

# Monthly Indicators



## November 2019

Percent changes calculated using year-over-year comparisons.

New Listings were up 5.0 percent for single family homes but decreased 23.3 percent for townhouse-condo properties. Pending Sales increased 3.2 percent for single family homes but decreased 18.8 percent for townhouse-condo properties.

The Median Sales Price was down 7.7 percent to \$420,000 for single family homes and 27.0 percent to \$255,000 for townhouse-condo properties. Days on Market decreased 12.5 percent for single family homes but increased 0.7 percent for townhouse-condo properties.

While many economic signs are quite strong, total household debt has been rising for twenty-one consecutive quarters and is now \$1.3 trillion higher than the previous peak of \$12.68 trillion in 2008. While delinquency rates remain low across most debt types (including mortgages), higher consumer debt loads can limit future household spending capability and increase risk if the economy slows down.

## Activity Snapshot

<b>- 15.8%</b>	<b>- 8.4%</b>	<b>+ 9.3%</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	11-2018	11-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		60	<b>63</b>	+ 5.0%	1,284	<b>1,333</b>	+ 3.8%
<b>Pending Sales</b>		62	<b>64</b>	+ 3.2%	777	<b>788</b>	+ 1.4%
<b>Sold Listings</b>		67	<b>60</b>	- 10.4%	756	<b>753</b>	- 0.4%
<b>Median Sales Price</b>		\$455,000	<b>\$420,000</b>	- 7.7%	\$428,338	<b>\$432,000</b>	+ 0.9%
<b>Avg. Sales Price</b>		\$578,322	<b>\$498,859</b>	- 13.7%	\$498,326	<b>\$495,397</b>	- 0.6%
<b>Pct. of List Price Received</b>		96.3%	<b>97.0%</b>	+ 0.7%	97.1%	<b>97.5%</b>	+ 0.4%
<b>Days on Market</b>		160	<b>140</b>	- 12.5%	129	<b>128</b>	- 0.8%
<b>Cumulative Days on Market</b>		212	<b>170</b>	- 19.8%	153	<b>144</b>	- 5.9%
<b>Affordability Index</b>		55	<b>73</b>	+ 32.7%	63	<b>74</b>	+ 17.5%
<b>Active Listings</b>		454	<b>500</b>	+ 10.1%	--	<b>--</b>	--
<b>Months Supply</b>		6.5	<b>7.4</b>	+ 13.8%	--	<b>--</b>	--

# Townhouse/Condo Market Overview

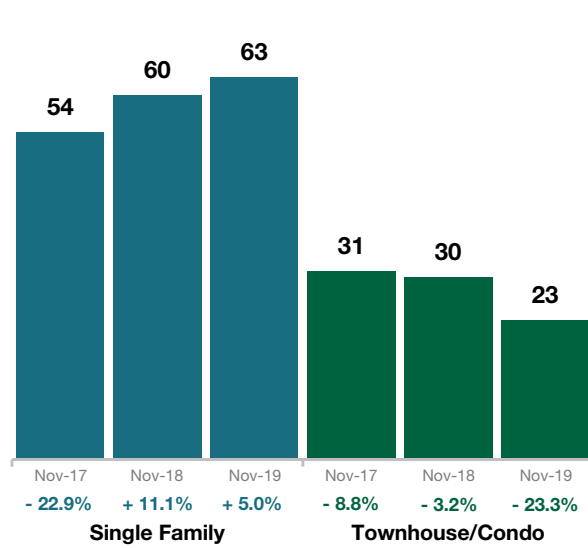
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



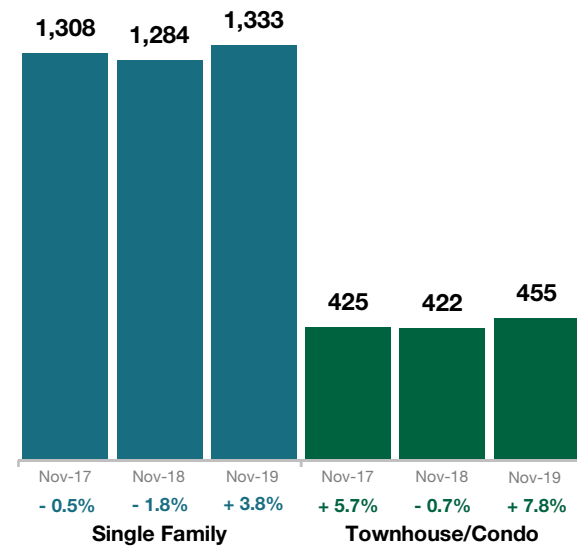
Key Metrics	Historical Sparkbars	11-2018	11-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		30	23	- 23.3%	422	455	+ 7.8%
<b>Pending Sales</b>		16	13	- 18.8%	327	328	+ 0.3%
<b>Sold Listings</b>		34	25	- 26.5%	325	330	+ 1.5%
<b>Median Sales Price</b>		\$349,350	\$255,000	- 27.0%	\$292,500	\$295,000	+ 0.9%
<b>Avg. Sales Price</b>		\$373,313	\$329,887	- 11.6%	\$313,233	\$330,412	+ 5.5%
<b>Pct. of List Price Received</b>		98.0%	96.4%	- 1.6%	97.5%	97.4%	- 0.1%
<b>Days on Market</b>		136	137	+ 0.7%	126	125	- 0.8%
<b>Cumulative Days on Market</b>		144	185	+ 28.5%	136	145	+ 6.6%
<b>Affordability Index</b>		84	111	+ 32.1%	101	111	+ 9.9%
<b>Active Listings</b>		137	146	+ 6.6%	--	--	--
<b>Months Supply</b>		4.7	5.0	+ 6.4%	--	--	--

# New Listings

## November

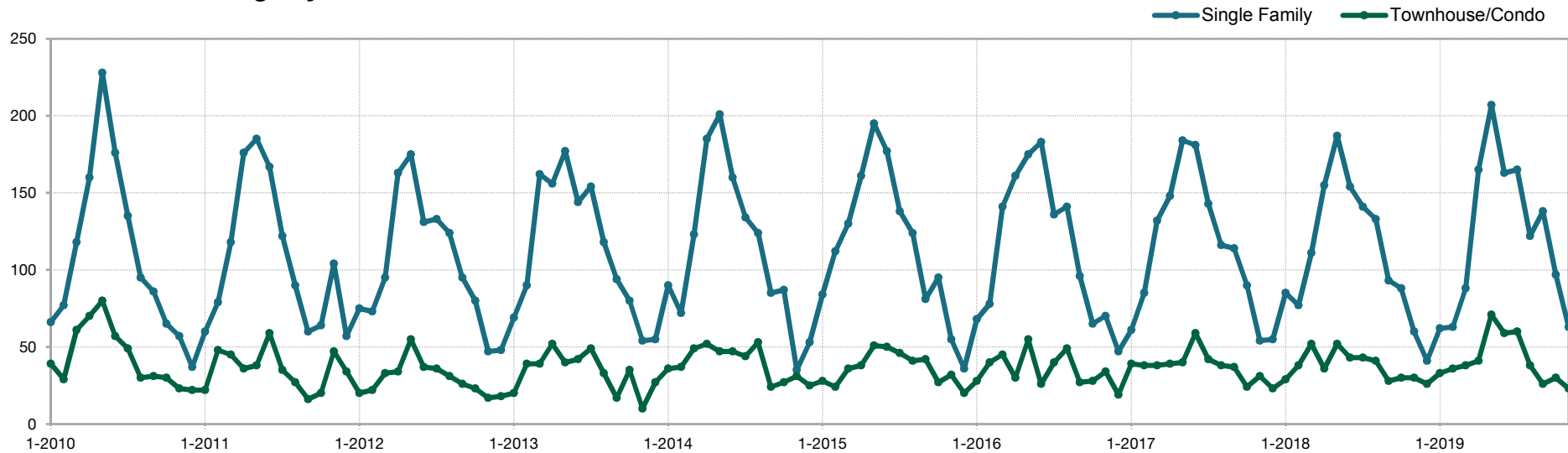


## Year to Date



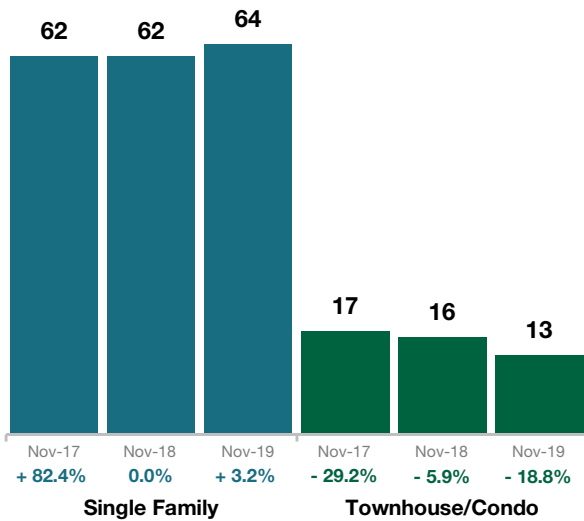
New Listings	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Dec-2018	41	-25.5%	26	+13.0%
Jan-2019	62	-27.1%	33	+13.8%
Feb-2019	63	-18.2%	36	-5.3%
Mar-2019	88	-20.7%	38	-26.9%
Apr-2019	165	+6.5%	41	+13.9%
May-2019	207	+10.7%	71	+36.5%
Jun-2019	163	+5.8%	59	+37.2%
Jul-2019	165	+17.0%	60	+39.5%
Aug-2019	122	-8.3%	38	-7.3%
Sep-2019	138	+48.4%	26	-7.1%
Oct-2019	97	+10.2%	30	0.0%
<b>Nov-2019</b>	<b>63</b>	<b>+5.0%</b>	<b>23</b>	<b>-23.3%</b>

## Historical New Listings by Month

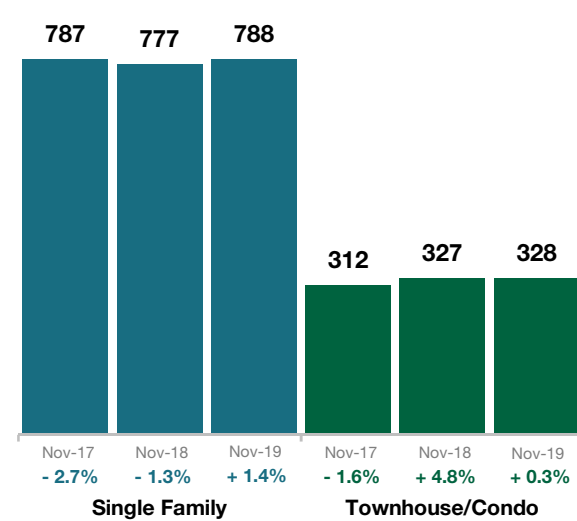


# Pending Sales

## November

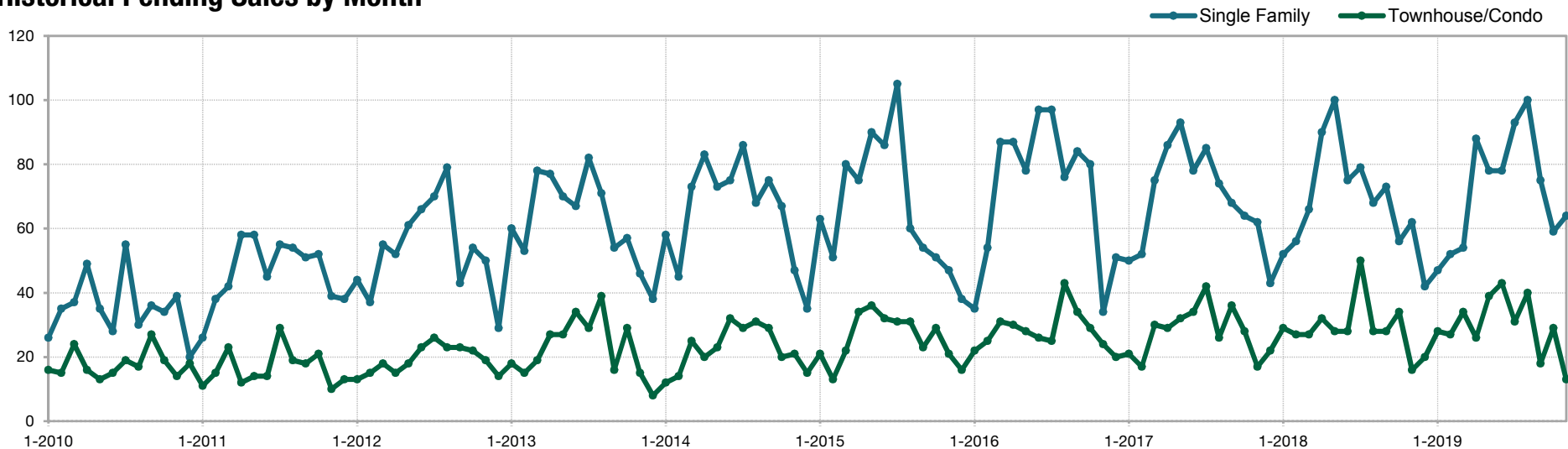


## Year to Date



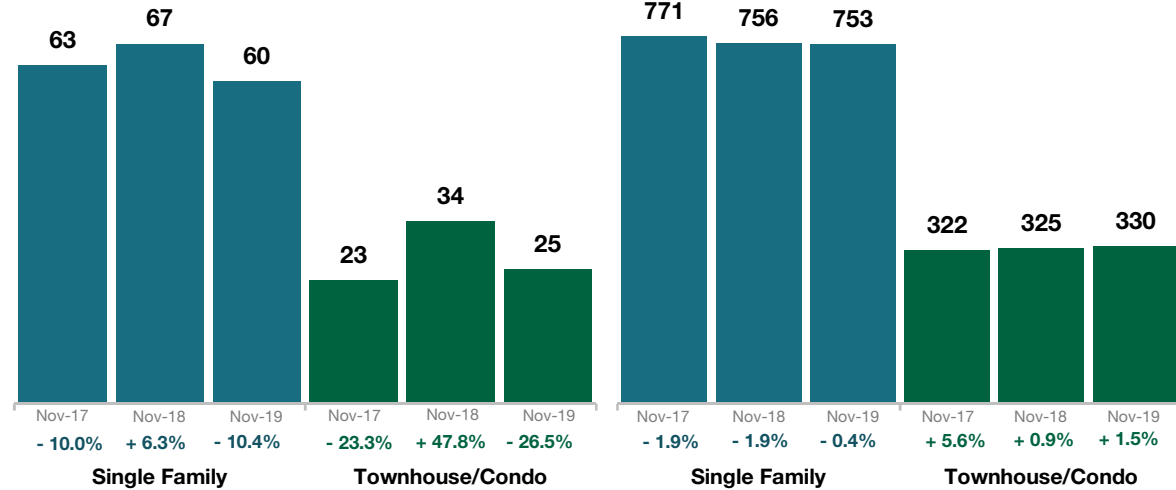
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Dec-2018	42	-2.3%	20	-9.1%
Jan-2019	47	-9.6%	28	-3.4%
Feb-2019	52	-7.1%	27	0.0%
Mar-2019	54	-18.2%	34	+25.9%
Apr-2019	88	-2.2%	26	-18.8%
May-2019	78	-22.0%	39	+39.3%
Jun-2019	78	+4.0%	43	+53.6%
Jul-2019	93	+17.7%	31	-38.0%
Aug-2019	100	+47.1%	40	+42.9%
Sep-2019	75	+2.7%	18	-35.7%
Oct-2019	59	+5.4%	29	-14.7%
<b>Nov-2019</b>	<b>64</b>	<b>+3.2%</b>	<b>13</b>	<b>-18.8%</b>

## Historical Pending Sales by Month

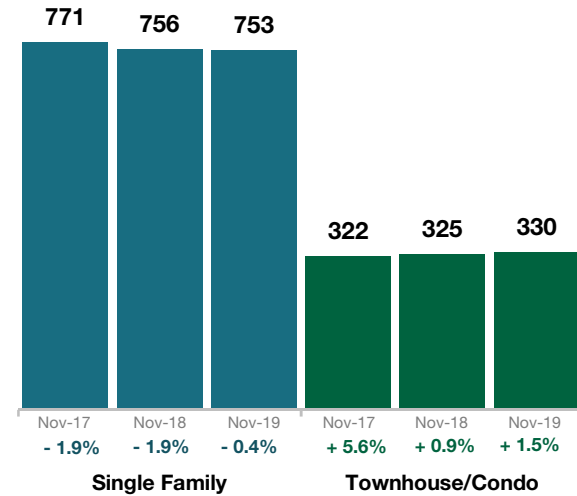


# Sold Listings

## November

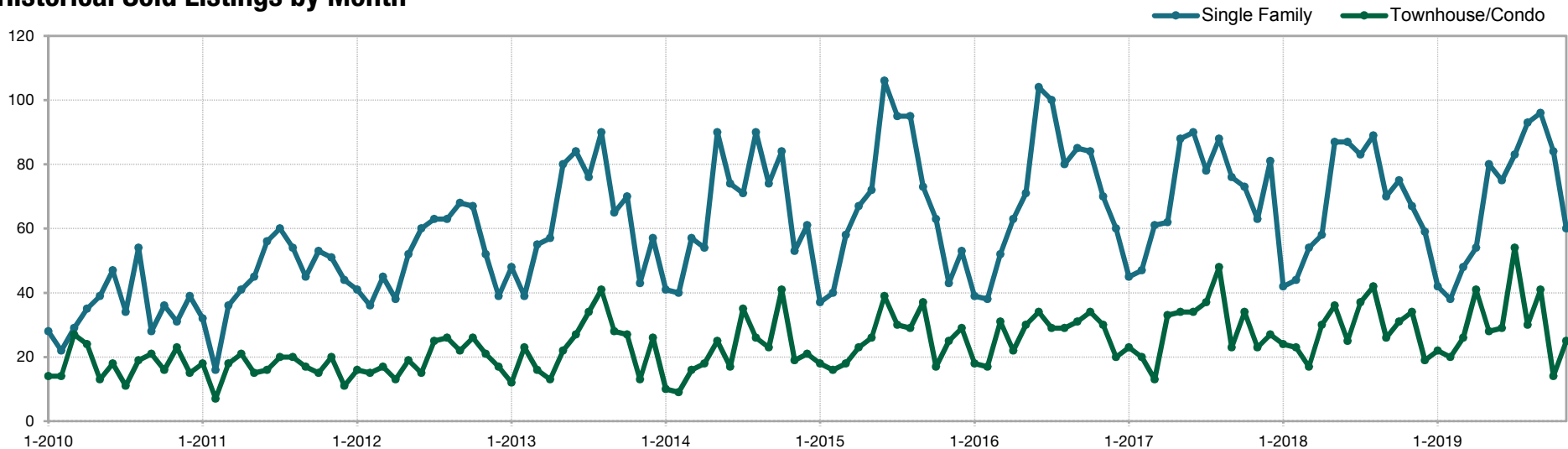


## Year to Date



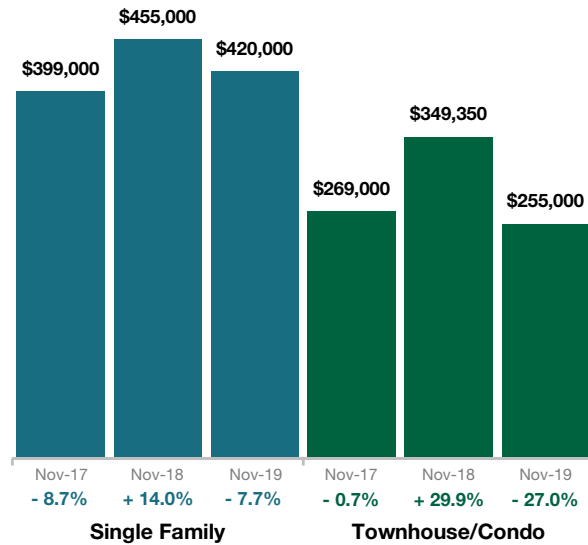
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Dec-2018	59	-27.2%	19	-29.6%
Jan-2019	42	0.0%	22	-8.3%
Feb-2019	38	-13.6%	20	-13.0%
Mar-2019	48	-11.1%	26	+52.9%
Apr-2019	54	-6.9%	41	+36.7%
May-2019	80	-8.0%	28	-22.2%
Jun-2019	75	-13.8%	29	+16.0%
Jul-2019	83	0.0%	54	+45.9%
Aug-2019	93	+4.5%	30	-28.6%
Sep-2019	96	+37.1%	41	+57.7%
Oct-2019	84	+12.0%	14	-54.8%
<b>Nov-2019</b>	<b>60</b>	<b>-10.4%</b>	<b>25</b>	<b>-26.5%</b>

## Historical Sold Listings by Month

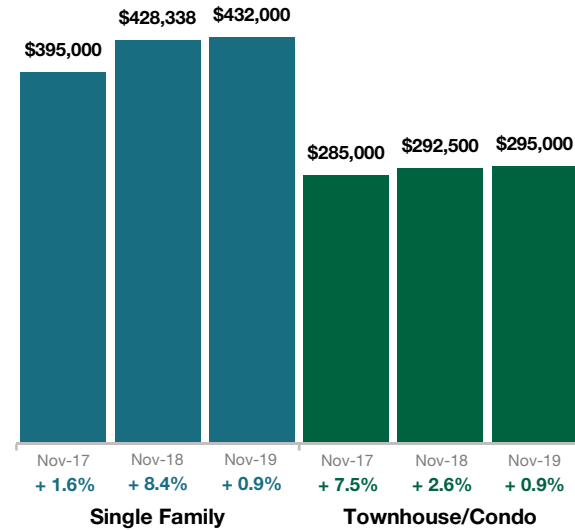


# Median Sales Price

## November

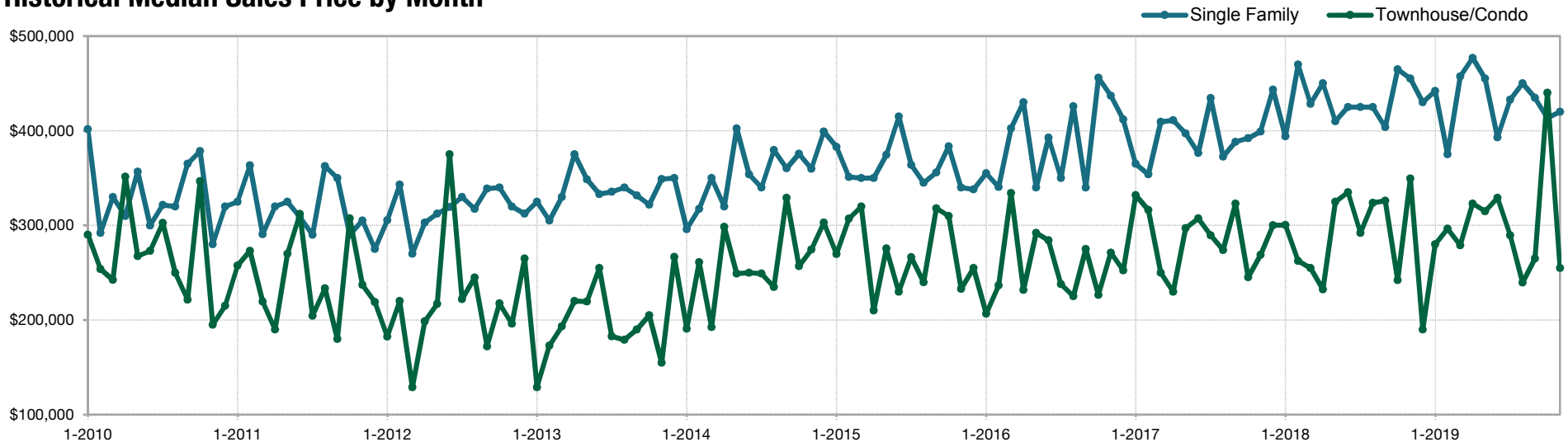


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Dec-2018	\$430,000	-3.0%	\$190,000	-36.7%
Jan-2019	\$442,000	+12.1%	\$280,000	-6.8%
Feb-2019	\$375,000	-20.2%	\$296,500	+13.0%
Mar-2019	\$457,250	+6.7%	\$279,025	+9.4%
Apr-2019	\$477,000	+6.0%	\$322,900	+39.0%
May-2019	\$455,000	+11.0%	\$314,950	-3.1%
Jun-2019	\$393,000	-7.5%	\$329,000	-1.8%
Jul-2019	\$432,720	+1.8%	\$289,500	-0.9%
Aug-2019	\$450,000	+5.9%	\$239,500	-26.0%
Sep-2019	\$434,750	+7.7%	\$265,000	-18.7%
Oct-2019	\$413,500	-11.1%	\$440,000	+81.8%
<b>Nov-2019</b>	<b>\$420,000</b>	<b>-7.7%</b>	<b>\$255,000</b>	<b>-27.0%</b>

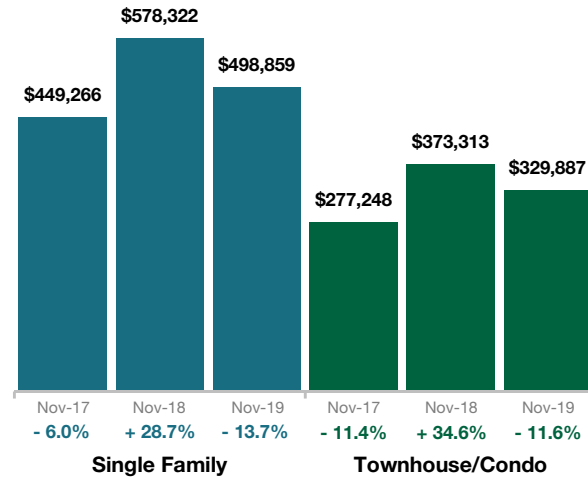
## Historical Median Sales Price by Month



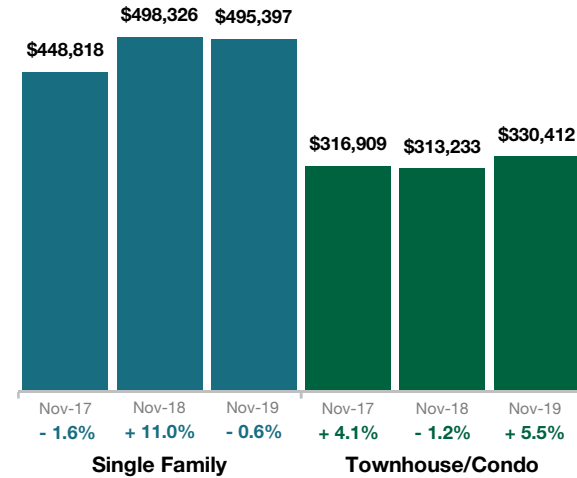
# Average Sales Price



## November

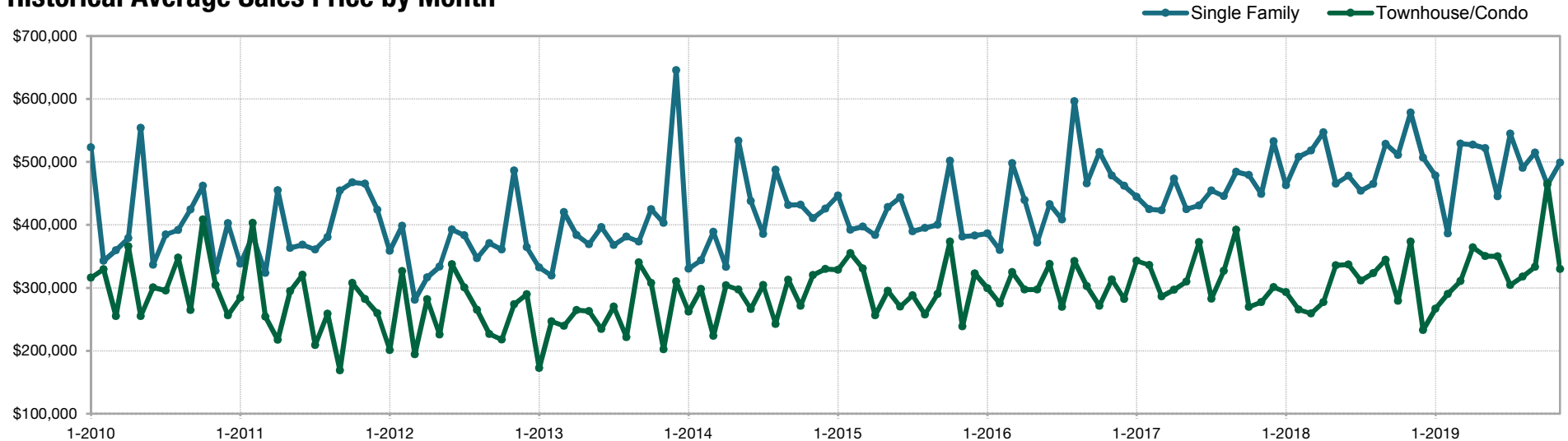


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Dec-2018	\$506,667	-4.9%	\$233,061	-22.6%
Jan-2019	\$478,389	+3.4%	\$266,618	-9.1%
Feb-2019	\$386,531	-23.9%	\$290,090	+9.2%
Mar-2019	\$528,861	+2.0%	\$310,796	+20.0%
Apr-2019	\$527,091	-3.7%	\$364,322	+31.3%
May-2019	\$521,714	+12.1%	\$350,350	+4.4%
Jun-2019	\$445,298	-6.9%	\$350,155	+3.9%
Jul-2019	\$544,951	+20.0%	\$304,211	-2.3%
Aug-2019	\$490,645	+5.5%	\$317,743	-1.7%
Sep-2019	\$514,892	-2.6%	\$333,290	-3.3%
Oct-2019	\$463,610	-9.3%	\$465,321	+66.5%
<b>Nov-2019</b>	<b>\$498,859</b>	<b>-13.7%</b>	<b>\$329,887</b>	<b>-11.6%</b>

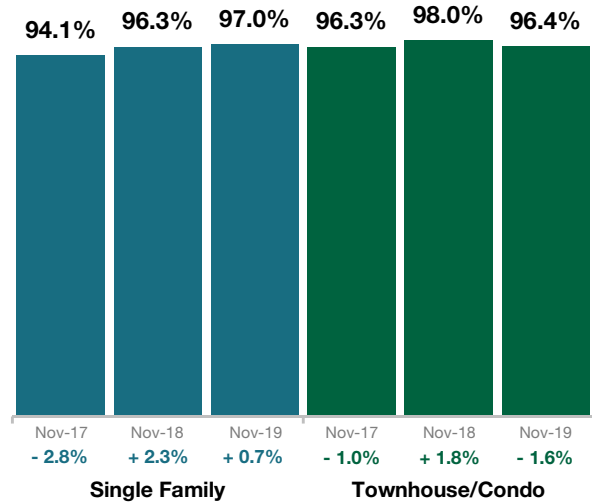
## Historical Average Sales Price by Month



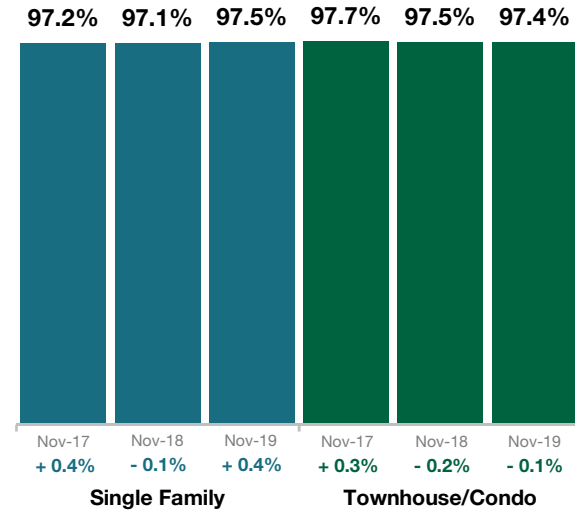


# Percent of List Price Received

## November

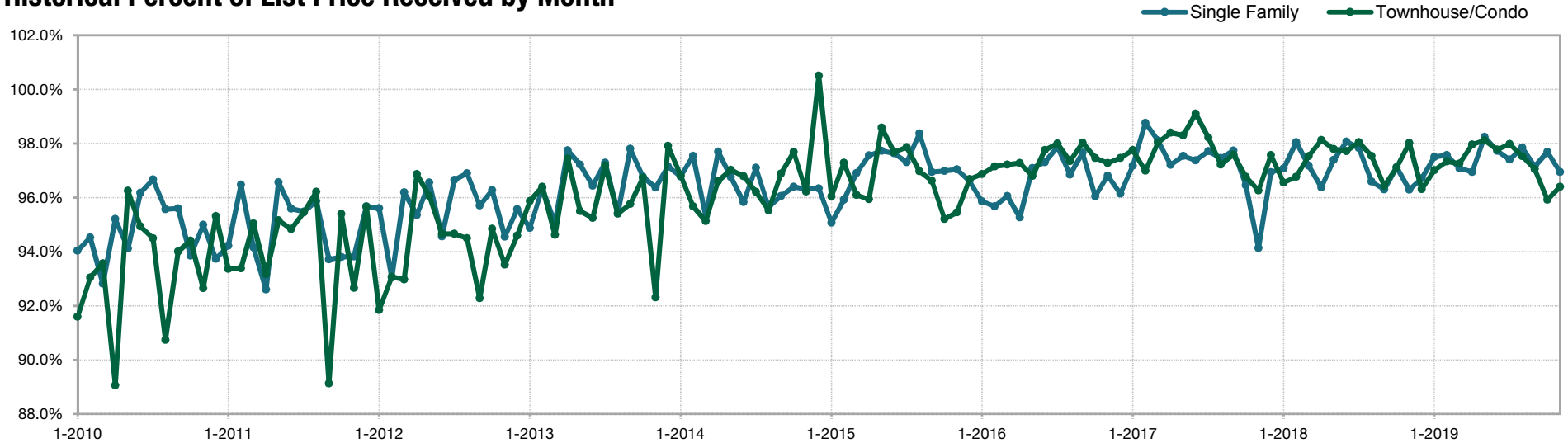


## Year to Date



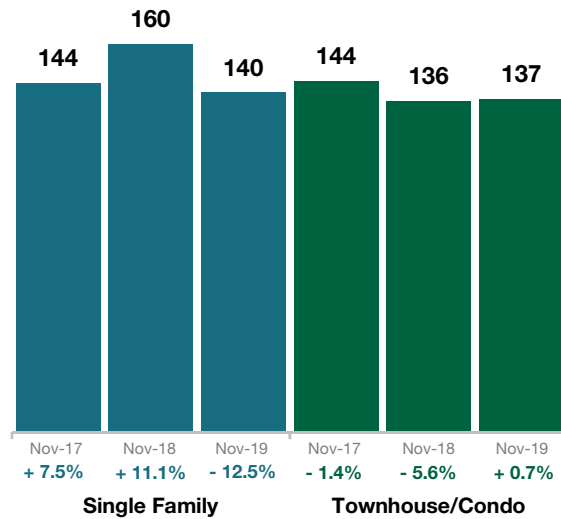
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Dec-2018	96.7%	-0.2%	96.3%	-1.3%
Jan-2019	97.5%	+0.4%	97.0%	+0.4%
Feb-2019	97.6%	-0.5%	97.3%	+0.5%
Mar-2019	97.1%	-0.1%	97.3%	-0.2%
Apr-2019	96.9%	+0.5%	98.0%	-0.1%
May-2019	98.2%	+0.8%	98.1%	+0.3%
Jun-2019	97.7%	-0.4%	97.8%	+0.1%
Jul-2019	97.4%	-0.4%	98.0%	0.0%
Aug-2019	97.8%	+1.2%	97.5%	0.0%
Sep-2019	97.1%	+0.8%	97.1%	+0.7%
Oct-2019	97.7%	+0.6%	95.9%	-1.2%
<b>Nov-2019</b>	<b>97.0%</b>	<b>+0.7%</b>	<b>96.4%</b>	<b>-1.6%</b>

## Historical Percent of List Price Received by Month

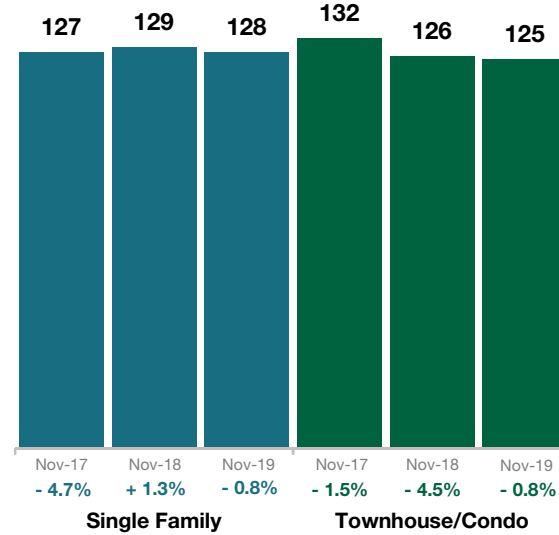


# Days on Market Until Sale

## November

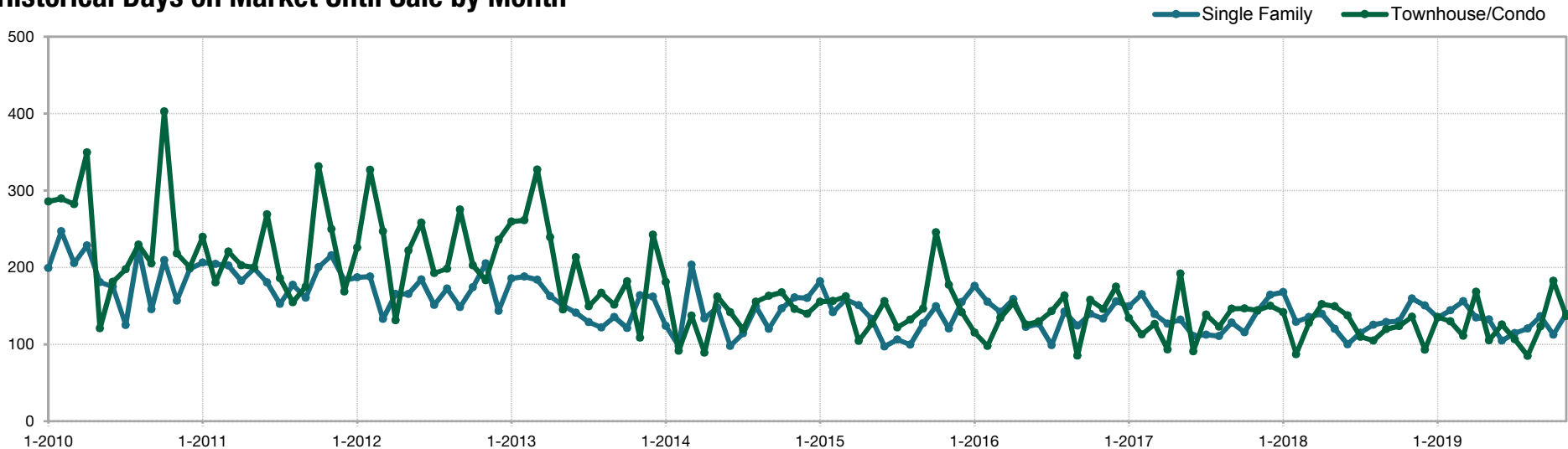


## Year to Date



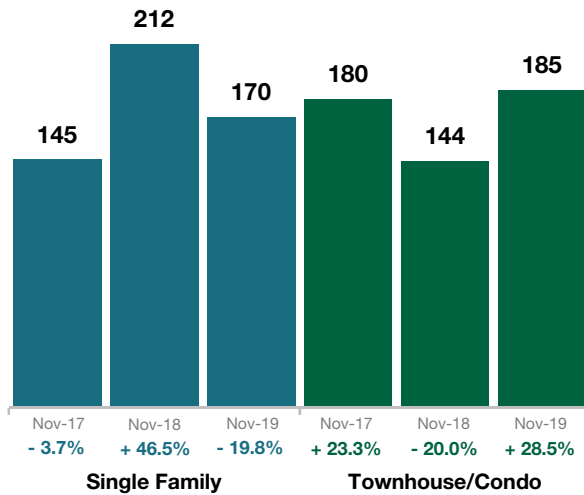
Days on Market	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Dec-2018	150	-8.5%	93	-38.0%
Jan-2019	135	-19.6%	136	-4.2%
Feb-2019	144	+11.6%	130	+49.4%
Mar-2019	156	+15.6%	111	-13.3%
Apr-2019	135	-3.6%	168	+10.5%
May-2019	132	+10.0%	105	-30.0%
Jun-2019	105	+5.0%	126	-8.0%
Jul-2019	115	0.0%	107	-2.7%
Aug-2019	120	-4.0%	85	-19.0%
Sep-2019	136	+5.4%	123	+2.5%
Oct-2019	113	-13.1%	182	+46.8%
<b>Nov-2019</b>	<b>140</b>	<b>-12.5%</b>	<b>137</b>	<b>+0.7%</b>

## Historical Days on Market Until Sale by Month

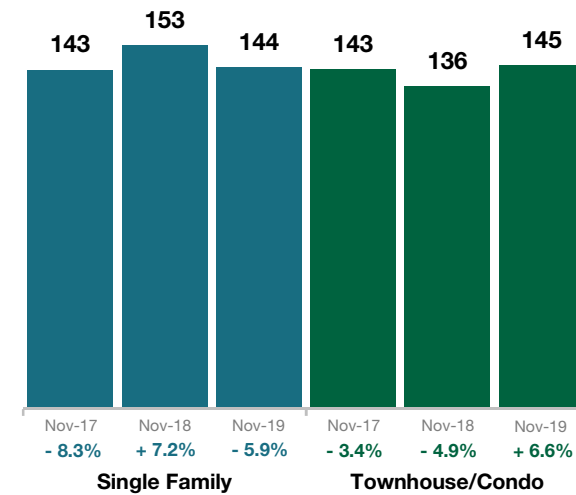


# Cumulative Days on Market Until Sale

## November

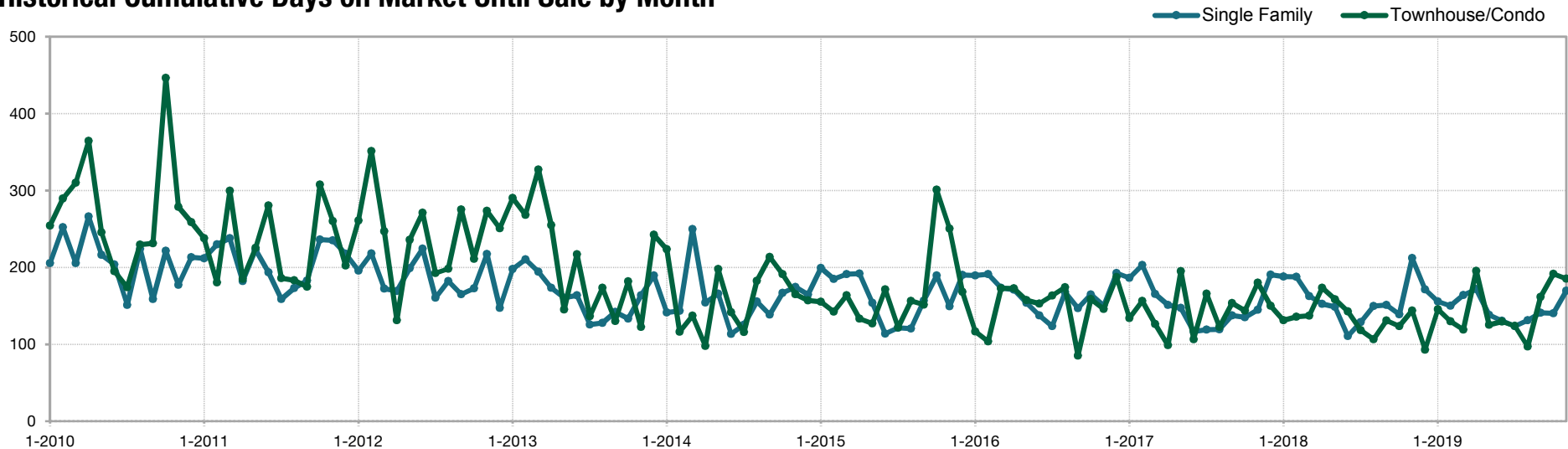


## Year to Date



Cumulative Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Dec-2018	171	-10.0%	93	-38.0%
Jan-2019	156	-17.0%	146	+11.5%
Feb-2019	150	-20.2%	130	-4.4%
Mar-2019	164	+0.6%	119	-13.1%
Apr-2019	172	+13.2%	195	+12.7%
May-2019	138	-7.4%	125	-20.9%
Jun-2019	131	+18.0%	130	-9.1%
Jul-2019	124	-3.9%	124	+5.1%
Aug-2019	131	-12.7%	97	-9.3%
Sep-2019	141	-6.6%	162	+23.7%
Oct-2019	140	+0.7%	192	+54.8%
<b>Nov-2019</b>	<b>170</b>	<b>-19.8%</b>	<b>185</b>	<b>+28.5%</b>

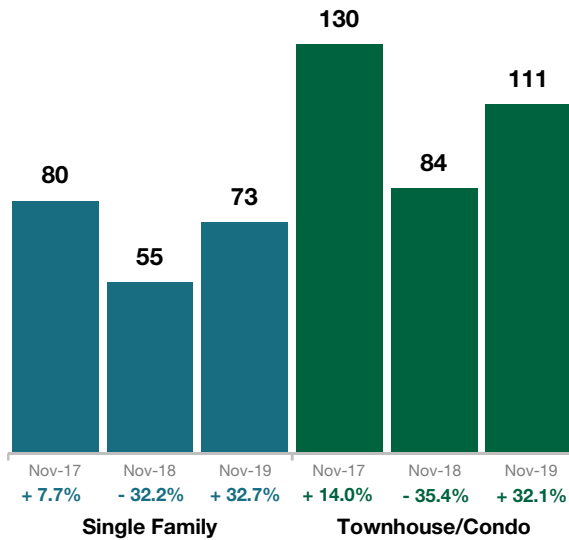
## Historical Cumulative Days on Market Until Sale by Month



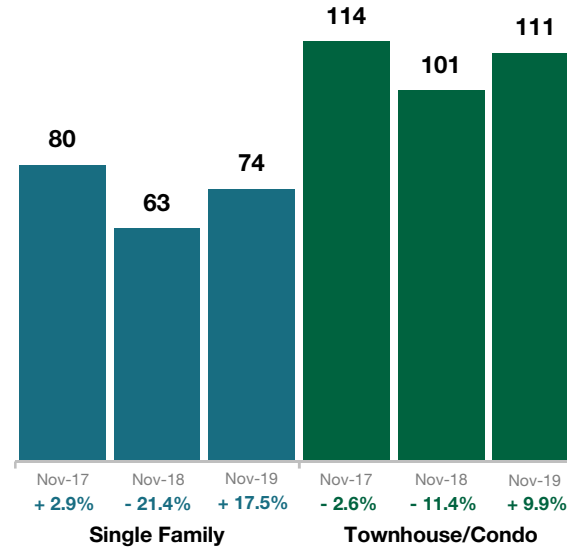
# Housing Affordability Index



## November

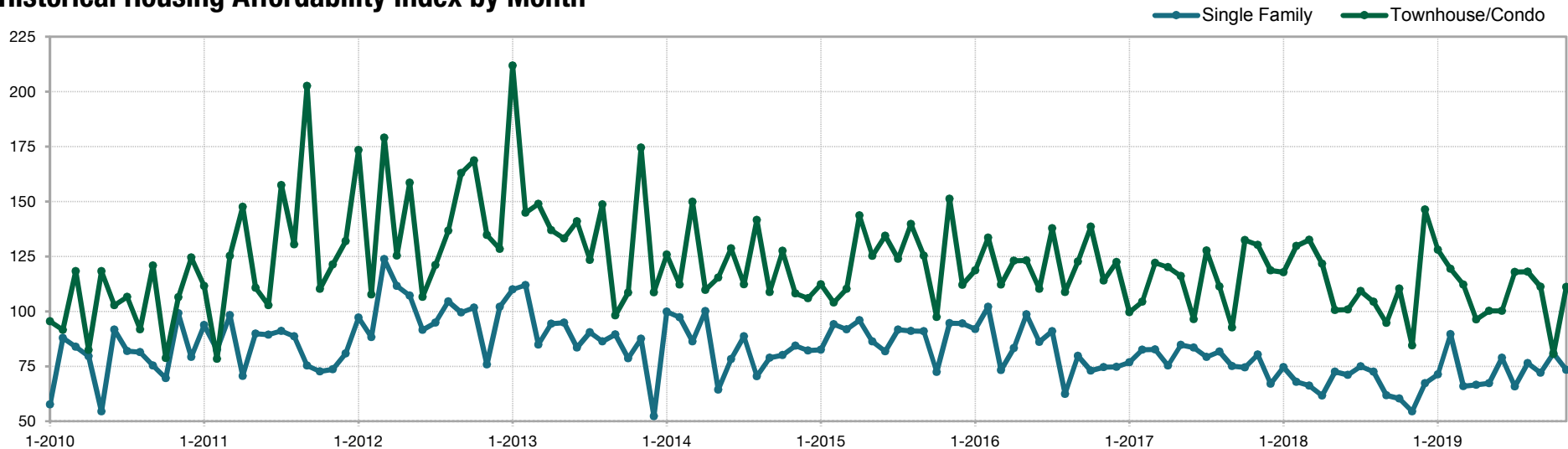


## Year to Date



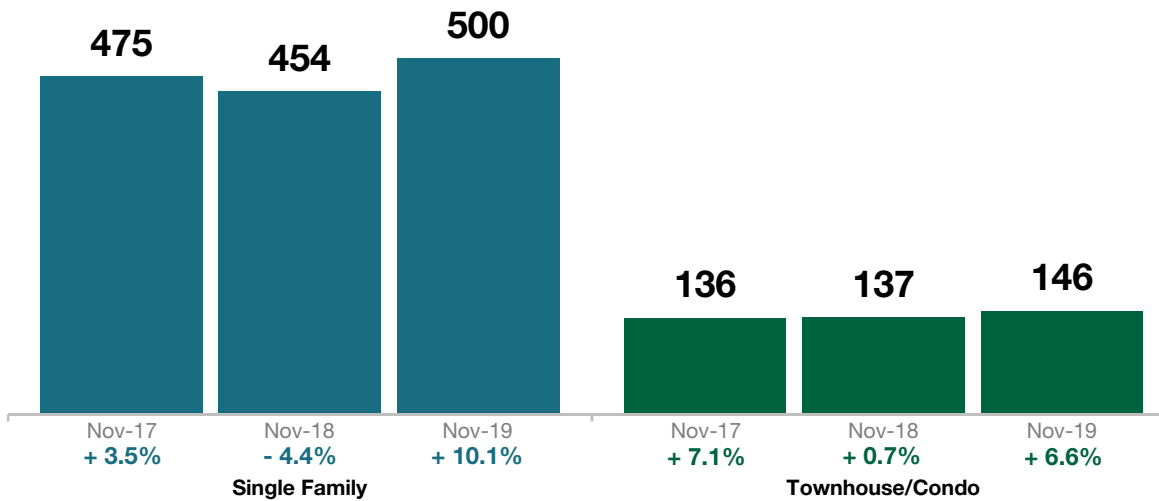
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Dec-2018	67	0.0%	146	+22.7%
Jan-2019	71	-5.3%	128	+8.5%
Feb-2019	90	+32.4%	119	-8.5%
Mar-2019	66	0.0%	112	-15.8%
Apr-2019	67	+8.1%	96	-21.3%
May-2019	67	-8.2%	100	-1.0%
Jun-2019	79	+11.3%	100	-1.0%
Jul-2019	66	-12.0%	118	+8.3%
Aug-2019	76	+4.1%	118	+13.5%
Sep-2019	72	+16.1%	111	+16.8%
Oct-2019	81	+35.0%	81	-26.4%
<b>Nov-2019</b>	<b>73</b>	<b>+32.7%</b>	<b>111</b>	<b>+32.1%</b>

## Historical Housing Affordability Index by Month



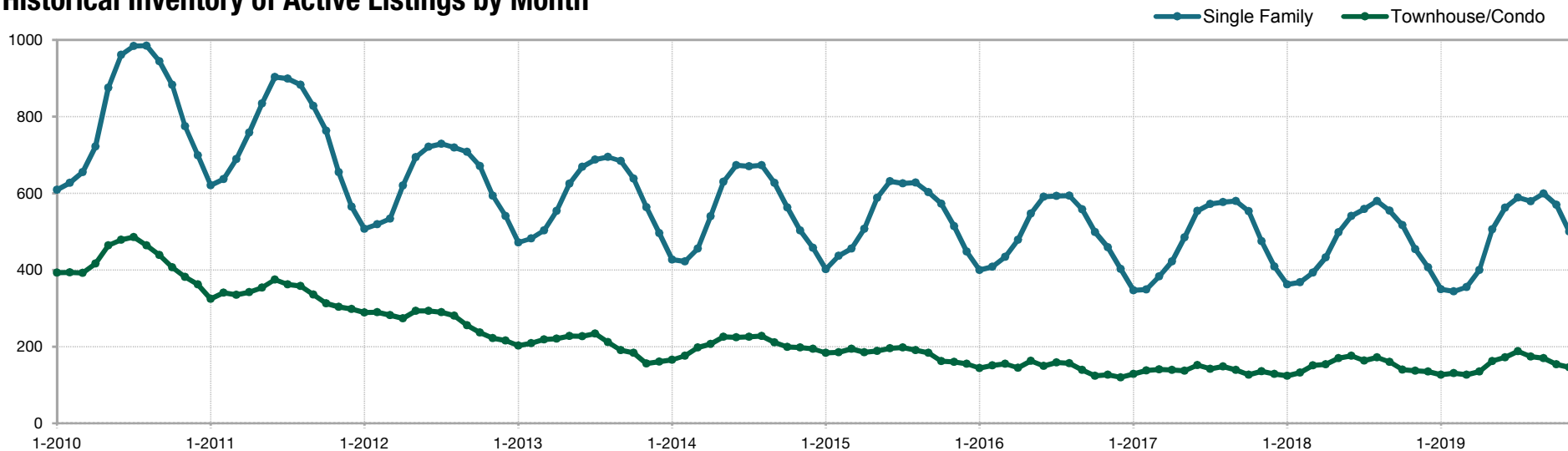
# Inventory of Active Listings

## November



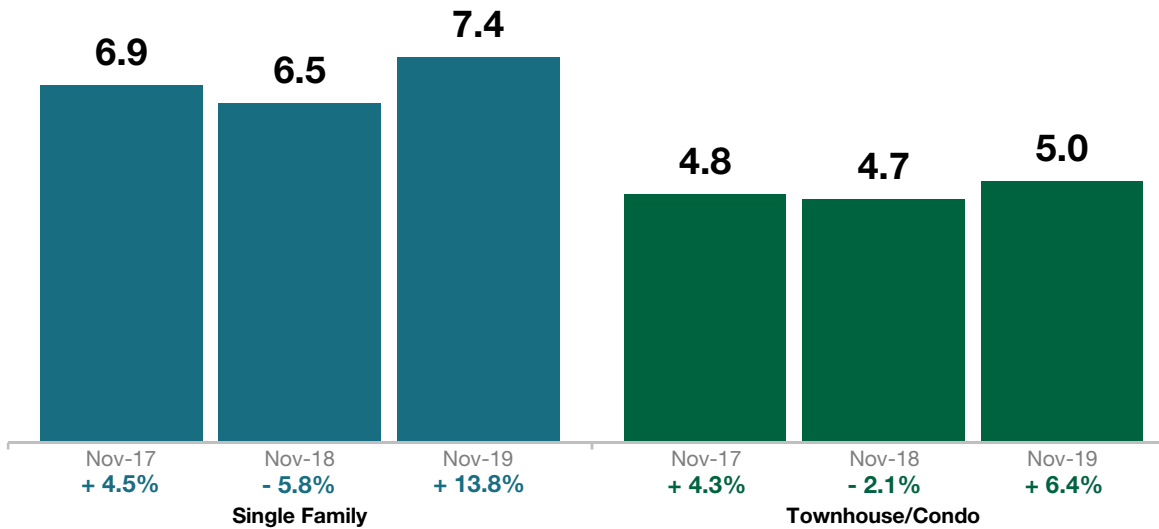
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Dec-2018	407	-0.5%	135	+4.7%
Jan-2019	350	-3.3%	127	+2.4%
Feb-2019	344	-6.5%	131	-0.8%
Mar-2019	355	-9.7%	127	-15.9%
Apr-2019	400	-7.6%	135	-12.3%
May-2019	506	+1.6%	162	-4.7%
Jun-2019	562	+3.9%	172	-2.3%
Jul-2019	589	+5.4%	188	+14.6%
Aug-2019	579	-0.2%	174	+1.2%
Sep-2019	599	+7.9%	170	+6.3%
Oct-2019	570	+10.3%	154	+10.0%
<b>Nov-2019</b>	<b>500</b>	<b>+10.1%</b>	<b>146</b>	<b>+6.6%</b>

## Historical Inventory of Active Listings by Month



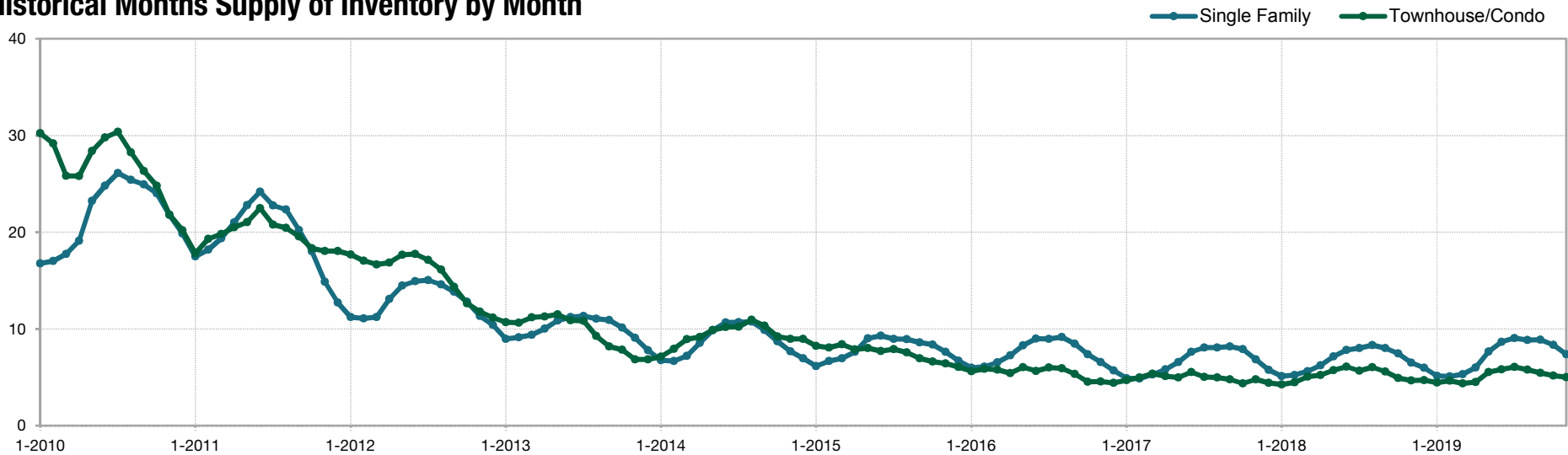
# Months Supply of Inventory

## November



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Dec-2018	6.0	+3.4%	4.7	+6.8%
Jan-2019	5.2	+2.0%	4.5	+4.7%
Feb-2019	5.1	-1.9%	4.6	+2.2%
Mar-2019	5.3	-5.4%	4.4	-13.7%
Apr-2019	6.0	-3.2%	4.5	-13.5%
May-2019	7.7	+6.9%	5.5	-3.5%
Jun-2019	8.6	+10.3%	5.8	-4.9%
Jul-2019	9.1	+13.8%	6.1	+7.0%
Aug-2019	8.9	+7.2%	5.8	-4.9%
Sep-2019	8.9	+11.3%	5.4	-3.6%
Oct-2019	8.4	+13.5%	5.2	+6.1%
<b>Nov-2019</b>	<b>7.4</b>	<b>+13.8%</b>	<b>5.0</b>	<b>+6.4%</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.



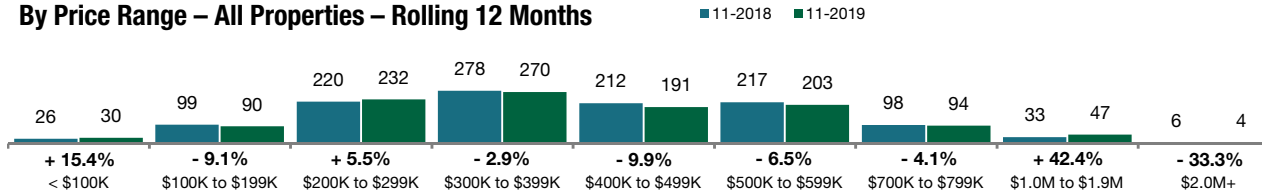
Key Metrics	Historical Sparkbars	11-2018	11-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		90	86	- 4.4%	1,706	<b>1,789</b>	+ 4.9%
<b>Pending Sales</b>		78	77	- 1.3%	1,104	<b>1,116</b>	+ 1.1%
<b>Sold Listings</b>		101	85	- 15.8%	1,081	<b>1,083</b>	+ 0.2%
<b>Median Sales Price</b>		\$412,500	<b>\$377,750</b>	- 8.4%	\$387,500	<b>\$385,000</b>	- 0.6%
<b>Avg. Sales Price</b>		\$509,309	<b>\$448,570</b>	- 11.9%	\$442,678	<b>\$445,031</b>	+ 0.5%
<b>Pct. of List Price Received</b>		96.9%	<b>96.8%</b>	- 0.1%	97.2%	<b>97.5%</b>	+ 0.3%
<b>Days on Market</b>		152	<b>139</b>	- 8.6%	128	<b>127</b>	- 0.8%
<b>Cumulative Days on Market</b>		189	<b>174</b>	- 7.9%	148	<b>144</b>	- 2.7%
<b>Affordability Index</b>		62	<b>82</b>	+ 32.3%	71	<b>82</b>	+ 15.5%
<b>Active Listings</b>		591	<b>646</b>	+ 9.3%	--	<b>--</b>	--
<b>Months Supply</b>		6.0	<b>6.7</b>	+ 11.7%	--	<b>--</b>	--

# Sold Listings

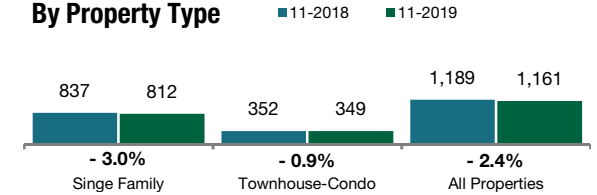
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	11-2018	11-2019	Change	11-2018	11-2019	Change
\$99,999 and Below	5	5	0.0%	21	25	+19.0%
\$100,000 to \$199,999	26	27	+3.8%	73	63	-13.7%
\$200,000 to \$299,999	137	137	0.0%	83	95	+14.5%
\$300,000 to \$399,999	184	185	+0.5%	94	85	-9.6%
\$400,000 to \$499,999	171	163	-4.7%	41	28	-31.7%
\$500,000 to \$699,999	188	167	-11.2%	29	36	+24.1%
\$700,000 to \$999,999	89	80	-10.1%	9	14	+55.6%
\$1,000,000 to \$1,999,999	31	44	+41.9%	2	3	+50.0%
\$2,000,000 and Above	6	4	-33.3%	0	0	--
<b>All Price Ranges</b>	<b>837</b>	<b>812</b>	<b>-3.0%</b>	<b>352</b>	<b>349</b>	<b>-0.9%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	10-2019	11-2019	Change	10-2019	11-2019	Change
\$99,999 and Below	0	0	--	2	0	-100.0%
\$100,000 to \$199,999	1	1	0.0%	1	7	+600.0%
\$200,000 to \$299,999	16	10	-37.5%	2	9	+350.0%
\$300,000 to \$399,999	21	17	-19.0%	2	3	+50.0%
\$400,000 to \$499,999	21	11	-47.6%	1	3	+200.0%
\$500,000 to \$699,999	17	11	-35.3%	3	2	-33.3%
\$700,000 to \$999,999	5	6	+20.0%	2	0	-100.0%
\$1,000,000 to \$1,999,999	3	2	-33.3%	1	1	0.0%
\$2,000,000 and Above	0	2	--	0	0	--
<b>All Price Ranges</b>	<b>84</b>	<b>60</b>	<b>-28.6%</b>	<b>14</b>	<b>25</b>	<b>+78.6%</b>

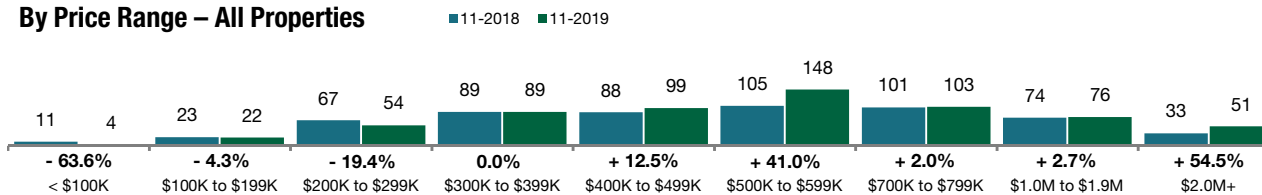
### Year to Date

By Price Range	Single Family			Condo		
	11-2018	11-2019	Change	11-2018	11-2019	Change
\$99,999 and Below	5	4	-20.0%	19	22	+15.8%
\$100,000 to \$199,999	24	25	+4.2%	67	56	-16.4%
\$200,000 to \$299,999	129	127	-1.6%	78	92	+17.9%
\$300,000 to \$399,999	161	172	+6.8%	89	81	-9.0%
\$400,000 to \$499,999	154	150	-2.6%	33	27	-18.2%
\$500,000 to \$699,999	173	159	-8.1%	28	35	+25.0%
\$700,000 to \$999,999	77	72	-6.5%	9	14	+55.6%
\$1,000,000 to \$1,999,999	28	40	+42.9%	2	3	+50.0%
\$2,000,000 and Above	5	4	-20.0%	0	0	--
<b>All Price Ranges</b>	<b>756</b>	<b>753</b>	<b>-0.4%</b>	<b>325</b>	<b>330</b>	<b>+1.5%</b>

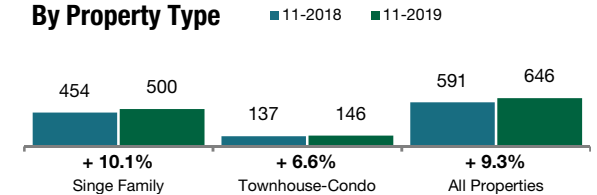
# Inventory of Active Listings

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		
	11-2018	11-2019	Change	11-2018	11-2019	Change
\$99,999 and Below	4	2	-50.0%	7	2	-71.4%
\$100,000 to \$199,999	11	13	+18.2%	12	9	-25.0%
\$200,000 to \$299,999	50	37	-26.0%	17	17	0.0%
\$300,000 to \$399,999	56	59	+5.4%	33	30	-9.1%
\$400,000 to \$499,999	71	70	-1.4%	17	29	+70.6%
\$500,000 to \$699,999	90	119	+32.2%	15	29	+93.3%
\$700,000 to \$999,999	77	78	+1.3%	24	25	+4.2%
\$1,000,000 to \$1,999,999	64	72	+12.5%	10	4	-60.0%
\$2,000,000 and Above	31	50	+61.3%	2	1	-50.0%
<b>All Price Ranges</b>	<b>454</b>	<b>500</b>	<b>+10.1%</b>	<b>137</b>	<b>146</b>	<b>+6.6%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	10-2019	11-2019	Change	10-2019	11-2019	Change
\$99,999 and Below	3	2	-33.3%	2	2	0.0%
\$100,000 to \$199,999	13	13	0.0%	11	9	-18.2%
\$200,000 to \$299,999	46	37	-19.6%	21	17	-19.0%
\$300,000 to \$399,999	65	59	-9.2%	31	30	-3.2%
\$400,000 to \$499,999	82	70	-14.6%	30	29	-3.3%
\$500,000 to \$699,999	137	119	-13.1%	30	29	-3.3%
\$700,000 to \$999,999	96	78	-18.8%	21	25	+19.0%
\$1,000,000 to \$1,999,999	78	72	-7.7%	7	4	-42.9%
\$2,000,000 and Above	50	50	0.0%	1	1	0.0%
<b>All Price Ranges</b>	<b>570</b>	<b>500</b>	<b>-12.3%</b>	<b>154</b>	<b>146</b>	<b>-5.2%</b>

### Year to Date

By Price Range	Single Family			Condo		
	11-2018	11-2019	Change	11-2018	11-2019	Change
\$99,999 and Below	4	2	-50.0%	7	2	-71.4%
\$100,000 to \$199,999	11	13	+18.2%	12	9	-25.0%
\$200,000 to \$299,999	50	37	-26.0%	17	17	0.0%
\$300,000 to \$399,999	56	59	+5.4%	33	30	-9.1%
\$400,000 to \$499,999	71	70	-1.4%	17	29	+70.6%
\$500,000 to \$699,999	90	119	+32.2%	15	29	+93.3%
\$700,000 to \$999,999	77	78	+1.3%	24	25	+4.2%
\$1,000,000 to \$1,999,999	64	72	+12.5%	10	4	-60.0%
\$2,000,000 and Above	31	50	+61.3%	2	1	-50.0%
<b>All Price Ranges</b>	<b>454</b>	<b>500</b>	<b>+10.1%</b>	<b>137</b>	<b>146</b>	<b>+6.6%</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.