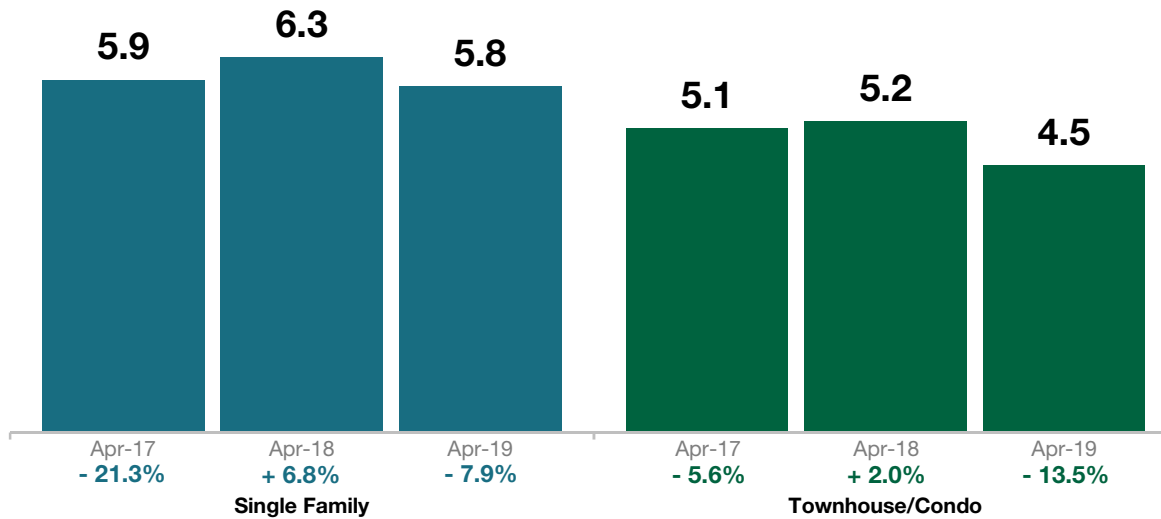
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
May-2018	454	+1.8%	170	+24.1%
Jun-2018	493	-3.7%	176	+15.8%
Jul-2018	509	-4.0%	164	+15.5%
Aug-2018	528	-0.2%	172	+16.2%
Sep-2018	504	-5.1%	160	+15.1%
Oct-2018	468	-7.7%	139	+9.4%
Nov-2018	410	-5.5%	136	0.0%
Dec-2018	366	-1.3%	135	+4.7%
Jan-2019	311	-5.8%	126	+1.6%
Feb-2019	301	-10.1%	130	-1.5%
Mar-2019	313	-13.5%	125	-17.2%
<b>Apr-2019</b>	<b>351</b>	<b>-12.3%</b>	<b>134</b>	<b>-13.0%</b>

## Historical Inventory of Active Listings by Month



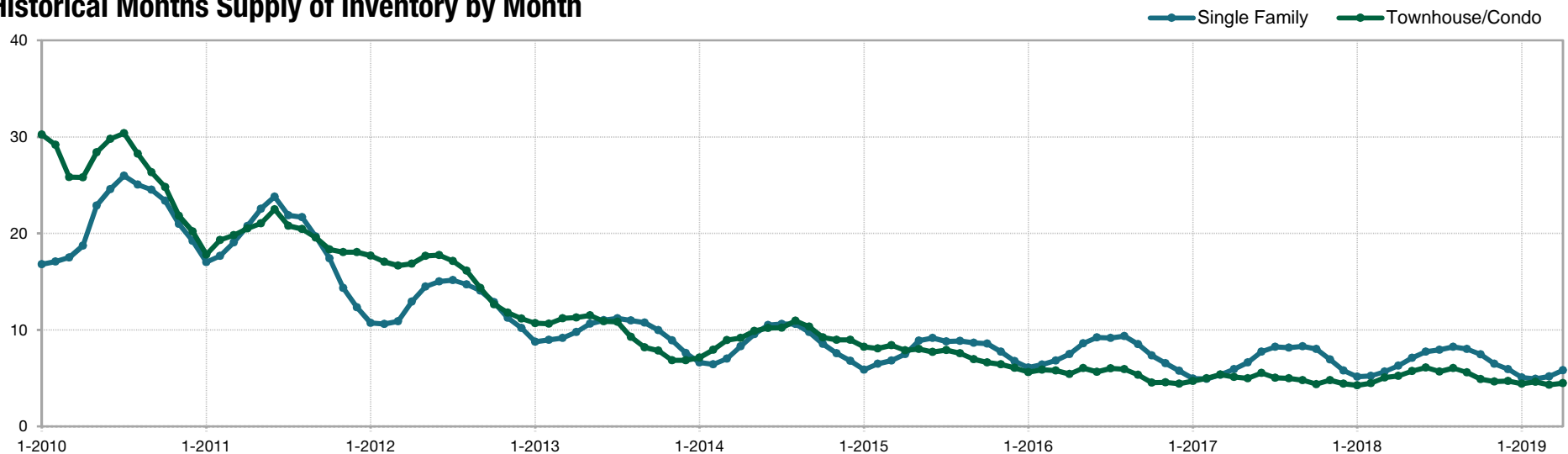
# Months Supply of Inventory

## April



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
May-2018	7.1	+7.6%	5.7	+14.0%
Jun-2018	7.7	0.0%	6.1	+10.9%
Jul-2018	7.9	-3.7%	5.7	+14.0%
Aug-2018	8.3	+2.5%	6.1	+22.0%
Sep-2018	8.0	-3.6%	5.6	+16.7%
Oct-2018	7.4	-7.5%	4.9	+11.4%
Nov-2018	6.5	-5.8%	4.6	-4.2%
Dec-2018	5.9	+1.7%	4.7	+6.8%
Jan-2019	5.1	0.0%	4.4	+2.3%
Feb-2019	4.9	-5.8%	4.6	+2.2%
Mar-2019	5.2	-8.8%	4.3	-15.7%
<b>Apr-2019</b>	<b>5.8</b>	<b>-7.9%</b>	<b>4.5</b>	<b>-13.5%</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.



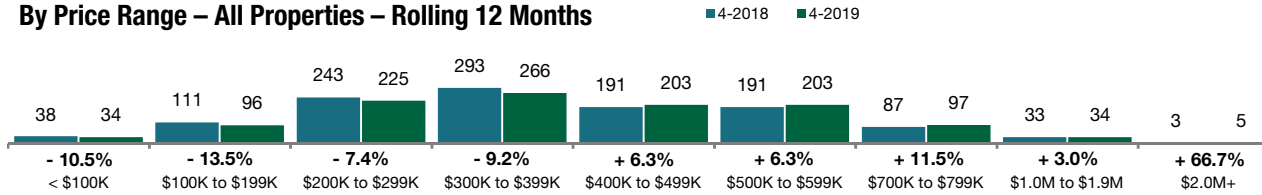
Key Metrics	Historical Sparkbars	4-2018	4-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		191	<b>205</b>	+ 7.3%	584	<b>522</b>	- 10.6%
<b>Pending Sales</b>		122	<b>114</b>	- 6.6%	380	<b>358</b>	- 5.8%
<b>Sold Listings</b>		88	<b>95</b>	+ 8.0%	293	<b>292</b>	- 0.3%
<b>Median Sales Price</b>		\$374,850	<b>\$405,000</b>	+ 8.0%	\$369,000	<b>\$374,000</b>	+ 1.4%
<b>Avg. Sales Price</b>		\$455,135	<b>\$456,843</b>	+ 0.4%	\$434,867	<b>\$422,637</b>	- 2.8%
<b>Pct. of List Price Received</b>		97.0%	<b>97.4%</b>	+ 0.4%	97.1%	<b>97.3%</b>	+ 0.2%
<b>Days on Market</b>		144	<b>148</b>	+ 2.8%	138	<b>141</b>	+ 2.2%
<b>Cumulative Days on Market</b>		160	<b>181</b>	+ 13.1%	163	<b>158</b>	- 3.1%
<b>Affordability Index</b>		74	<b>77</b>	+ 4.1%	78	<b>83</b>	+ 6.4%
<b>Active Listings</b>		587	<b>524</b>	- 10.7%	--	<b>--</b>	--
<b>Months Supply</b>		5.9	<b>5.4</b>	- 8.5%	--	<b>--</b>	--

# Sold Listings

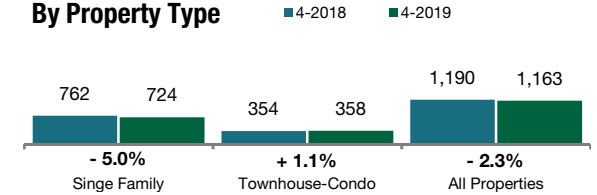
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	4-2018	4-2019	Change	4-2018	4-2019	Change
\$99,999 and Below	2	3	+ 50.0%	30	24	- 20.0%
\$100,000 to \$199,999	22	19	- 13.6%	71	66	- 7.0%
\$200,000 to \$299,999	114	96	- 15.8%	95	85	- 10.5%
\$300,000 to \$399,999	191	151	- 20.9%	89	101	+ 13.5%
\$400,000 to \$499,999	160	163	+ 1.9%	29	37	+ 27.6%
\$500,000 to \$699,999	162	171	+ 5.6%	28	31	+ 10.7%
\$700,000 to \$999,999	79	85	+ 7.6%	8	12	+ 50.0%
\$1,000,000 to \$1,999,999	29	32	+ 10.3%	4	2	- 50.0%
\$2,000,000 and Above	3	4	+ 33.3%	0	0	--
<b>All Price Ranges</b>	<b>762</b>	<b>724</b>	<b>- 5.0%</b>	<b>354</b>	<b>358</b>	<b>+ 1.1%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	3-2019	4-2019	Change	3-2019	4-2019	Change
\$99,999 and Below	0	1	--	2	0	- 100.0%
\$100,000 to \$199,999	2	1	- 50.0%	4	5	+ 25.0%
\$200,000 to \$299,999	6	3	- 50.0%	9	10	+ 11.1%
\$300,000 to \$399,999	9	9	0.0%	7	14	+ 100.0%
\$400,000 to \$499,999	6	12	+ 100.0%	1	3	+ 200.0%
\$500,000 to \$699,999	11	12	+ 9.1%	1	7	+ 600.0%
\$700,000 to \$999,999	8	8	0.0%	2	2	0.0%
\$1,000,000 to \$1,999,999	3	4	+ 33.3%	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>45</b>	<b>50</b>	<b>+ 11.1%</b>	<b>26</b>	<b>41</b>	<b>+ 57.7%</b>

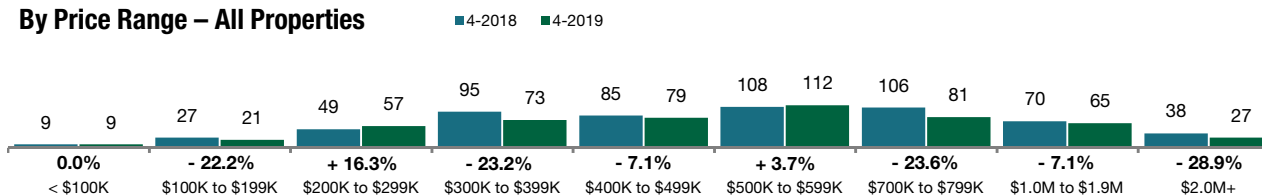
### Year to Date

By Price Range	Single Family			Condo		
	4-2018	4-2019	Change	4-2018	4-2019	Change
\$99,999 and Below	0	1	--	5	7	+ 40.0%
\$100,000 to \$199,999	3	5	+ 66.7%	25	17	- 32.0%
\$200,000 to \$299,999	23	22	- 4.3%	27	31	+ 14.8%
\$300,000 to \$399,999	41	33	- 19.5%	25	33	+ 32.0%
\$400,000 to \$499,999	37	36	- 2.7%	4	7	+ 75.0%
\$500,000 to \$699,999	48	39	- 18.8%	7	9	+ 28.6%
\$700,000 to \$999,999	21	21	0.0%	1	4	+ 300.0%
\$1,000,000 to \$1,999,999	9	9	0.0%	0	0	--
\$2,000,000 and Above	1	1	0.0%	0	0	--
<b>All Price Ranges</b>	<b>183</b>	<b>167</b>	<b>- 8.7%</b>	<b>94</b>	<b>108</b>	<b>+ 14.9%</b>

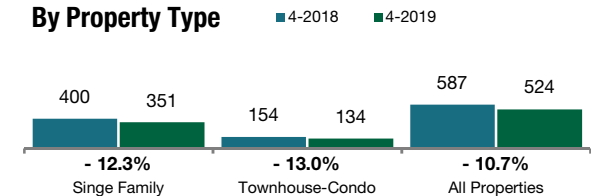
# Inventory of Active Listings

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		
	4-2018	4-2019	Change	4-2018	4-2019	Change
\$99,999 and Below	0	1	--	8	4	- 50.0%
\$100,000 to \$199,999	3	5	+ 66.7%	22	11	- 50.0%
\$200,000 to \$299,999	24	18	- 25.0%	12	21	+ 75.0%
\$300,000 to \$399,999	50	47	- 6.0%	36	22	- 38.9%
\$400,000 to \$499,999	62	55	- 11.3%	19	19	0.0%
\$500,000 to \$699,999	87	84	- 3.4%	18	26	+ 44.4%
\$700,000 to \$999,999	81	62	- 23.5%	25	19	- 24.0%
\$1,000,000 to \$1,999,999	57	53	- 7.0%	13	11	- 15.4%
\$2,000,000 and Above	36	26	- 27.8%	1	1	0.0%
<b>All Price Ranges</b>	<b>400</b>	<b>351</b>	<b>- 12.3%</b>	<b>154</b>	<b>134</b>	<b>- 13.0%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	3-2019	4-2019	Change	3-2019	4-2019	Change
\$99,999 and Below	1	1	0.0%	5	4	- 20.0%
\$100,000 to \$199,999	3	5	+ 66.7%	10	11	+ 10.0%
\$200,000 to \$299,999	21	18	- 14.3%	16	21	+ 31.3%
\$300,000 to \$399,999	43	47	+ 9.3%	21	22	+ 4.8%
\$400,000 to \$499,999	53	55	+ 3.8%	17	19	+ 11.8%
\$500,000 to \$699,999	75	84	+ 12.0%	24	26	+ 8.3%
\$700,000 to \$999,999	54	62	+ 14.8%	20	19	- 5.0%
\$1,000,000 to \$1,999,999	47	53	+ 12.8%	11	11	0.0%
\$2,000,000 and Above	16	26	+ 62.5%	1	1	0.0%
<b>All Price Ranges</b>	<b>313</b>	<b>351</b>	<b>+ 12.1%</b>	<b>125</b>	<b>134</b>	<b>+ 7.2%</b>

### Year to Date

By Price Range	Single Family			Condo		
	4-2018	4-2019	Change	4-2018	4-2019	Change
\$99,999 and Below	0	1	--	5	7	+ 40.0%
\$100,000 to \$199,999	3	5	+ 66.7%	25	17	- 32.0%
\$200,000 to \$299,999	23	22	- 4.3%	27	31	+ 14.8%
\$300,000 to \$399,999	41	33	- 19.5%	25	33	+ 32.0%
\$400,000 to \$499,999	37	36	- 2.7%	4	7	+ 75.0%
\$500,000 to \$699,999	48	39	- 18.8%	7	9	+ 28.6%
\$700,000 to \$999,999	21	21	0.0%	1	4	+ 300.0%
\$1,000,000 to \$1,999,999	9	9	0.0%	0	0	--
\$2,000,000 and Above	1	1	0.0%	0	0	--
<b>All Price Ranges</b>	<b>183</b>	<b>167</b>	<b>- 8.7%</b>	<b>94</b>	<b>108</b>	<b>+ 14.9%</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.