

# Monthly Indicators



## October 2017

Percent changes calculated using year-over-year comparisons.

New Listings were up 9.1 percent for single family homes and 32.6 percent for townhouse-condo properties. Pending Sales increased 26.6 percent for single family homes and 47.6 percent for townhouse-condo properties.

The Median Sales Price was up 36.3 percent to \$669,000 for single family homes and 7.2 percent to \$504,000 for townhouse-condo properties. Days on Market decreased 9.2 percent for single family homes and 17.0 percent for condo properties.

Although inventory levels are low in many markets, there has largely been enough listing and building activity, or at least conversation about future activity, to keep prices from skyrocketing toward another bubble. Low affordability has started to become a recent topic of conversation and is definitely worth watching. But with a healthy economy, level of demand and national unemployment rate, sellers are going to be hard-pressed to lower prices.

## Activity Snapshot

**+ 15.4%**    **+ 19.1%**    **- 21.4%**

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 Pitkin, Eagle, Garfield, Gunnison, Mesa, Delta and Moffat Counties, comprised of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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

# 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	10-2016	10-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
<b>New Listings</b>		77	84	+ 9.1%	1,232	1,248	+ 1.3%
<b>Pending Sales</b>		64	81	+ 26.6%	724	821	+ 13.4%
<b>Sold Listings</b>		62	77	+ 24.2%	688	779	+ 13.2%
<b>Median Sales Price</b>		\$491,000	\$669,000	+ 36.3%	\$450,000	\$499,900	+ 11.1%
<b>Avg. Sales Price</b>		\$1,104,446	\$1,779,488	+ 61.1%	\$1,032,825	\$1,503,337	+ 45.6%
<b>Pct. of List Price Received</b>		96.5%	95.9%	- 0.6%	96.8%	96.3%	- 0.5%
<b>Days on Market</b>		153	139	- 9.2%	112	119	+ 6.3%
<b>Affordability Index</b>		77	53	- 31.2%	84	71	- 15.5%
<b>Active Listings</b>		719	605	- 15.9%	--	--	--
<b>Months Supply</b>		10.4	7.9	- 24.0%	--	--	--

# Townhouse-Condo Market Overview



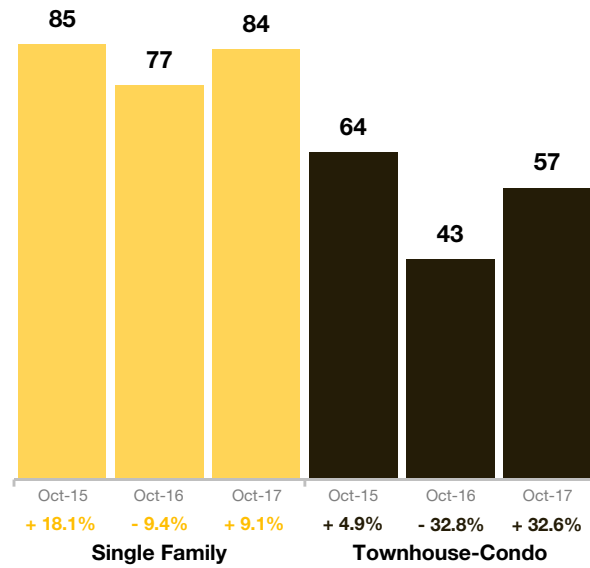
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	10-2016	10-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
<b>New Listings</b>		43	<b>57</b>	+ 32.6%	741	<b>662</b>	- 10.7%
<b>Pending Sales</b>		42	<b>62</b>	+ 47.6%	522	<b>574</b>	+ 10.0%
<b>Sold Listings</b>		55	<b>58</b>	+ 5.5%	494	<b>531</b>	+ 7.5%
<b>Median Sales Price</b>		\$470,000	<b>\$504,000</b>	+ 7.2%	\$380,000	<b>\$475,000</b>	+ 25.0%
<b>Avg. Sales Price</b>		\$856,904	<b>\$1,007,275</b>	+ 17.5%	\$806,519	<b>\$995,322</b>	+ 23.4%
<b>Pct. of List Price Received</b>		95.0%	<b>95.9%</b>	+ 0.9%	96.5%	<b>96.5%</b>	0.0%
<b>Days on Market</b>		171	<b>142</b>	- 17.0%	131	<b>134</b>	+ 2.3%
<b>Affordability Index</b>		89	<b>79</b>	- 11.2%	108	<b>83</b>	- 23.1%
<b>Active Listings</b>		465	<b>326</b>	- 29.9%	--	--	--
<b>Months Supply</b>		9.7	<b>6.3</b>	- 35.1%	--	--	--

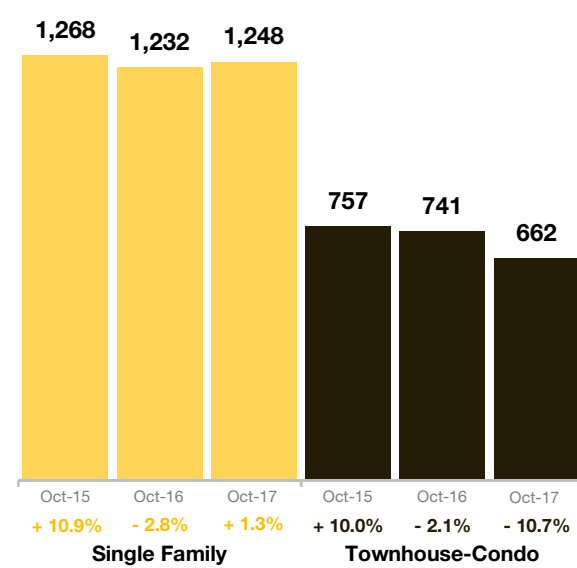
# New Listings



## October

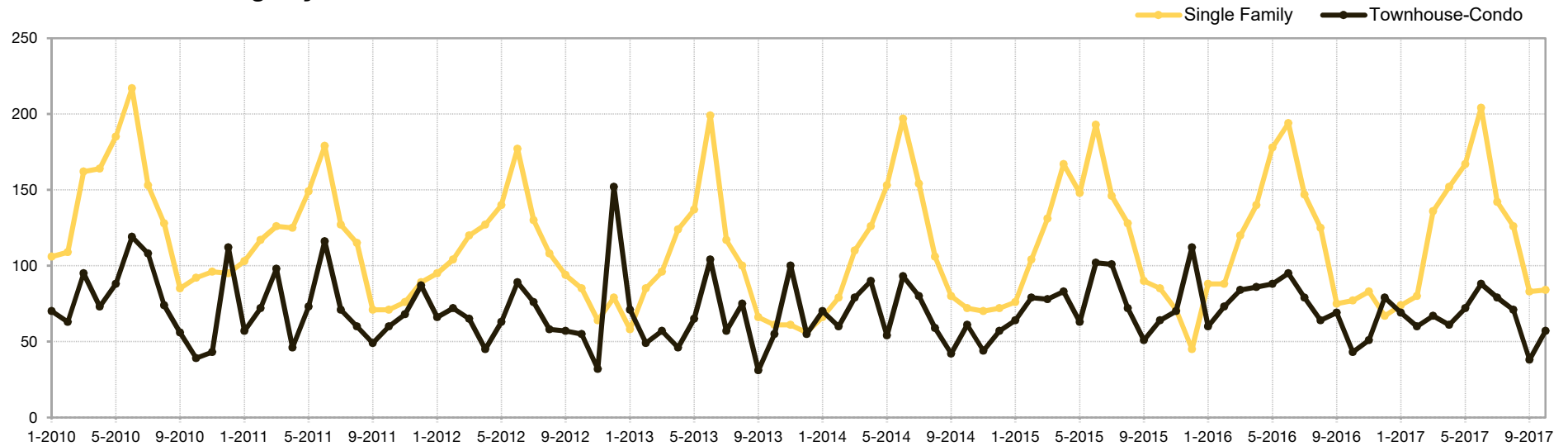


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2016	83	+16.9%	51	-27.1%
Dec-2016	67	+48.9%	79	-29.5%
Jan-2017	74	-15.9%	69	+15.0%
Feb-2017	80	-9.1%	60	-17.8%
Mar-2017	136	+13.3%	67	-20.2%
Apr-2017	152	+8.6%	61	-29.1%
May-2017	167	-6.2%	72	-18.2%
Jun-2017	204	+5.2%	88	-7.4%
Jul-2017	142	-3.4%	79	0.0%
Aug-2017	126	+0.8%	71	+10.9%
Sep-2017	83	+10.7%	38	-44.9%
<b>Oct-2017</b>	<b>84</b>	<b>+9.1%</b>	<b>57</b>	<b>+32.6%</b>

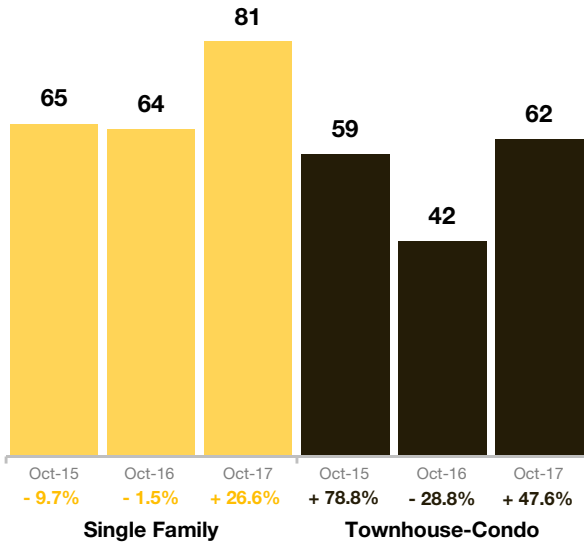
## Historical New Listings by Month



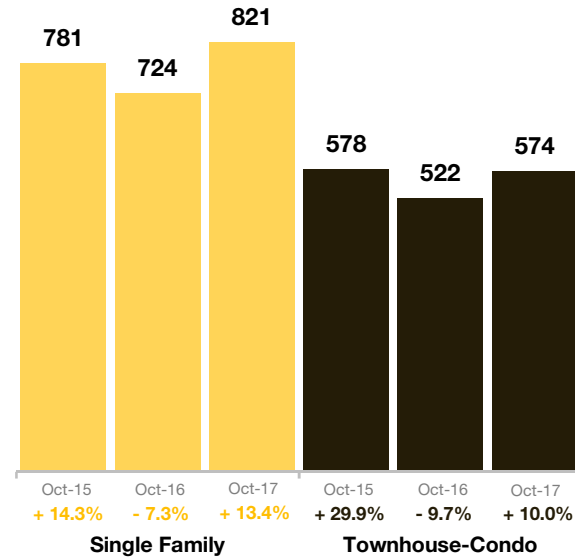
# Pending Sales



## October

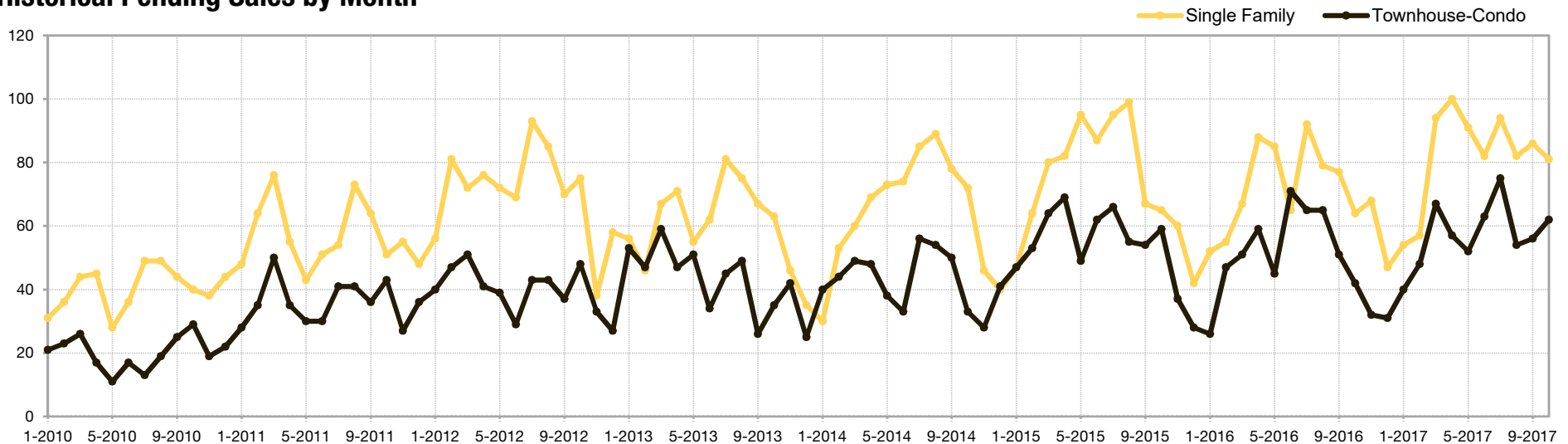


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2016	68	+13.3%	32	-13.5%
Dec-2016	47	+11.9%	31	+10.7%
Jan-2017	54	+3.8%	40	+53.8%
Feb-2017	57	+3.6%	48	+2.1%
Mar-2017	94	+40.3%	67	+31.4%
Apr-2017	100	+13.6%	57	-3.4%
May-2017	91	+7.1%	52	+15.6%
Jun-2017	82	+26.2%	63	-11.3%
Jul-2017	94	+2.2%	75	+15.4%
Aug-2017	82	+3.8%	54	-16.9%
Sep-2017	86	+11.7%	56	+9.8%
<b>Oct-2017</b>	<b>81</b>	<b>+26.6%</b>	<b>62</b>	<b>+47.6%</b>

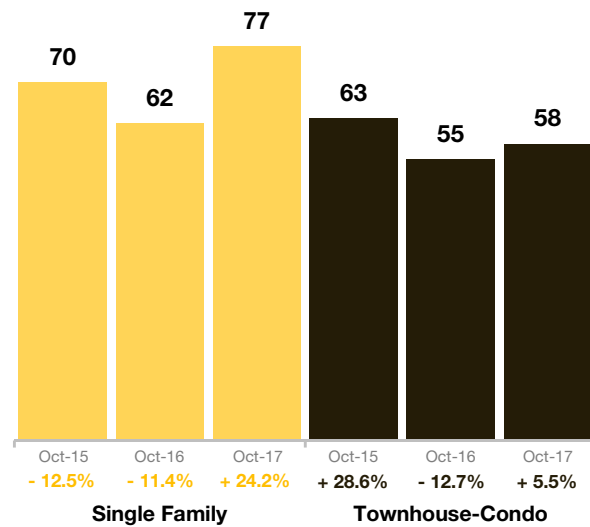
## Historical Pending Sales by Month



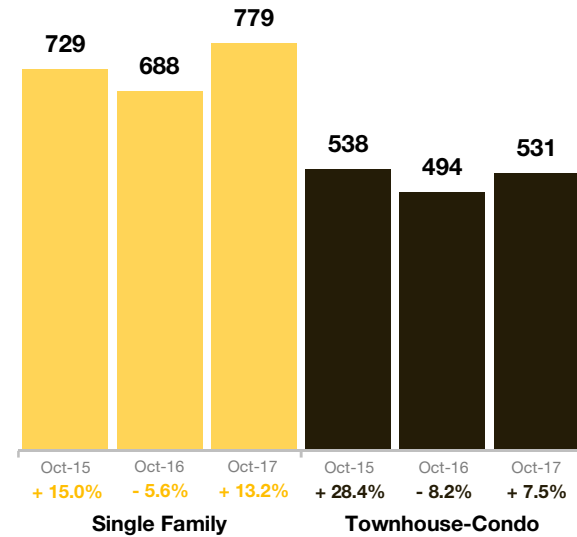
# Sold Listings



## October

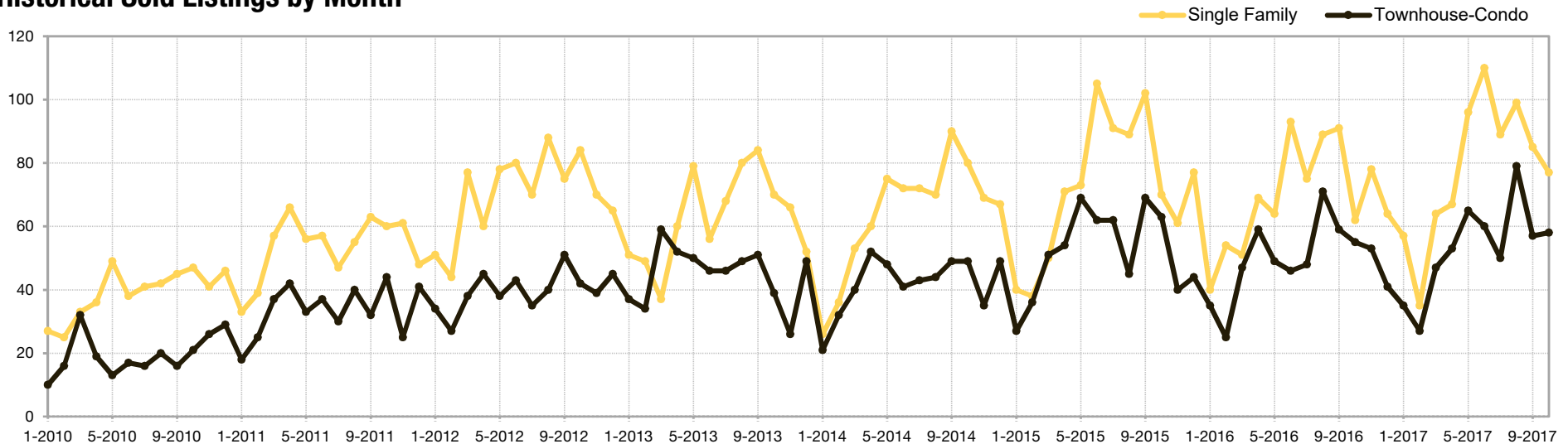


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2016	78	+27.9%	53	+32.5%
Dec-2016	64	-16.9%	41	-6.8%
Jan-2017	57	+42.5%	35	0.0%
Feb-2017	35	-35.2%	27	+8.0%
Mar-2017	64	+25.5%	47	0.0%
Apr-2017	67	-2.9%	53	-10.2%
May-2017	96	+50.0%	65	+32.7%
Jun-2017	110	+18.3%	60	+30.4%
Jul-2017	89	+18.7%	50	+4.2%
Aug-2017	99	+11.2%	79	+11.3%
Sep-2017	85	-6.6%	57	-3.4%
<b>Oct-2017</b>	<b>77</b>	<b>+24.2%</b>	<b>58</b>	<b>+5.5%</b>

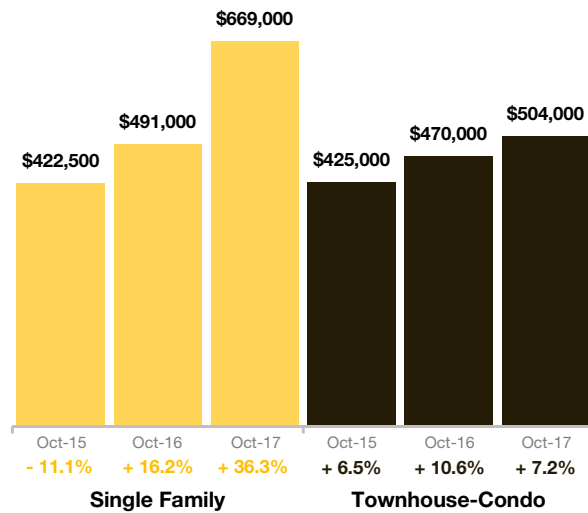
## Historical Sold Listings by Month



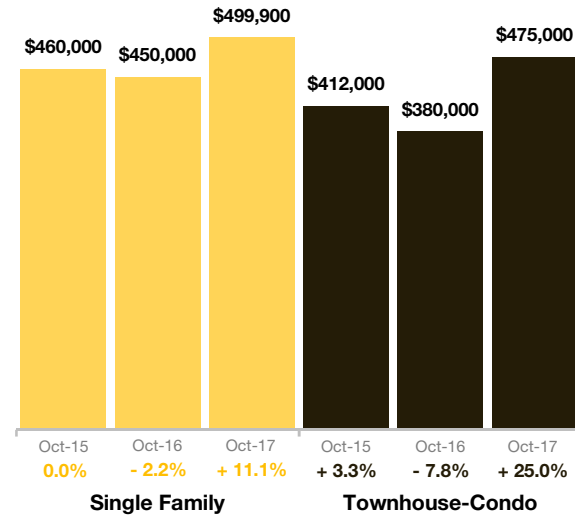
# Median Sales Price



## October

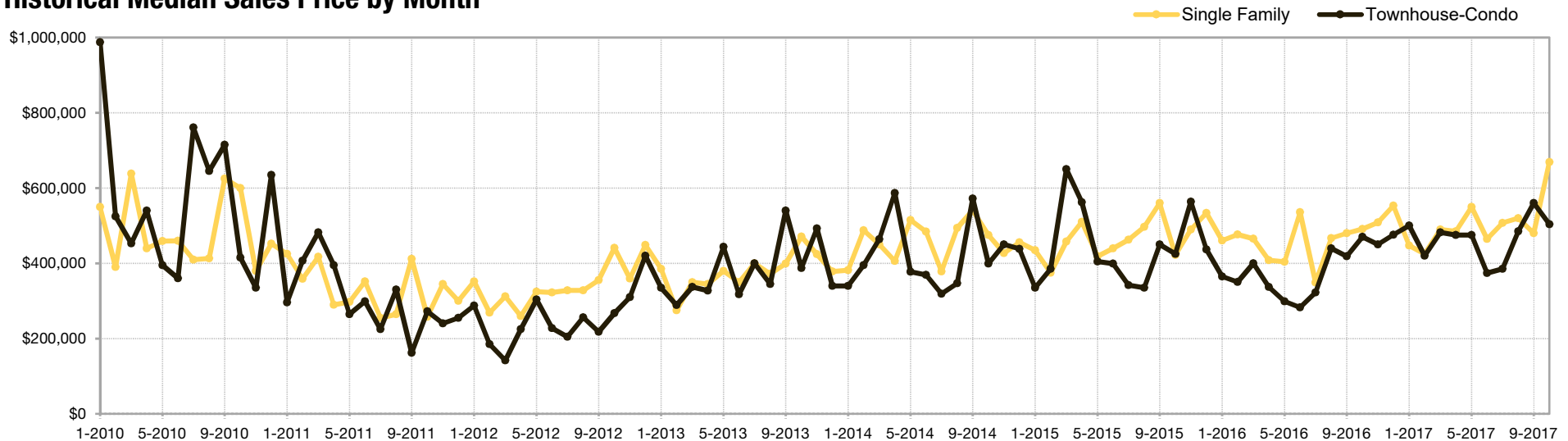


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2016	\$509,000	+3.9%	\$450,000	-20.2%
Dec-2016	\$553,000	+3.6%	\$476,058	+9.0%
Jan-2017	\$447,000	-2.9%	\$500,000	+37.0%
Feb-2017	\$425,000	-10.8%	\$420,000	+19.8%
Mar-2017	\$490,000	+5.3%	\$481,950	+20.5%
Apr-2017	\$485,000	+18.9%	\$475,000	+40.7%
May-2017	\$550,000	+36.1%	\$475,000	+58.9%
Jun-2017	\$465,000	-13.2%	\$373,850	+32.1%
Jul-2017	\$507,000	+45.3%	\$385,000	+19.4%
Aug-2017	\$520,000	+11.3%	\$485,000	+10.2%
Sep-2017	\$480,000	0.0%	\$560,000	+33.7%
<b>Oct-2017</b>	<b>\$669,000</b>	<b>+36.3%</b>	<b>\$504,000</b>	<b>+7.2%</b>

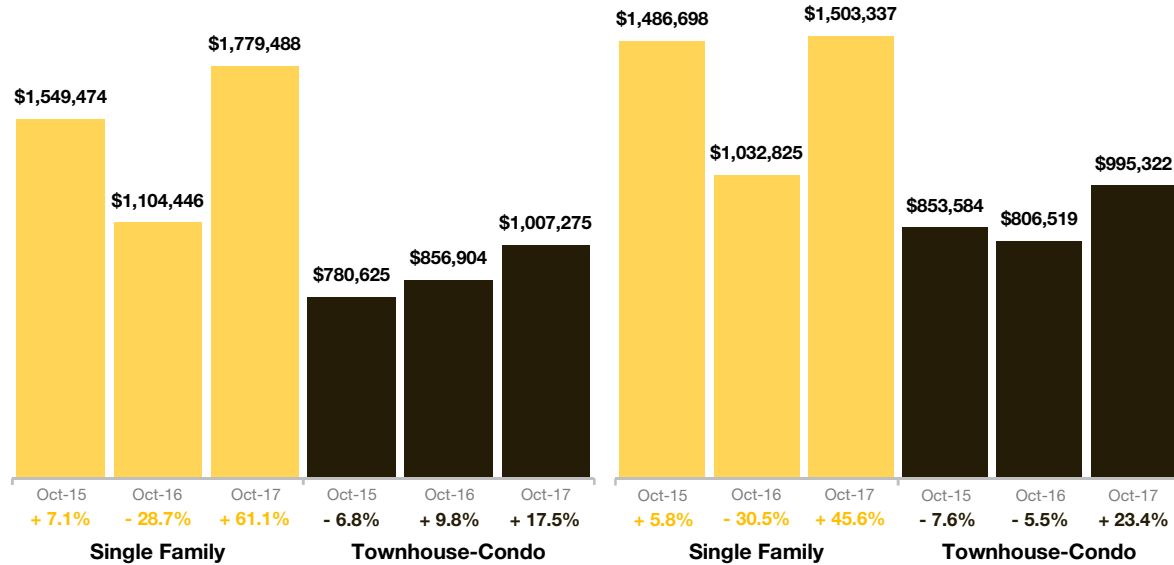
## Historical Median Sales Price by Month



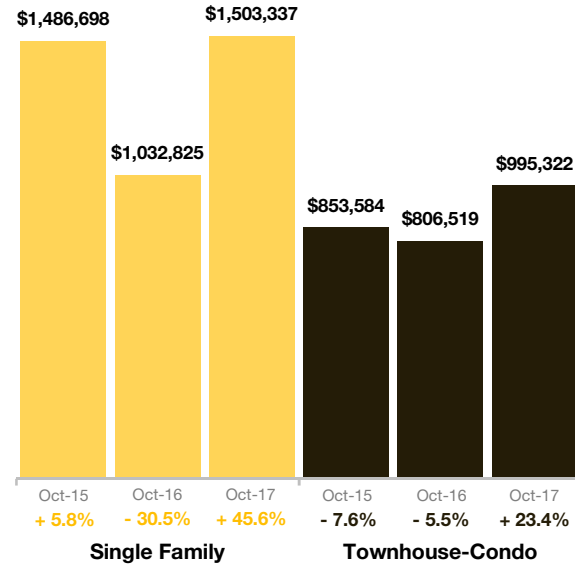
# Average Sales Price



## October

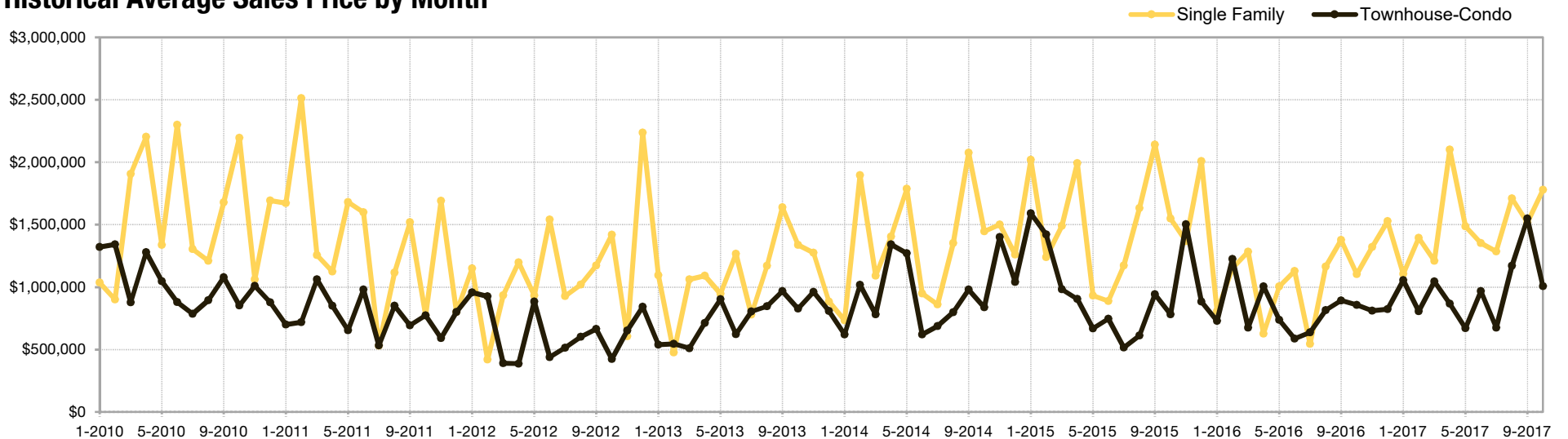


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2016	\$1,321,212	-3.3%	\$810,582	-46.1%
Dec-2016	\$1,528,489	-23.9%	\$823,967	-6.8%
Jan-2017	\$1,105,994	+37.0%	\$1,056,471	+45.0%
Feb-2017	\$1,394,611	+21.0%	\$807,588	-34.1%
Mar-2017	\$1,210,680	-5.7%	\$1,045,196	+55.0%
Apr-2017	\$2,099,924	+235.1%	\$867,632	-13.7%
May-2017	\$1,485,995	+47.8%	\$670,581	-9.2%
Jun-2017	\$1,353,230	+20.0%	\$967,684	+65.1%
Jul-2017	\$1,285,584	+136.1%	\$675,729	+5.9%
Aug-2017	\$1,710,760	+46.8%	\$1,170,796	+43.8%
Sep-2017	\$1,514,754	+10.0%	\$1,548,219	+73.4%
<b>Oct-2017</b>	<b>\$1,779,488</b>	<b>+61.1%</b>	<b>\$1,007,275</b>	<b>+17.5%</b>

## Historical Average Sales Price by Month



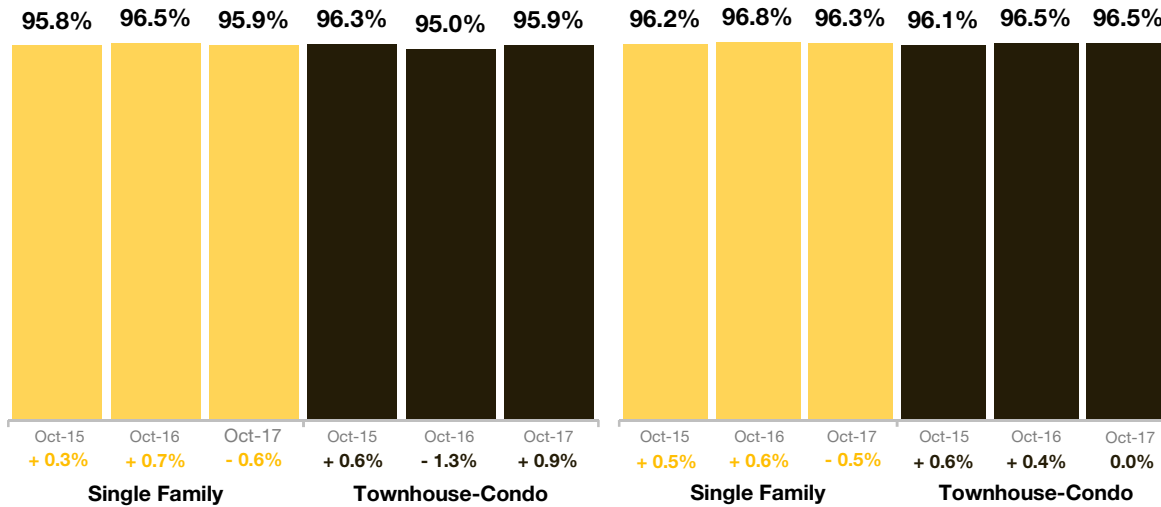


# Percent of List Price Received



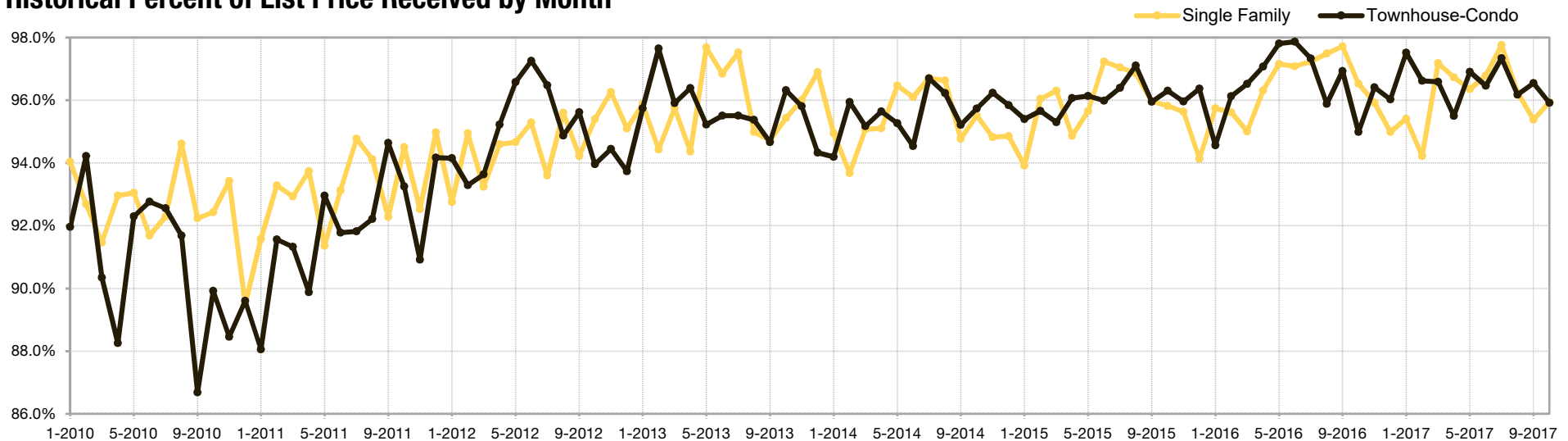
## October

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2016	95.9%	+0.3%	96.4%	+0.4%
Dec-2016	95.0%	+1.0%	96.0%	-0.4%
Jan-2017	95.4%	-0.3%	97.5%	+3.1%
Feb-2017	94.2%	-1.5%	96.6%	+0.5%
Mar-2017	97.2%	+2.3%	96.6%	+0.1%
Apr-2017	96.7%	+0.4%	95.5%	-1.6%
May-2017	96.4%	-0.8%	96.9%	-0.9%
Jun-2017	96.8%	-0.3%	96.5%	-1.4%
Jul-2017	97.8%	+0.6%	97.3%	0.0%
Aug-2017	96.2%	-1.3%	96.2%	+0.3%
Sep-2017	95.4%	-2.4%	96.5%	-0.4%
<b>Oct-2017</b>	<b>95.9%</b>	<b>-0.6%</b>	<b>95.9%</b>	<b>+0.9%</b>

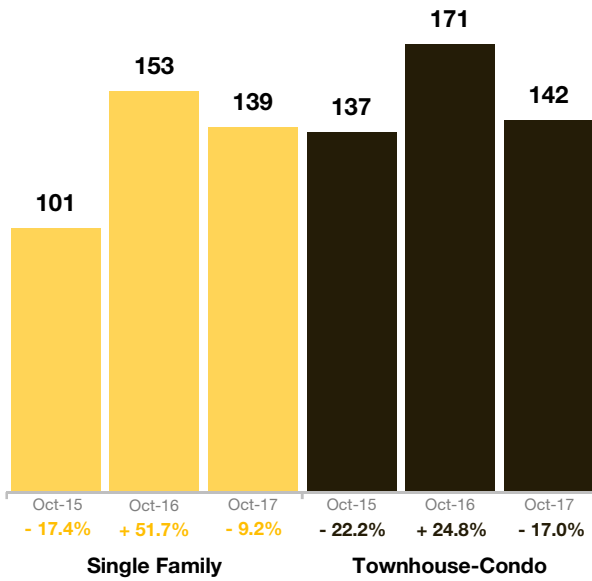
## Historical Percent of List Price Received by Month



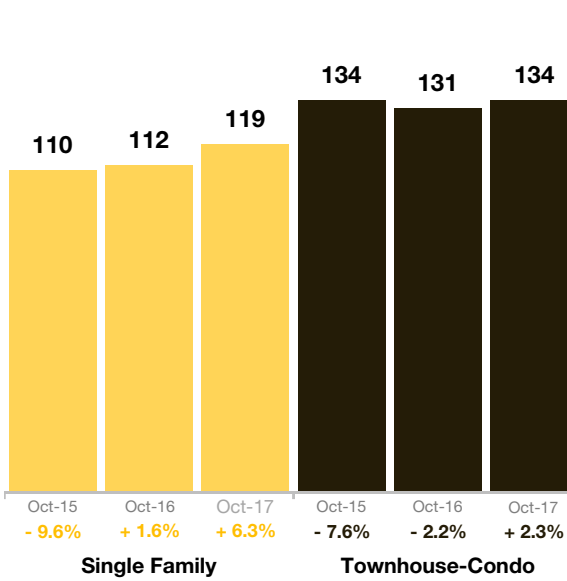
# Days on Market Until Sale



## October

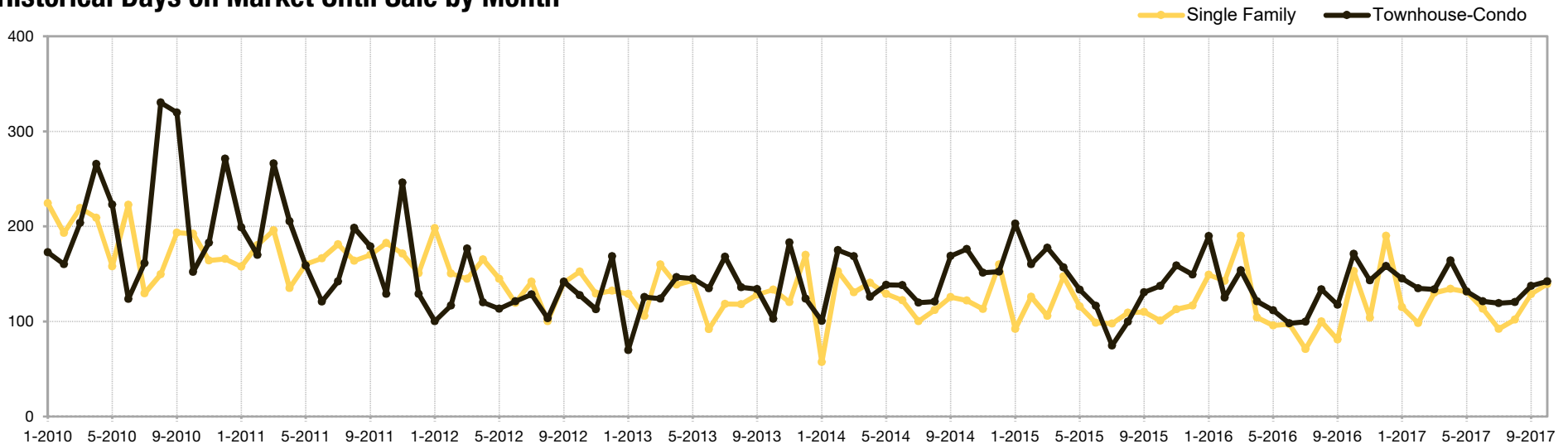


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2016	104	-8.0%	143	-10.1%
Dec-2016	190	+62.4%	158	+6.0%
Jan-2017	115	-22.8%	145	-23.7%
Feb-2017	98	-31.5%	135	+8.0%
Mar-2017	130	-31.6%	134	-13.0%
Apr-2017	134	+28.8%	164	+35.5%
May-2017	131	+36.5%	131	+17.0%
Jun-2017	113	+16.5%	121	+23.5%
Jul-2017	92	+29.6%	119	+19.0%
Aug-2017	102	+2.0%	120	-10.4%
Sep-2017	129	+59.3%	138	+17.9%
<b>Oct-2017</b>	<b>139</b>	<b>-9.2%</b>	<b>142</b>	<b>-17.0%</b>

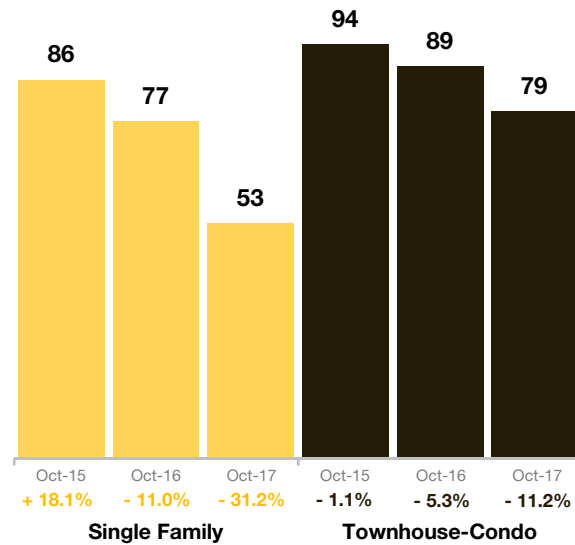
## Historical Days on Market Until Sale by Month



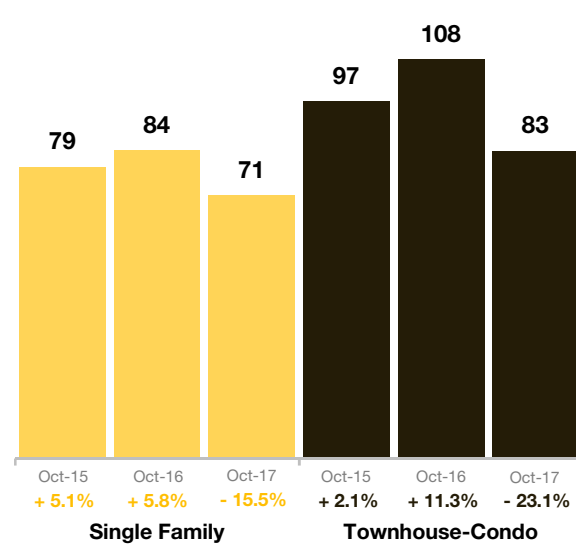
# Housing Affordability Index



## October

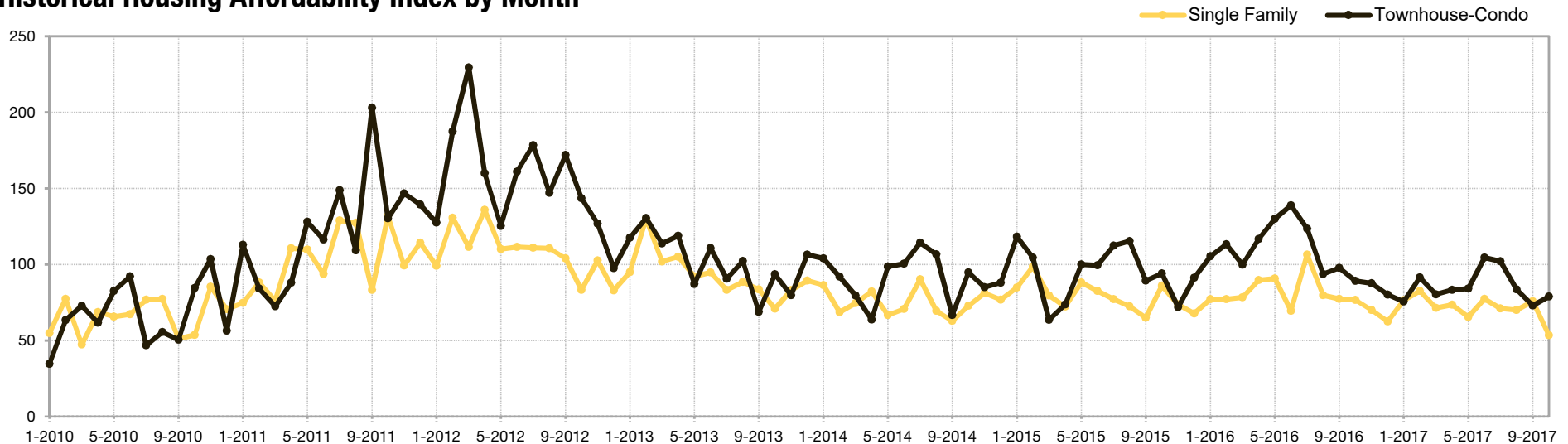


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2016	70	-5.4%	88	+22.2%
Dec-2016	62	-8.8%	80	-12.1%
Jan-2017	76	-1.3%	76	-27.6%
Feb-2017	83	+7.8%	92	-18.6%
Mar-2017	71	-9.0%	80	-20.0%
Apr-2017	74	-17.8%	83	-29.1%
May-2017	65	-28.6%	84	-35.4%
Jun-2017	77	+10.0%	104	-25.2%
Jul-2017	71	-33.0%	102	-17.7%
Aug-2017	70	-12.5%	84	-10.6%
Sep-2017	76	-1.3%	73	-25.5%
<b>Oct-2017</b>	<b>53</b>	<b>-31.2%</b>	<b>79</b>	<b>-11.2%</b>

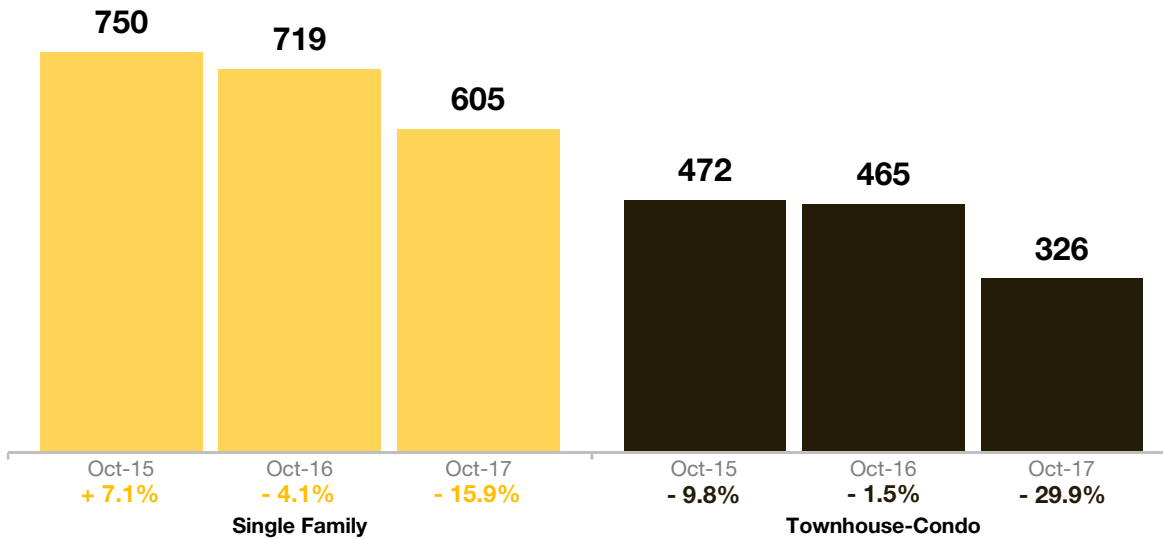
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

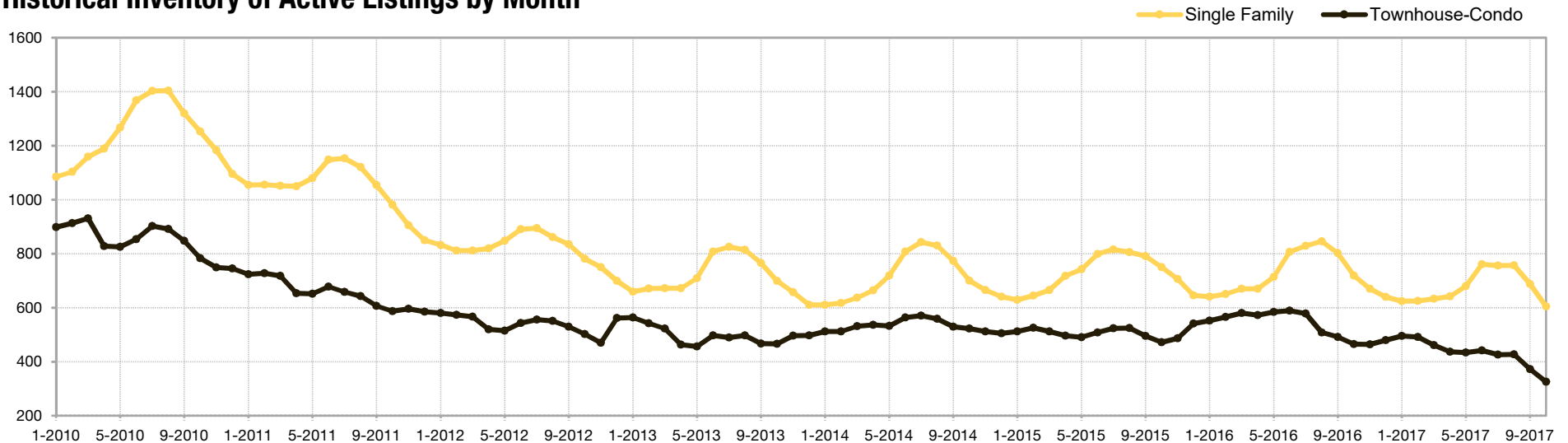


## October



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2016	670	-5.1%	464	-4.7%
Dec-2016	640	-0.9%	480	-11.3%
Jan-2017	624	-2.7%	495	-10.3%
Feb-2017	625	-4.0%	492	-13.1%
Mar-2017	633	-5.5%	461	-20.5%
Apr-2017	642	-4.2%	437	-23.7%
May-2017	680	-4.8%	434	-25.7%
Jun-2017	761	-5.7%	442	-25.0%
Jul-2017	756	-8.8%	426	-26.3%
Aug-2017	757	-10.5%	427	-15.9%
Sep-2017	688	-14.2%	373	-24.2%
<b>Oct-2017</b>	<b>605</b>	<b>-15.9%</b>	<b>326</b>	<b>-29.9%</b>

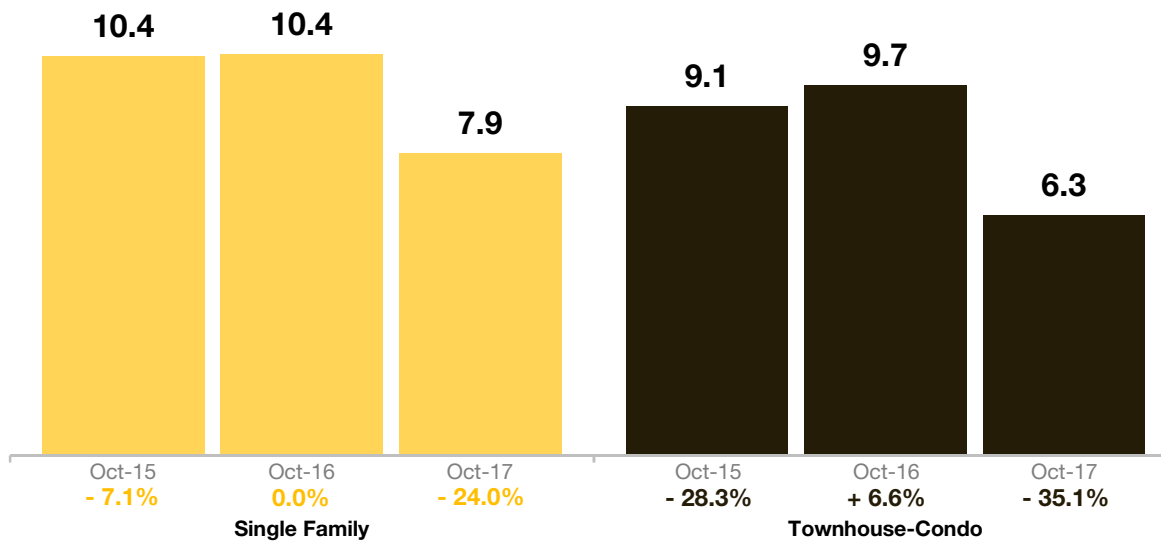
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

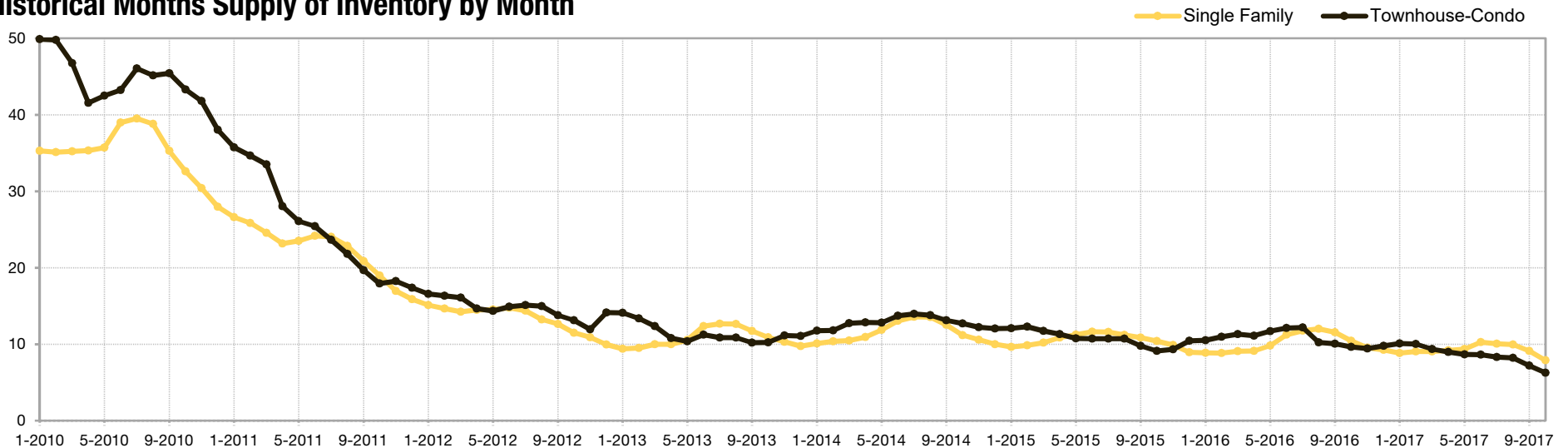


## October



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2016	9.5	-4.0%	9.4	+1.1%
Dec-2016	9.3	+4.5%	9.8	-5.8%
Jan-2017	8.8	-1.1%	10.1	-3.8%
Feb-2017	9.1	+3.4%	10.0	-9.1%
Mar-2017	9.0	-1.1%	9.4	-16.8%
Apr-2017	9.2	+1.1%	9.0	-18.9%
May-2017	9.4	-4.1%	8.7	-25.6%
Jun-2017	10.3	-8.0%	8.6	-28.9%
Jul-2017	10.1	-14.4%	8.3	-32.0%
Aug-2017	10.0	-16.7%	8.2	-19.6%
Sep-2017	9.1	-20.9%	7.2	-28.7%
<b>Oct-2017</b>	<b>7.9</b>	<b>-24.0%</b>	<b>6.3</b>	<b>-35.1%</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.

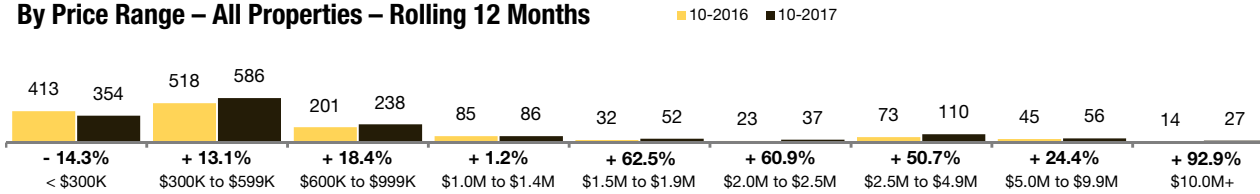
Key Metrics	Historical Sparkbars	10-2016	10-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
<b>New Listings</b>		120	<b>141</b>	+ 17.5%	1,975	<b>1,910</b>	- 3.3%
<b>Pending Sales</b>		106	<b>143</b>	+ 34.9%	1,246	<b>1,395</b>	+ 12.0%
<b>Sold Listings</b>		117	<b>135</b>	+ 15.4%	1,182	<b>1,310</b>	+ 10.8%
<b>Median Sales Price</b>		\$470,000	<b>\$560,000</b>	+ 19.1%	\$427,500	<b>\$485,000</b>	+ 13.5%
<b>Avg. Sales Price</b>		\$988,080	<b>\$1,447,722</b>	+ 46.5%	\$938,387	<b>\$1,297,647</b>	+ 38.3%
<b>Pct. of List Price Received</b>		95.8%	<b>95.9%</b>	+ 0.1%	96.7%	<b>96.4%</b>	- 0.3%
<b>Days on Market</b>		162	<b>141</b>	- 13.0%	120	<b>125</b>	+ 4.2%
<b>Affordability Index</b>		80	<b>64</b>	- 20.0%	88	<b>74</b>	- 15.9%
<b>Active Listings</b>		1,185	<b>931</b>	- 21.4%	--	--	--
<b>Months Supply</b>		10.1	<b>7.2</b>	- 28.7%	--	--	--

# Sold Listings

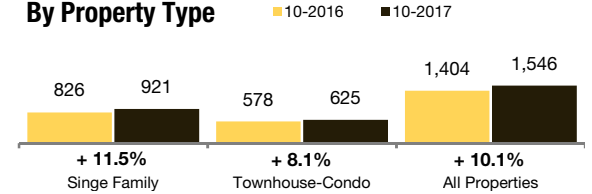
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	10-2016	10-2017	Change	10-2016	10-2017	Change
\$299,999 and Below	203	173	-14.8%	210	181	-13.8%
\$300,000 to \$599,999	340	379	+11.5%	178	207	+16.3%
\$600,000 to \$999,999	131	156	+19.1%	70	82	+17.1%
\$1,000,000 to \$1,499,999	40	45	+12.5%	45	41	-8.9%
\$1,500,000 to \$1,999,999	9	23	+155.6%	23	29	+26.1%
\$2,000,000 to \$2,499,999	13	21	+61.5%	10	16	+60.0%
\$2,500,000 to \$4,999,999	46	56	+21.7%	27	54	+100.0%
\$5,000,000 to \$9,999,999	32	42	+31.3%	13	14	+7.7%
\$10,000,000 and Above	12	26	+116.7%	2	1	-50.0%
<b>All Price Ranges</b>	<b>826</b>	<b>921</b>	<b>+11.5%</b>	<b>578</b>	<b>625</b>	<b>+8.1%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	9-2017	10-2017	Change	9-2017	10-2017	Change
\$299,999 and Below	17	12	-29.4%	11	12	+9.1%
\$300,000 to \$599,999	36	26	-27.8%	20	22	+10.0%
\$600,000 to \$999,999	17	16	-5.9%	6	8	+33.3%
\$1,000,000 to \$1,499,999	3	5	+66.7%	5	2	-60.0%
\$1,500,000 to \$1,999,999	1	0	-100.0%	2	4	+100.0%
\$2,000,000 to \$2,499,999	1	4	+300.0%	0	4	--
\$2,500,000 to \$4,999,999	3	7	+133.3%	9	5	-44.4%
\$5,000,000 to \$9,999,999	4	4	0.0%	3	1	-66.7%
\$10,000,000 and Above	3	3	0.0%	1	0	-100.0%
<b>All Price Ranges</b>	<b>85</b>	<b>77</b>	<b>-9.4%</b>	<b>57</b>	<b>58</b>	<b>+1.8%</b>

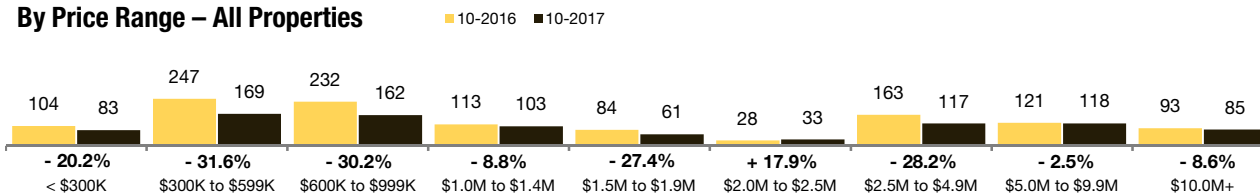
### Year to Date

By Price Range	Single Family			Condo		
	10-2016	10-2017	Change	10-2016	10-2017	Change
\$299,999 and Below	167	153	-8.4%	186	157	-15.6%
\$300,000 to \$599,999	295	319	+8.1%	154	173	+12.3%
\$600,000 to \$999,999	106	137	+29.2%	55	65	+18.2%
\$1,000,000 to \$1,499,999	36	36	0.0%	37	37	0.0%
\$1,500,000 to \$1,999,999	8	13	+62.5%	20	26	+30.0%
\$2,000,000 to \$2,499,999	12	17	+41.7%	9	11	+22.2%
\$2,500,000 to \$4,999,999	33	43	+30.3%	20	48	+140.0%
\$5,000,000 to \$9,999,999	23	38	+65.2%	12	13	+8.3%
\$10,000,000 and Above	8	23	+187.5%	1	1	0.0%
<b>All Price Ranges</b>	<b>688</b>	<b>779</b>	<b>+13.2%</b>	<b>494</b>	<b>531</b>	<b>+7.5%</b>

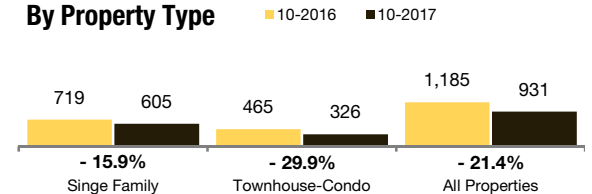
# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

## By Price Range – All Properties



## By Property Type



### Compared to Prior Year

By Price Range	Single Family			Condo		
	10-2016	10-2017	Change	10-2016	10-2017	Change
\$299,999 and Below	41	40	-2.4%	63	43	-31.7%
\$300,000 to \$599,999	140	93	-33.6%	107	76	-29.0%
\$600,000 to \$999,999	141	102	-27.7%	91	60	-34.1%
\$1,000,000 to \$1,499,999	55	60	+9.1%	58	43	-25.9%
\$1,500,000 to \$1,999,999	45	44	-2.2%	38	17	-55.3%
\$2,000,000 to \$2,499,999	16	21	+31.3%	12	12	0.0%
\$2,500,000 to \$4,999,999	105	75	-28.6%	58	42	-27.6%
\$5,000,000 to \$9,999,999	101	92	-8.9%	20	26	+30.0%
\$10,000,000 and Above	75	78	+4.0%	18	7	-61.1%
<b>All Price Ranges</b>	<b>719</b>	<b>605</b>	<b>-15.9%</b>	<b>465</b>	<b>326</b>	<b>-29.9%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	9-2017	10-2017	Change	9-2017	10-2017	Change
\$299,999 and Below	39	40	+2.6%	44	43	-2.3%
\$300,000 to \$599,999	113	93	-17.7%	92	76	-17.4%
\$600,000 to \$999,999	129	102	-20.9%	72	60	-16.7%
\$1,000,000 to \$1,499,999	70	60	-14.3%	50	43	-14.0%
\$1,500,000 to \$1,999,999	52	44	-15.4%	20	17	-15.0%
\$2,000,000 to \$2,499,999	21	21	0.0%	12	12	0.0%
\$2,500,000 to \$4,999,999	87	75	-13.8%	48	42	-12.5%
\$5,000,000 to \$9,999,999	92	92	0.0%	27	26	-3.7%
\$10,000,000 and Above	85	78	-8.2%	8	7	-12.5%
<b>All Price Ranges</b>	<b>688</b>	<b>605</b>	<b>-12.1%</b>	<b>373</b>	<b>326</b>	<b>-12.6%</b>

### Year to Date

By Price Range	Single Family			Condo		
	10-2016	10-2017	Change	10-2016	10-2017	Change
\$299,999 and Below	41	40	-2.4%	63	43	-31.7%
\$300,000 to \$599,999	140	93	-33.6%	107	76	-29.0%
\$600,000 to \$999,999	141	102	-27.7%	91	60	-34.1%
\$1,000,000 to \$1,499,999	55	60	+9.1%	58	43	-25.9%
\$1,500,000 to \$1,999,999	45	44	-2.2%	38	17	-55.3%
\$2,000,000 to \$2,499,999	16	21	+31.3%	12	12	0.0%
\$2,500,000 to \$4,999,999	105	75	-28.6%	58	42	-27.6%
\$5,000,000 to \$9,999,999	101	92	-8.9%	20	26	+30.0%
\$10,000,000 and Above	75	78	+4.0%	18	7	-61.1%
<b>All Price Ranges</b>	<b>719</b>	<b>605</b>	<b>-15.9%</b>	<b>465</b>	<b>326</b>	<b>-29.9%</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 average income by county.
<b>Inventory of Active Listings</b>	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
<b>Months Supply of Inventory</b>	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.