

# Monthly Indicators



## January 2018

Percent changes calculated using year-over-year comparisons.

New Listings were down 14.9 percent for single family homes but increased 30.4 percent for townhouse-condo properties. Pending Sales increased 37.0 percent for single family homes and 5.0 percent for townhouse-condo properties.

The Median Sales Price was up 34.7 percent to \$602,000 for single family homes but decreased 19.5 percent to \$402,500 for townhouse-condo properties. Days on Market increased 4.3 percent for single family homes but decreased 17.9 percent for condo properties.

Whatever external forces are placed upon residential real estate markets across the country – whether they are related to tax legislation, mortgage rates, employment situation changes, new family formations, the availability of new construction and the like – the appetite for home buying remains strong enough to drive prices upward in virtually all markets across the country. New sales are not necessarily following that trend, but monthly increases are expected until at least late summer.

## Activity Snapshot

**+ 4.3%**      **+ 8.2%**      **- 26.9%**

One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties	One-Year Change in <b>Active Listings</b> All Properties
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Residential real estate activity in Pitkin, Eagle, Garfield, Gunnison, Mesa, Delta and Moffat 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	1-2017	1-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
<b>New Listings</b>		74	63	- 14.9%	74	63	- 14.9%
<b>Pending Sales</b>		54	74	+ 37.0%	54	74	+ 37.0%
<b>Sold Listings</b>		57	54	- 5.3%	57	54	- 5.3%
<b>Median Sales Price</b>		\$447,000	\$602,000	+ 34.7%	\$447,000	\$602,000	+ 34.7%
<b>Avg. Sales Price</b>		\$1,105,994	\$1,318,834	+ 19.2%	\$1,105,994	\$1,318,834	+ 19.2%
<b>Pct. of List Price Received</b>		95.4%	96.3%	+ 0.9%	95.4%	96.3%	+ 0.9%
<b>Days on Market</b>		115	120	+ 4.3%	115	120	+ 4.3%
<b>Affordability Index</b>		76	57	- 25.0%	76	57	- 25.0%
<b>Active Listings</b>		632	494	- 21.8%	--	--	--
<b>Months Supply</b>		9.0	6.3	- 30.0%	--	--	--

# Townhouse-Condo Market Overview



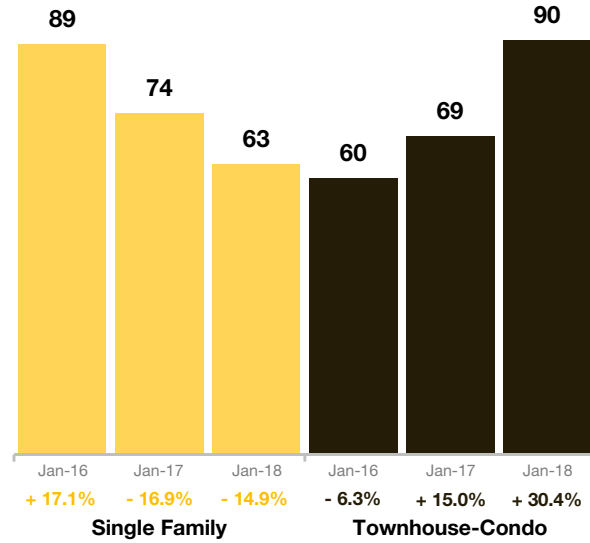
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	1-2017	1-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
<b>New Listings</b>		69	<b>90</b>	+ 30.4%	69	<b>90</b>	+ 30.4%
<b>Pending Sales</b>		40	<b>42</b>	+ 5.0%	40	<b>42</b>	+ 5.0%
<b>Sold Listings</b>		35	<b>42</b>	+ 20.0%	35	<b>42</b>	+ 20.0%
<b>Median Sales Price</b>		\$500,000	<b>\$402,500</b>	- 19.5%	\$500,000	<b>\$402,500</b>	- 19.5%
<b>Avg. Sales Price</b>		\$1,056,471	<b>\$1,821,039</b>	+ 72.4%	\$1,056,471	<b>\$1,821,039</b>	+ 72.4%
<b>Pct. of List Price Received</b>		97.5%	<b>96.8%</b>	- 0.7%	97.5%	<b>96.8%</b>	- 0.7%
<b>Days on Market</b>		145	<b>119</b>	- 17.9%	145	<b>119</b>	- 17.9%
<b>Affordability Index</b>		76	<b>94</b>	+ 23.7%	76	<b>94</b>	+ 23.7%
<b>Active Listings</b>		500	<b>334</b>	- 33.2%	--	--	--
<b>Months Supply</b>		10.2	<b>6.2</b>	- 39.2%	--	--	--

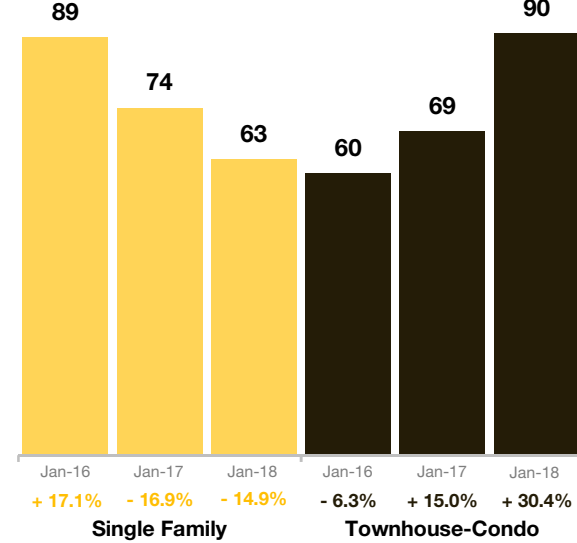
# New Listings



## January

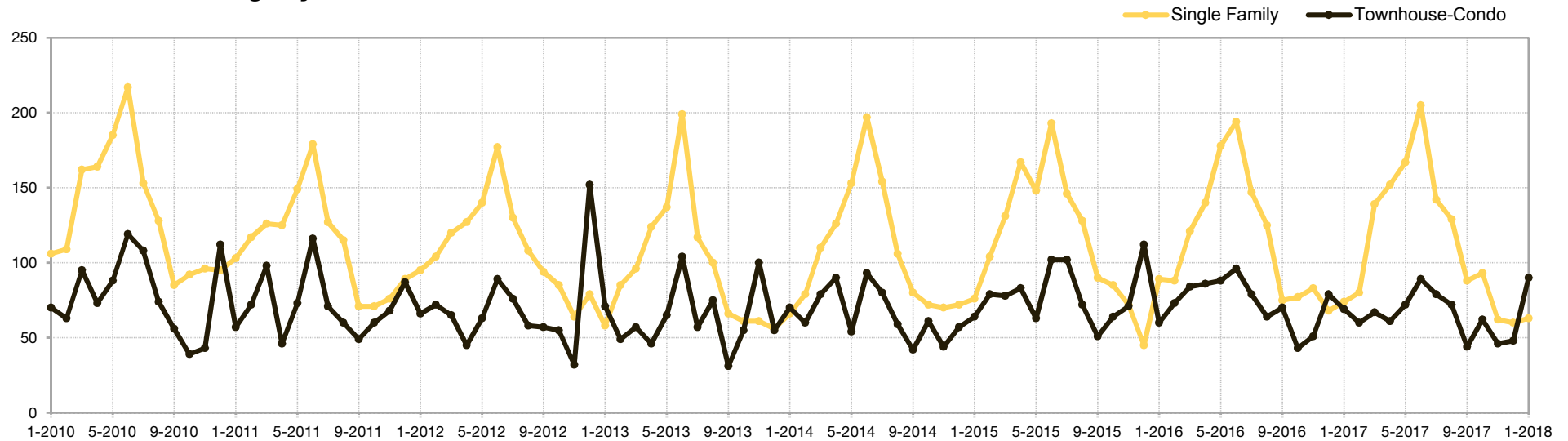


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2017	80	-9.1%	60	-17.8%
Mar-2017	139	+14.9%	67	-20.2%
Apr-2017	152	+8.6%	61	-29.1%
May-2017	167	-6.2%	72	-18.2%
Jun-2017	205	+5.7%	89	-7.3%
Jul-2017	142	-3.4%	79	0.0%
Aug-2017	129	+3.2%	72	+12.5%
Sep-2017	88	+17.3%	44	-37.1%
Oct-2017	93	+20.8%	62	+44.2%
Nov-2017	62	-25.3%	46	-9.8%
Dec-2017	60	-11.8%	48	-39.2%
<b>Jan-2018</b>	<b>63</b>	<b>-14.9%</b>	<b>90</b>	<b>+30.4%</b>

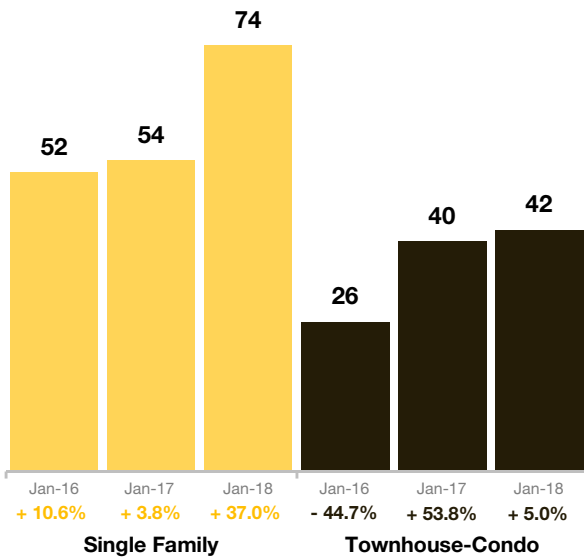
## Historical New Listings by Month



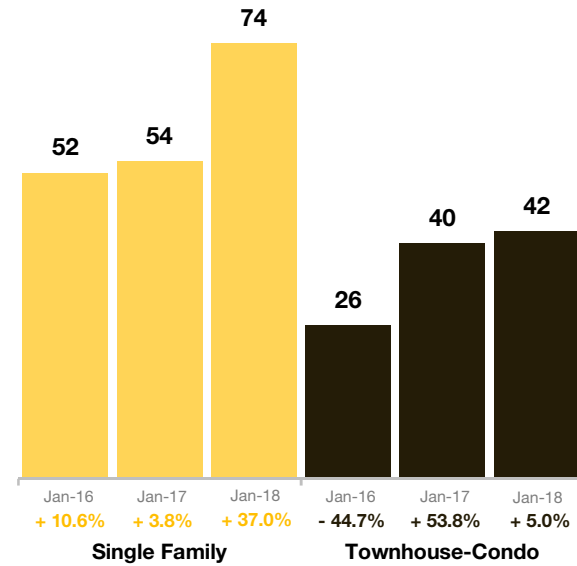
# Pending Sales



## January

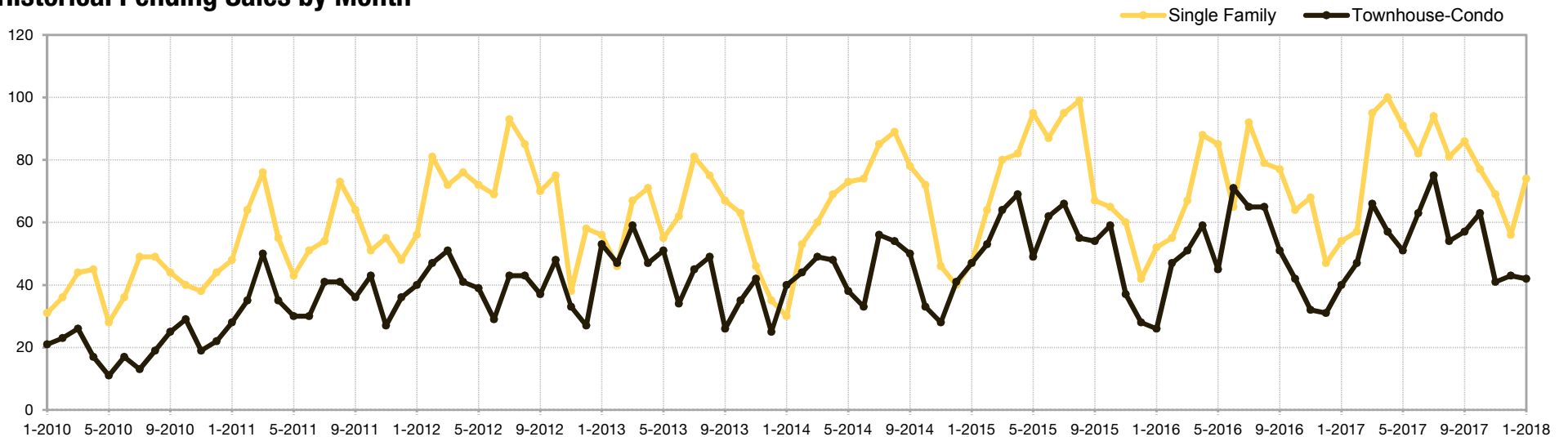


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2017	57	+3.6%	47	0.0%
Mar-2017	95	+41.8%	66	+29.4%
Apr-2017	100	+13.6%	57	-3.4%
May-2017	91	+7.1%	51	+13.3%
Jun-2017	82	+26.2%	63	-11.3%
Jul-2017	94	+2.2%	75	+15.4%
Aug-2017	81	+2.5%	54	-16.9%
Sep-2017	86	+11.7%	57	+11.8%
Oct-2017	77	+20.3%	63	+50.0%
Nov-2017	69	+1.5%	41	+28.1%
Dec-2017	56	+19.1%	43	+38.7%
<b>Jan-2018</b>	<b>74</b>	<b>+37.0%</b>	<b>42</b>	<b>+5.0%</b>

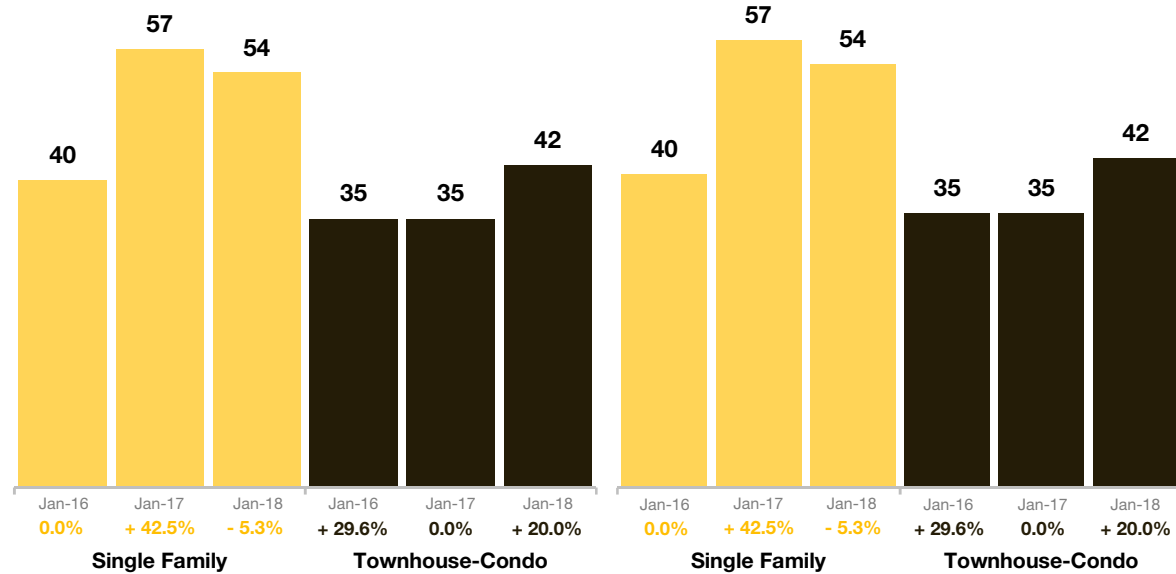
## Historical Pending Sales by Month



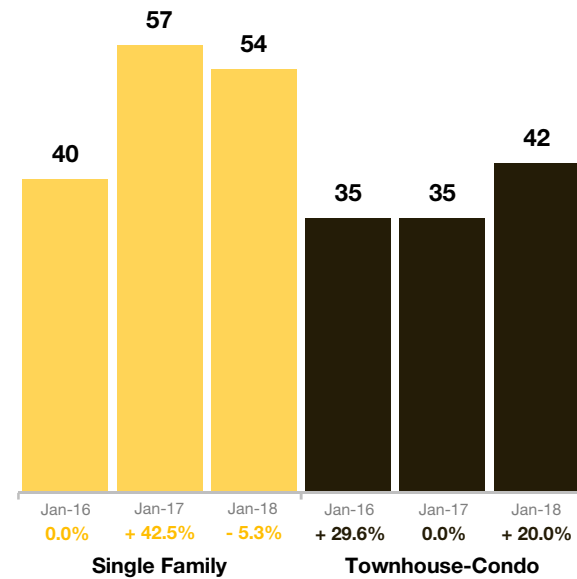
# Sold Listings



## January

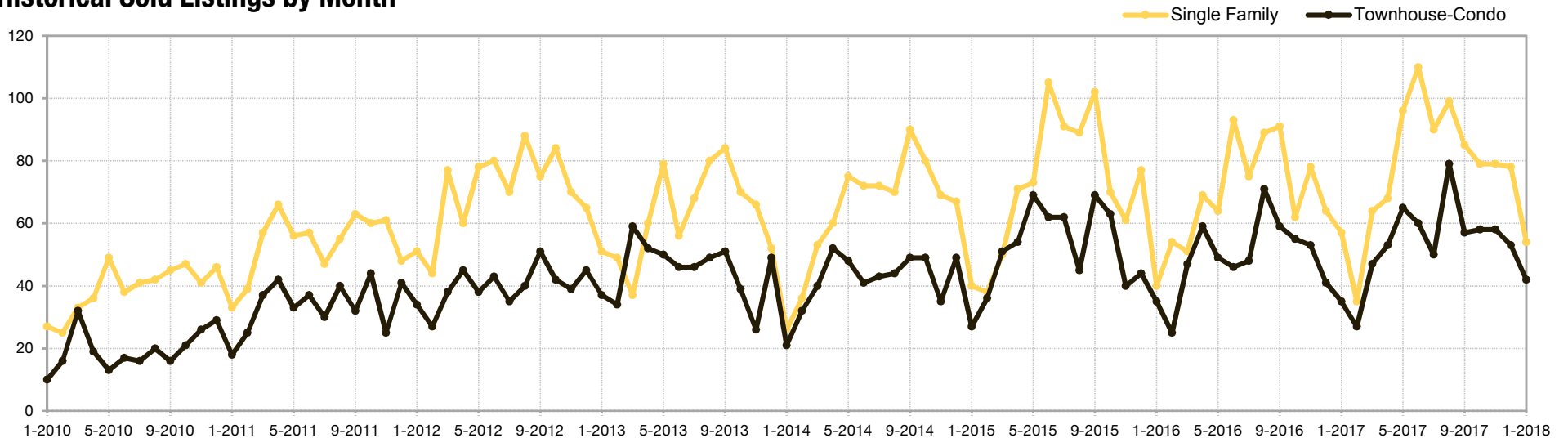


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2017	35	-35.2%	27	+8.0%
Mar-2017	64	+25.5%	47	0.0%
Apr-2017	68	-1.4%	53	-10.2%
May-2017	96	+50.0%	65	+32.7%
Jun-2017	110	+18.3%	60	+30.4%
Jul-2017	90	+20.0%	50	+4.2%
Aug-2017	99	+11.2%	79	+11.3%
Sep-2017	85	-6.6%	57	-3.4%
Oct-2017	79	+27.4%	58	+5.5%
Nov-2017	79	+1.3%	58	+9.4%
Dec-2017	78	+21.9%	53	+29.3%
<b>Jan-2018</b>	<b>54</b>	<b>-5.3%</b>	<b>42</b>	<b>+20.0%</b>

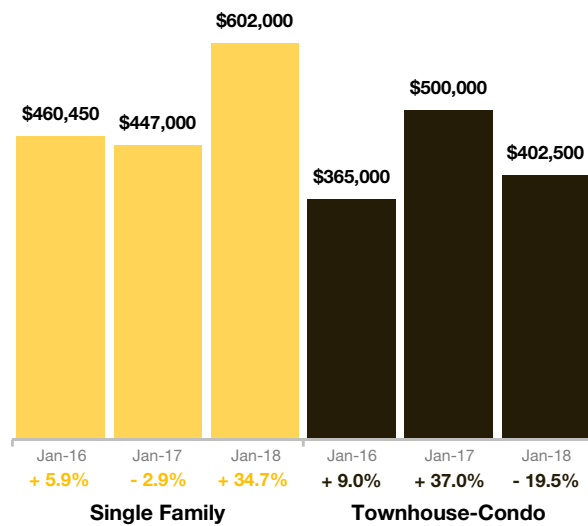
## Historical Sold Listings by Month



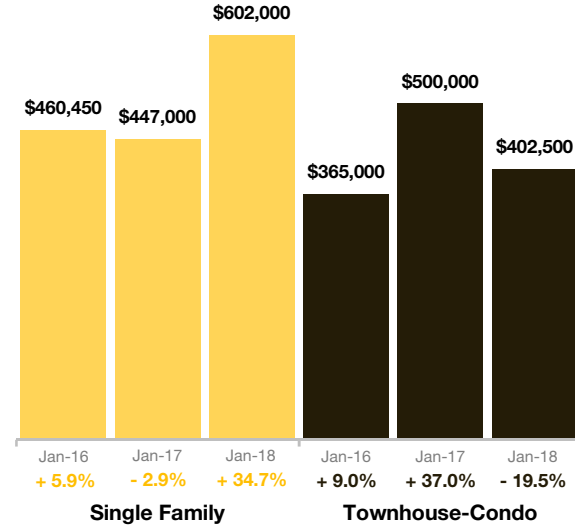
# Median Sales Price



## January

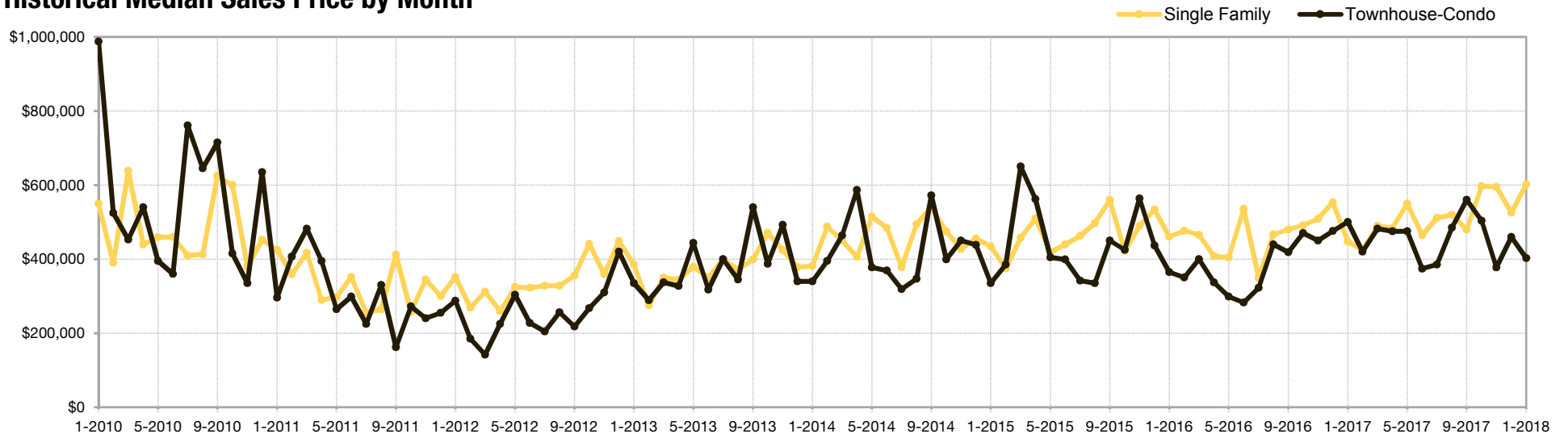


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2017	\$425,000	-10.8%	\$420,000	+19.8%
Mar-2017	\$490,000	+5.3%	\$481,950	+20.5%
Apr-2017	\$484,500	+18.8%	\$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	\$511,500	+46.6%	\$385,000	+19.4%
Aug-2017	\$520,000	+11.3%	\$485,000	+10.2%
Sep-2017	\$480,000	0.0%	\$560,000	+33.7%
Oct-2017	\$596,825	+21.6%	\$504,000	+7.2%
Nov-2017	\$595,000	+16.9%	\$377,500	-16.1%
Dec-2017	\$525,500	-5.0%	\$460,000	-3.4%
<b>Jan-2018</b>	<b>\$602,000</b>	<b>+34.7%</b>	<b>\$402,500</b>	<b>-19.5%</b>

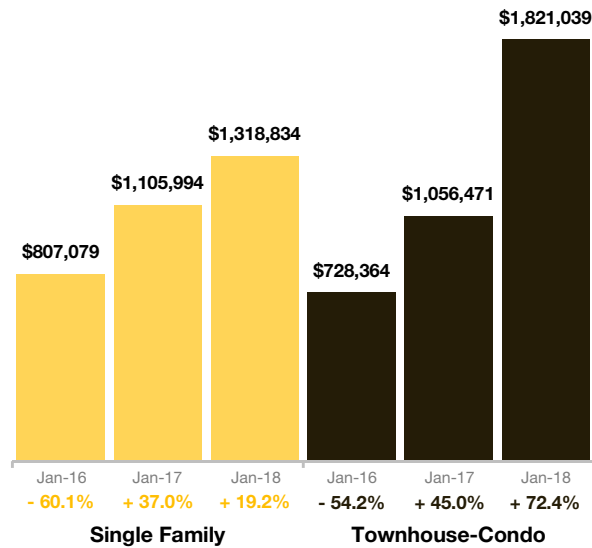
## Historical Median Sales Price by Month



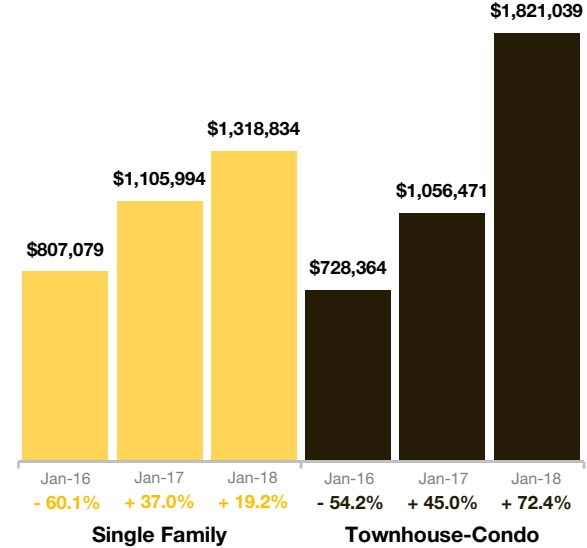
# Average Sales Price



## January

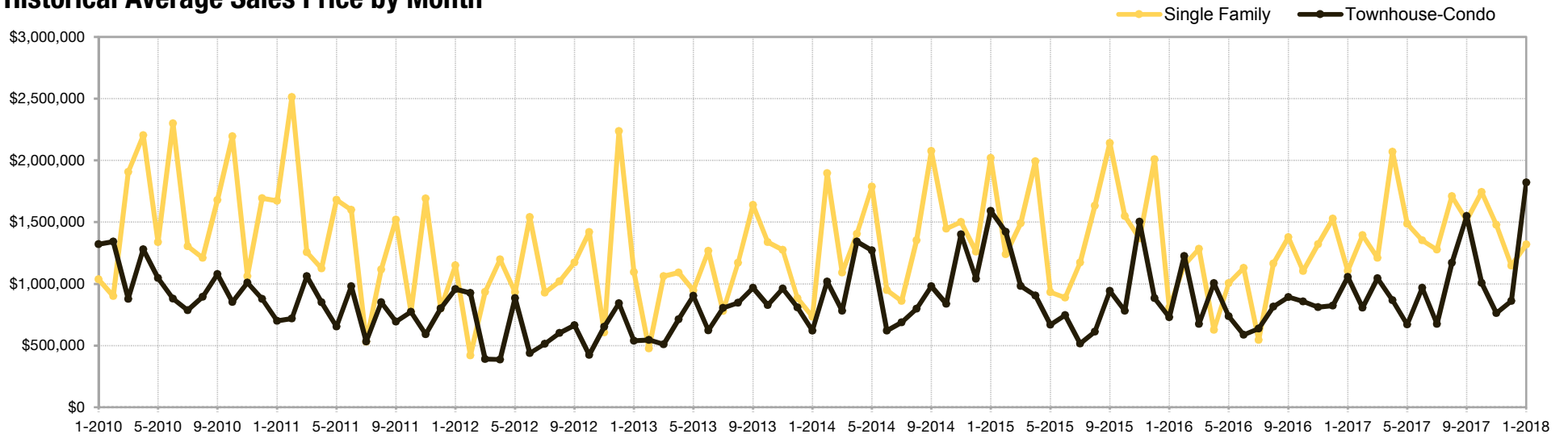


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$2,070,572	+230.4%	\$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	\$1,277,844	+134.7%	\$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%
Oct-2017	\$1,743,185	+57.8%	\$1,007,275	+17.5%
Nov-2017	\$1,477,948	+11.9%	\$763,403	-5.8%
Dec-2017	\$1,147,192	-24.9%	\$861,252	+4.5%
<b>Jan-2018</b>	<b>\$1,318,834</b>	<b>+19.2%</b>	<b>\$1,821,039</b>	<b>+72.4%</b>

## Historical Average Sales Price by Month



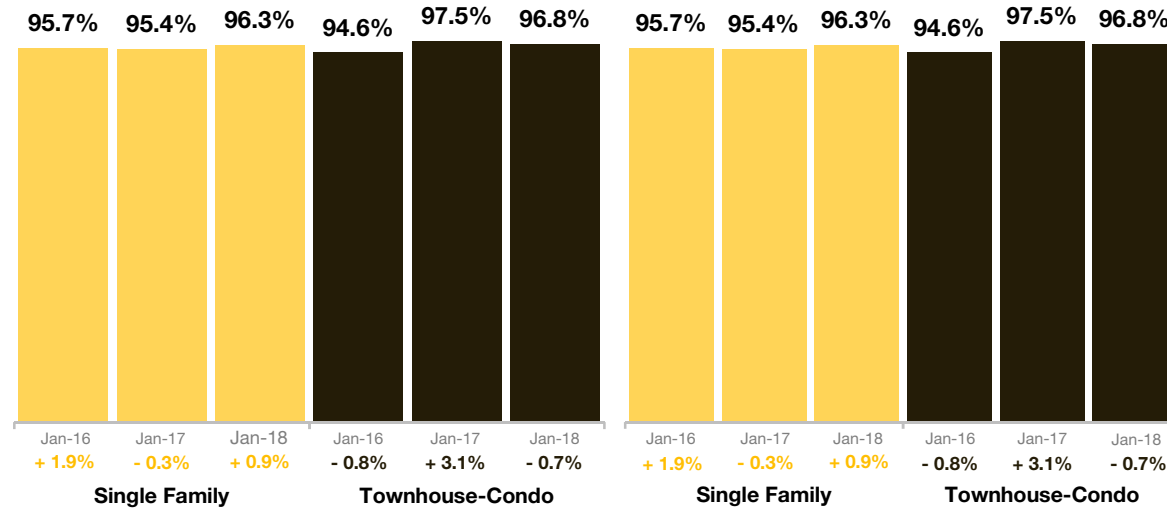


# Percent of List Price Received



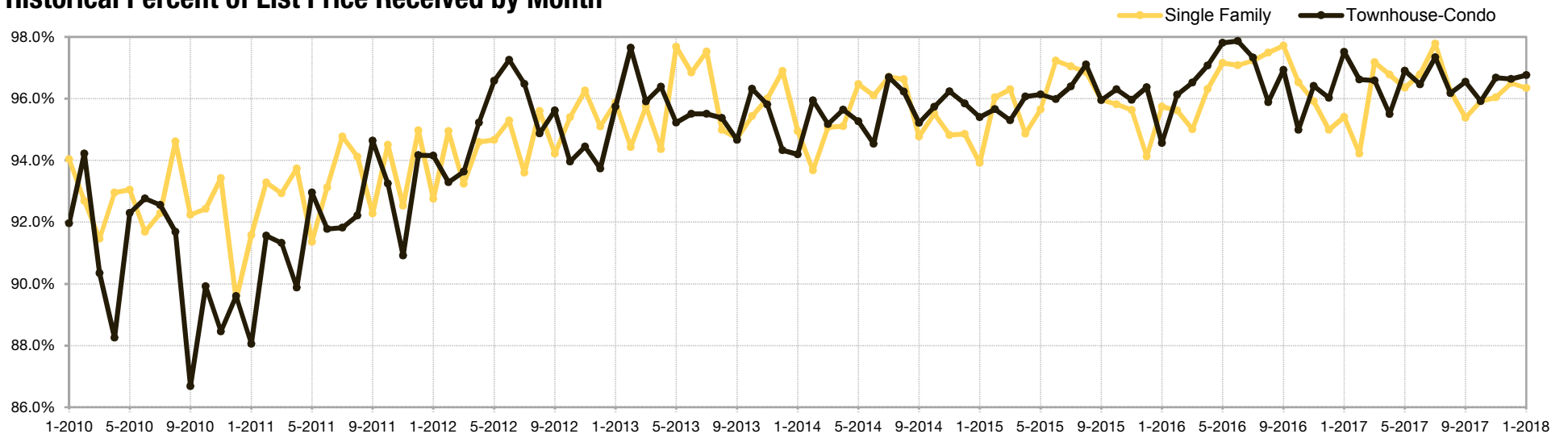
## January

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2017	94.2%	-1.5%	96.6%	+0.5%
Mar-2017	97.2%	+2.3%	96.6%	+0.1%
Apr-2017	96.8%	+0.5%	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%
Oct-2017	95.9%	-0.6%	95.9%	+0.9%
Nov-2017	96.0%	+0.1%	96.7%	+0.3%
Dec-2017	96.5%	+1.6%	96.6%	+0.6%
<b>Jan-2018</b>	<b>96.3%</b>	<b>+0.9%</b>	<b>96.8%</b>	<b>-0.7%</b>

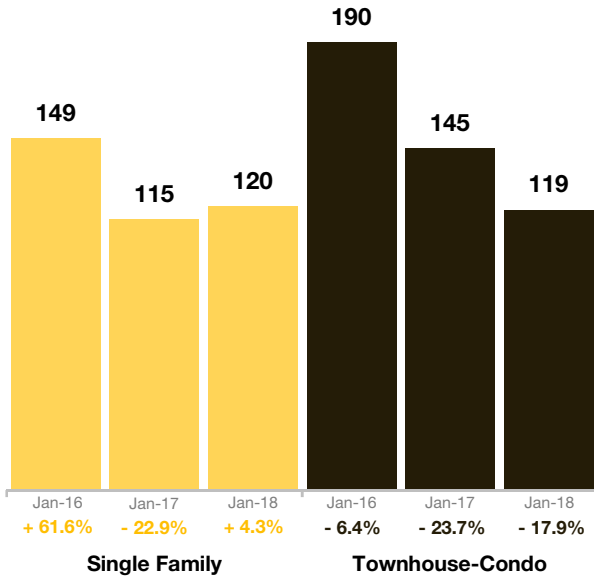
## Historical Percent of List Price Received by Month



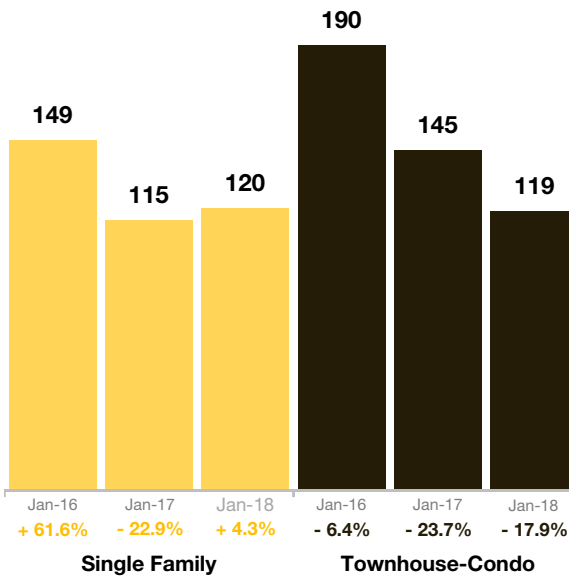
# Days on Market Until Sale



## January

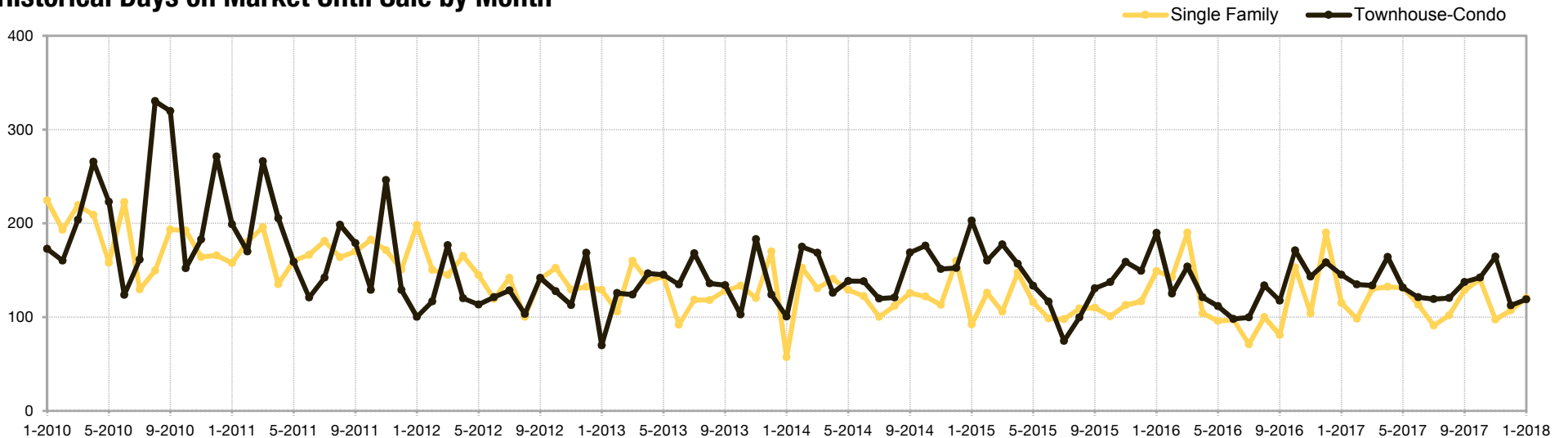


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2017	98	-31.5%	135	+8.0%
Mar-2017	130	-31.6%	134	-13.0%
Apr-2017	132	+26.9%	164	+35.5%
May-2017	131	+36.5%	131	+17.0%
Jun-2017	113	+16.5%	121	+23.5%
Jul-2017	91	+28.2%	119	+19.0%
Aug-2017	102	+2.0%	120	-10.4%
Sep-2017	129	+59.3%	138	+17.9%
Oct-2017	140	-8.5%	142	-17.0%
Nov-2017	98	-5.8%	164	+14.7%
Dec-2017	107	-43.7%	112	-29.1%
<b>Jan-2018</b>	<b>120</b>	<b>+4.3%</b>	<b>119</b>	<b>-17.9%</b>

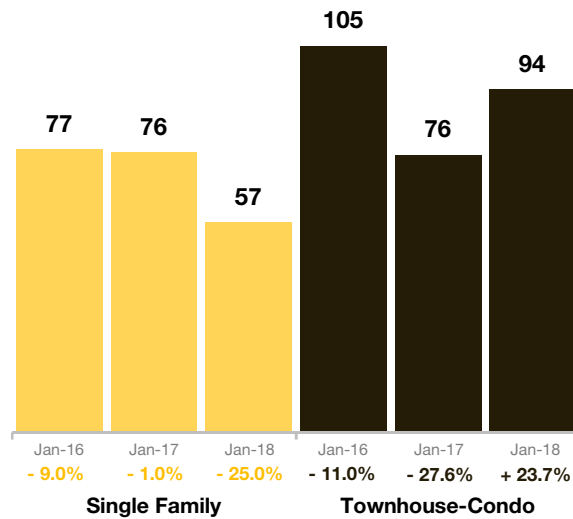
## Historical Days on Market Until Sale by Month



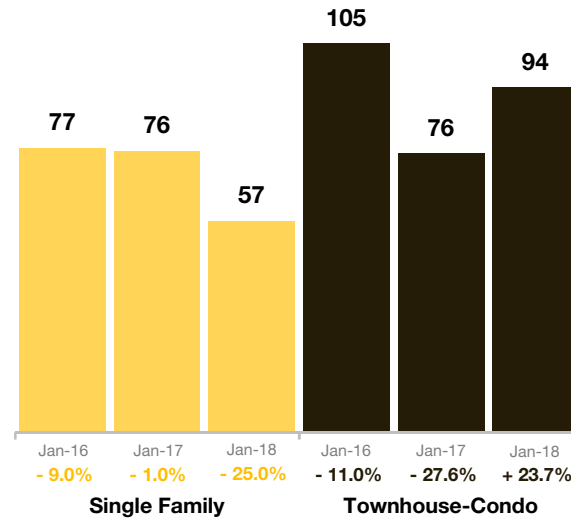
# Housing Affordability Index



## January

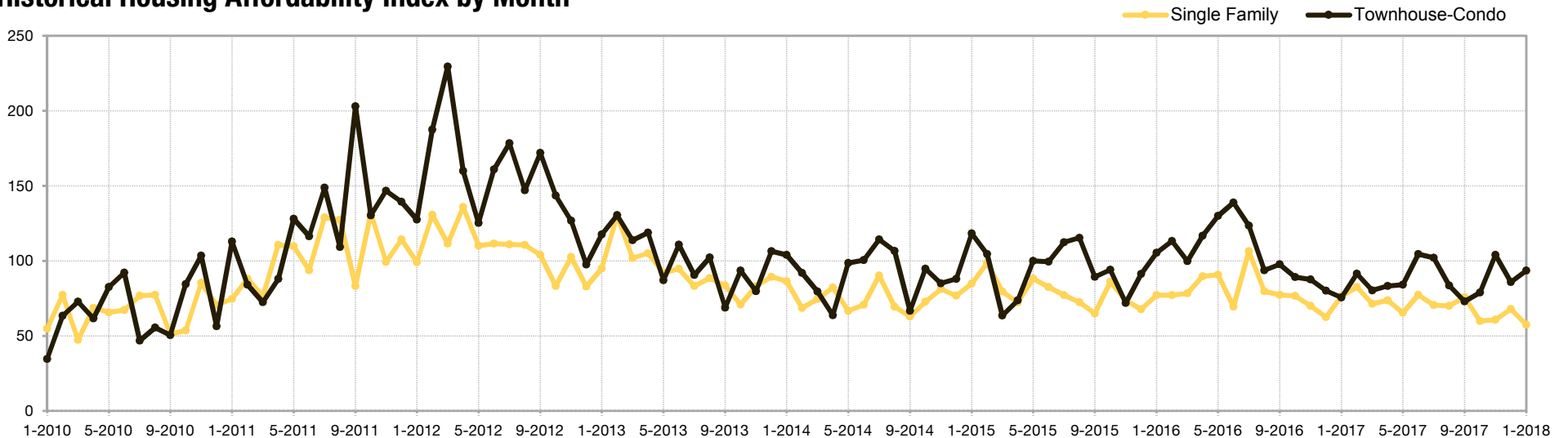


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	70	-34.0%	102	-17.7%
Aug-2017	70	-12.5%	84	-10.6%
Sep-2017	76	-1.3%	73	-25.5%
Oct-2017	60	-22.1%	79	-11.2%
Nov-2017	61	-12.9%	104	+18.2%
Dec-2017	68	+9.7%	86	+7.5%
<b>Jan-2018</b>	<b>57</b>	<b>-25.0%</b>	<b>94</b>	<b>+23.7%</b>

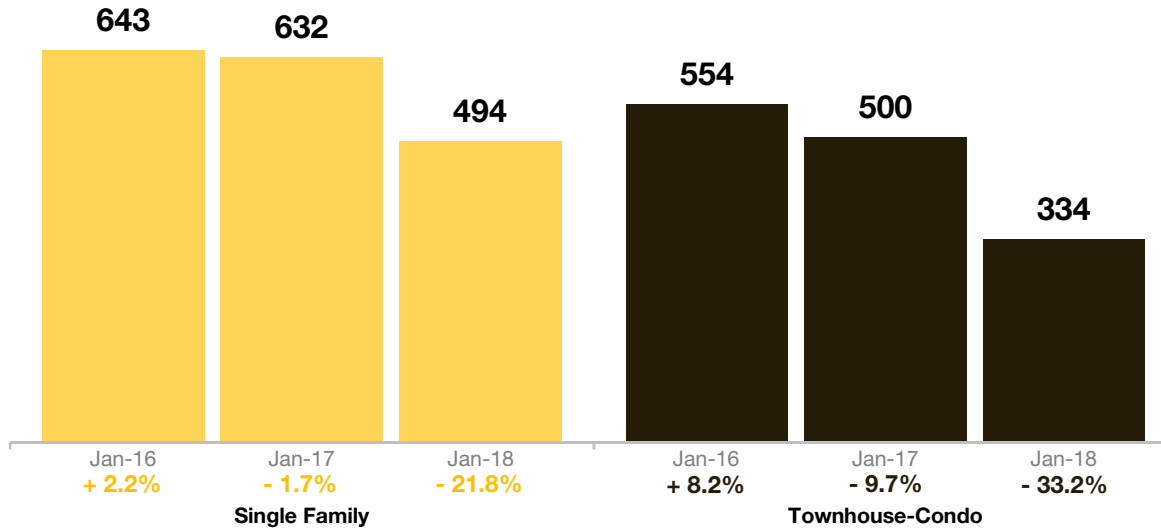
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

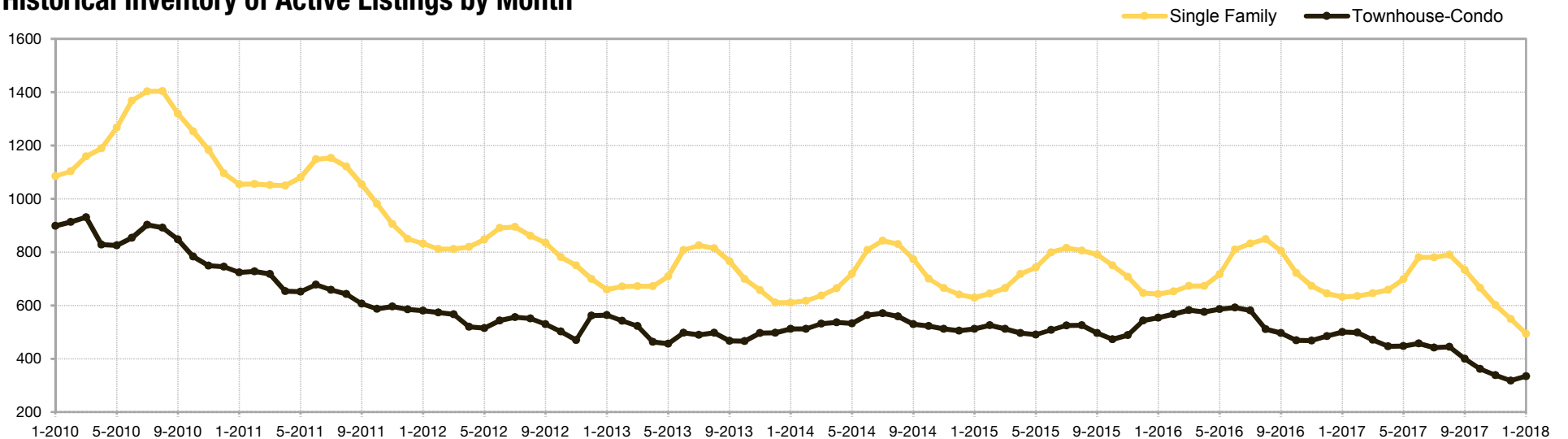


## January



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2017	635	-2.8%	498	-12.3%
Mar-2017	646	-4.0%	471	-19.1%
Apr-2017	658	-2.2%	447	-22.3%
May-2017	698	-2.6%	448	-23.5%
Jun-2017	780	-3.7%	457	-22.8%
Jul-2017	780	-6.3%	442	-23.9%
Aug-2017	790	-6.9%	445	-12.9%
Sep-2017	734	-8.8%	400	-19.4%
Oct-2017	666	-7.8%	362	-22.8%
Nov-2017	602	-10.5%	338	-27.8%
Dec-2017	549	-14.9%	318	-34.4%
<b>Jan-2018</b>	<b>494</b>	<b>-21.8%</b>	<b>334</b>	<b>-33.2%</b>

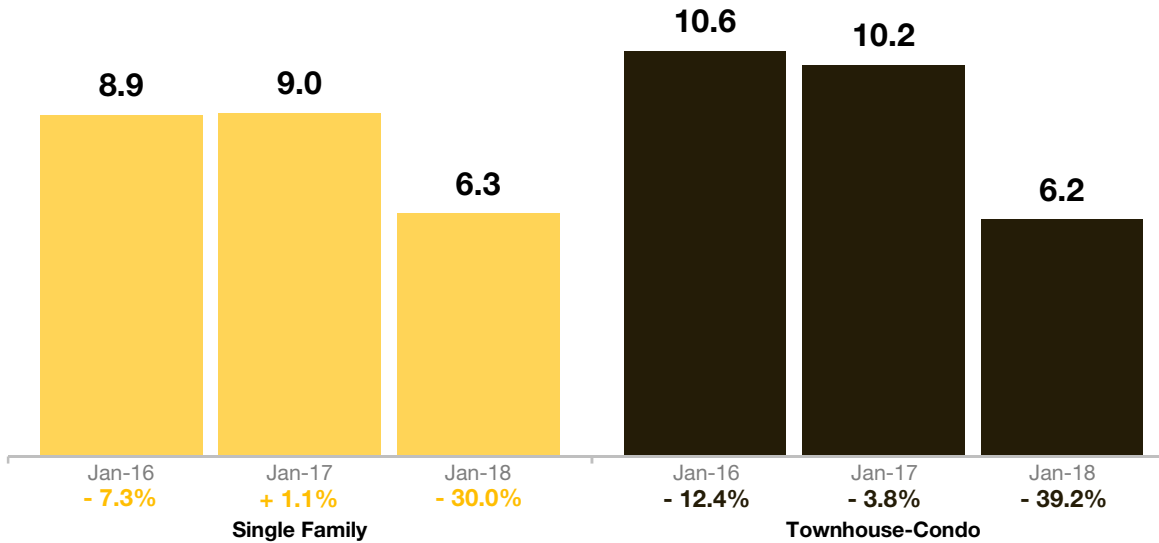
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

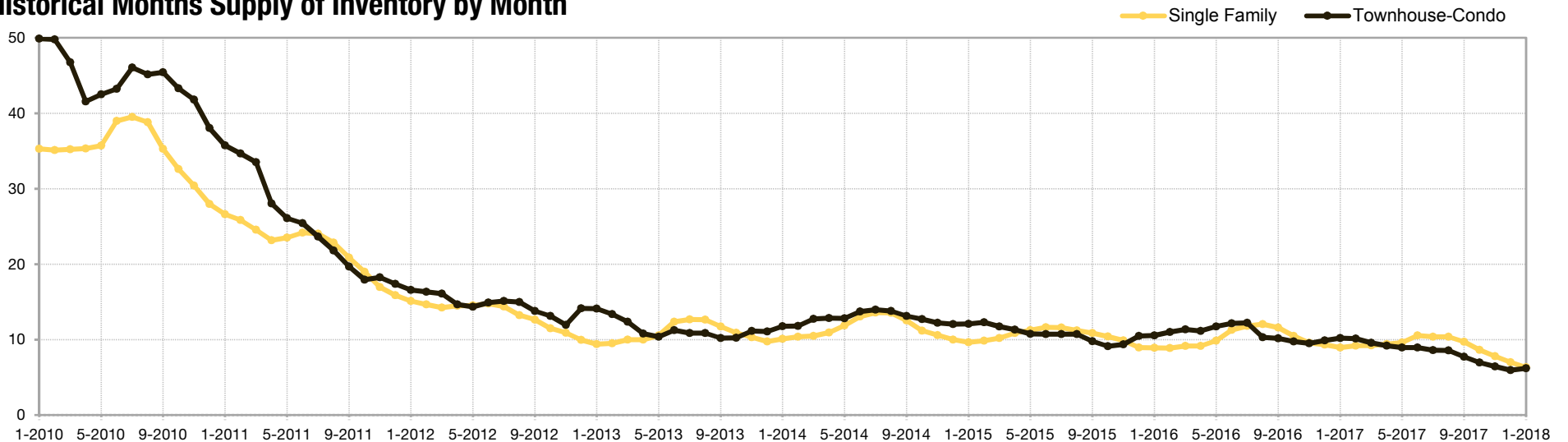


## January



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2017	9.2	+3.4%	10.1	-8.2%
Mar-2017	9.2	+1.1%	9.6	-15.8%
Apr-2017	9.4	+2.2%	9.2	-17.1%
May-2017	9.6	-3.0%	9.0	-23.1%
Jun-2017	10.5	-7.1%	8.9	-27.0%
Jul-2017	10.4	-11.9%	8.6	-29.5%
Aug-2017	10.4	-14.0%	8.6	-16.5%
Sep-2017	9.7	-16.4%	7.7	-24.5%
Oct-2017	8.6	-18.1%	7.0	-27.8%
Nov-2017	7.8	-18.8%	6.4	-32.6%
Dec-2017	7.0	-24.7%	5.9	-40.4%
<b>Jan-2018</b>	<b>6.3</b>	<b>-30.0%</b>	<b>6.2</b>	<b>-39.2%</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.

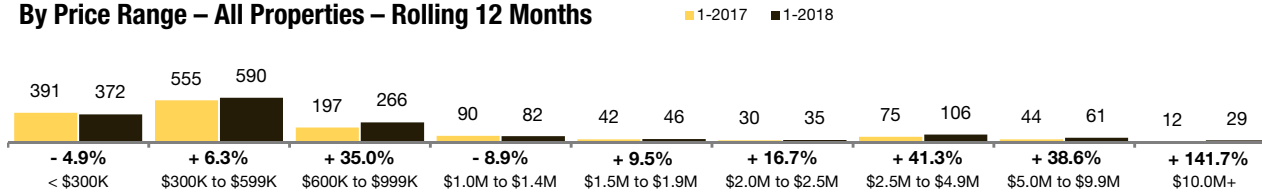
Key Metrics	Historical Sparkbars	1-2017	1-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
<b>New Listings</b>		143	<b>153</b>	+ 7.0%	143	<b>153</b>	+ 7.0%
<b>Pending Sales</b>		94	<b>116</b>	+ 23.4%	94	<b>116</b>	+ 23.4%
<b>Sold Listings</b>		92	<b>96</b>	+ 4.3%	92	<b>96</b>	+ 4.3%
<b>Median Sales Price</b>		\$450,000	<b>\$487,000</b>	+ 8.2%	\$450,000	<b>\$487,000</b>	+ 8.2%
<b>Avg. Sales Price</b>		\$1,087,154	<b>\$1,538,549</b>	+ 41.5%	\$1,087,154	<b>\$1,538,549</b>	+ 41.5%
<b>Pct. of List Price Received</b>		96.2%	<b>96.5%</b>	+ 0.3%	96.2%	<b>96.5%</b>	+ 0.3%
<b>Days on Market</b>		126	<b>120</b>	- 4.8%	126	<b>120</b>	- 4.8%
<b>Affordability Index</b>		76	<b>71</b>	- 6.6%	76	<b>71</b>	- 6.6%
<b>Active Listings</b>		1,132	<b>828</b>	- 26.9%	--	--	--
<b>Months Supply</b>		9.5	<b>6.3</b>	- 33.7%	--	--	--

# Sold Listings

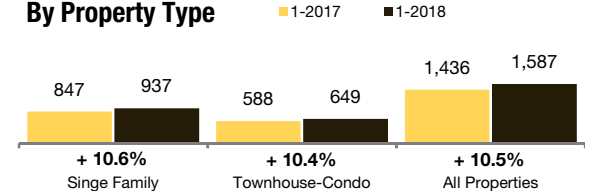
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	1-2017	1-2018	Change	1-2017	1-2018	Change
\$299,999 and Below	184	179	- 2.7%	206	193	- 6.3%
\$300,000 to \$599,999	366	372	+ 1.6%	189	217	+ 14.8%
\$600,000 to \$999,999	123	179	+ 45.5%	74	87	+ 17.6%
\$1,000,000 to \$1,499,999	53	40	- 24.5%	37	42	+ 13.5%
\$1,500,000 to \$1,999,999	16	21	+ 31.3%	26	25	- 3.8%
\$2,000,000 to \$2,499,999	16	21	+ 31.3%	14	14	0.0%
\$2,500,000 to \$4,999,999	48	57	+ 18.8%	27	49	+ 81.5%
\$5,000,000 to \$9,999,999	30	42	+ 40.0%	14	19	+ 35.7%
\$10,000,000 and Above	11	26	+ 136.4%	1	3	+ 200.0%
<b>All Price Ranges</b>	<b>847</b>	<b>937</b>	<b>+ 10.6%</b>	<b>588</b>	<b>649</b>	<b>+ 10.4%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	12-2017	1-2018	Change	12-2017	1-2018	Change
\$299,999 and Below	13	8	- 38.5%	14	16	+ 14.3%
\$300,000 to \$599,999	32	19	- 40.6%	19	12	- 36.8%
\$600,000 to \$999,999	17	10	- 41.2%	12	5	- 58.3%
\$1,000,000 to \$1,499,999	3	5	+ 66.7%	2	0	- 100.0%
\$1,500,000 to \$1,999,999	4	1	- 75.0%	3	0	- 100.0%
\$2,000,000 to \$2,499,999	2	2	0.0%	1	1	0.0%
\$2,500,000 to \$4,999,999	4	7	+ 75.0%	1	1	0.0%
\$5,000,000 to \$9,999,999	2	2	0.0%	0	6	--
\$10,000,000 and Above	1	0	- 100.0%	1	1	0.0%
<b>All Price Ranges</b>	<b>78</b>	<b>54</b>	<b>- 30.8%</b>	<b>53</b>	<b>42</b>	<b>- 20.8%</b>

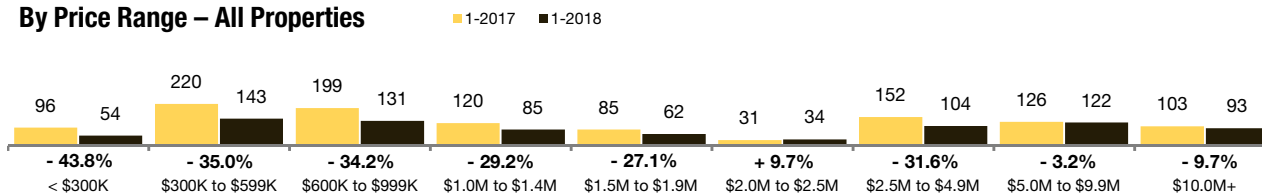
### Year to Date

By Price Range	Single Family			Condo		
	1-2017	1-2018	Change	1-2017	1-2018	Change
\$299,999 and Below	8	8	0.0%	9	16	+ 77.8%
\$300,000 to \$599,999	29	19	- 34.5%	10	12	+ 20.0%
\$600,000 to \$999,999	5	10	+ 100.0%	6	5	- 16.7%
\$1,000,000 to \$1,499,999	8	5	- 37.5%	1	0	- 100.0%
\$1,500,000 to \$1,999,999	0	1	--	4	0	- 100.0%
\$2,000,000 to \$2,499,999	0	2	--	1	1	0.0%
\$2,500,000 to \$4,999,999	3	7	+ 133.3%	3	1	- 66.7%
\$5,000,000 to \$9,999,999	4	2	- 50.0%	1	6	+ 500.0%
\$10,000,000 and Above	0	0	--	0	1	--
<b>All Price Ranges</b>	<b>57</b>	<b>54</b>	<b>- 5.3%</b>	<b>35</b>	<b>42</b>	<b>+ 20.0%</b>

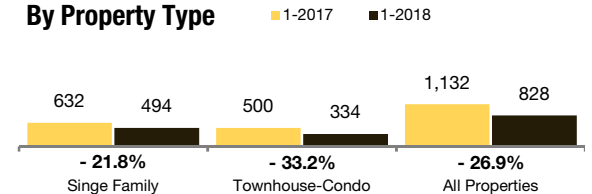
# Inventory of Active Listings

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

## By Price Range – All Properties



## By Property Type



### Compared to Prior Year

By Price Range	Single Family			Condo		
	1-2017	1-2018	Change	1-2017	1-2018	Change
\$299,999 and Below	34	19	- 44.1%	62	35	- 43.5%
\$300,000 to \$599,999	104	73	- 29.8%	116	70	- 39.7%
\$600,000 to \$999,999	105	65	- 38.1%	94	66	- 29.8%
\$1,000,000 to \$1,499,999	47	43	- 8.5%	73	42	- 42.5%
\$1,500,000 to \$1,999,999	42	33	- 21.4%	43	29	- 32.6%
\$2,000,000 to \$2,499,999	19	21	+ 10.5%	12	13	+ 8.3%
\$2,500,000 to \$4,999,999	99	62	- 37.4%	53	42	- 20.8%
\$5,000,000 to \$9,999,999	99	98	- 1.0%	27	24	- 11.1%
\$10,000,000 and Above	83	80	- 3.6%	20	13	- 35.0%
<b>All Price Ranges</b>	<b>632</b>	<b>494</b>	<b>- 21.8%</b>	<b>500</b>	<b>334</b>	<b>- 33.2%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	12-2017	1-2018	Change	12-2017	1-2018	Change
\$299,999 and Below	28	19	- 32.1%	38	35	- 7.9%
\$300,000 to \$599,999	79	73	- 7.6%	61	70	+ 14.8%
\$600,000 to \$999,999	75	65	- 13.3%	64	66	+ 3.1%
\$1,000,000 to \$1,499,999	55	43	- 21.8%	47	42	- 10.6%
\$1,500,000 to \$1,999,999	38	33	- 13.2%	22	29	+ 31.8%
\$2,000,000 to \$2,499,999	23	21	- 8.7%	11	13	+ 18.2%
\$2,500,000 to \$4,999,999	70	62	- 11.4%	40	42	+ 5.0%
\$5,000,000 to \$9,999,999	102	98	- 3.9%	25	24	- 4.0%
\$10,000,000 and Above	79	80	+ 1.3%	10	13	+ 30.0%
<b>All Price Ranges</b>	<b>549</b>	<b>494</b>	<b>- 10.0%</b>	<b>318</b>	<b>334</b>	<b>+ 5.0%</b>

### Year to Date

By Price Range	Single Family			Condo		
	1-2017	1-2018	Change	1-2017	1-2018	Change
\$299,999 and Below	8	8	0.0%	9	16	+ 77.8%
\$300,000 to \$599,999	29	19	- 34.5%	10	12	+ 20.0%
\$600,000 to \$999,999	5	10	+ 100.0%	6	5	- 16.7%
\$1,000,000 to \$1,499,999	8	5	- 37.5%	1	0	- 100.0%
\$1,500,000 to \$1,999,999	0	1	--	4	0	- 100.0%
\$2,000,000 to \$2,499,999	0	2	--	1	1	0.0%
\$2,500,000 to \$4,999,999	3	7	+ 133.3%	3	1	- 66.7%
\$5,000,000 to \$9,999,999	4	2	- 50.0%	1	6	+ 500.0%
\$10,000,000 and Above	0	0	--	0	1	--
<b>All Price Ranges</b>	<b>57</b>	<b>54</b>	<b>- 5.3%</b>	<b>35</b>	<b>42</b>	<b>+ 20.0%</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.