

# Monthly Indicators



## April 2018

Percent changes calculated using year-over-year comparisons.

New Listings were down 26.1 percent for single family homes but increased 14.5 percent for townhouse-condo properties. Pending Sales decreased 16.8 percent for single family homes but increased 1.8 percent for townhouse-condo properties.

The Median Sales Price was up 20.6 percent to \$584,500 for single family homes but decreased 5.3 percent to \$450,000 for townhouse-condo properties. Days on Market decreased 21.2 percent for single family homes and 18.3 percent for condo properties.

This winter and spring exhibited unseasonal weather patterns in much of the country. As the seasons change to something more palatable, wages and consumer spending are both up, on average, which should translate positively for the housing market. Being quick with an offer is still the rule of the day as the number of days a home stays on the market drops lower. If that wasn't enough for buyers to mull over with each potential offer, being aware of pending mortgage rate increases is once again in fashion.

## Activity Snapshot

<b>+ 11.6%</b>	<b>+ 6.4%</b>	<b>- 22.3%</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 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	4-2017	4-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
<b>New Listings</b>		153	113	- 26.1%	445	396	- 11.0%
<b>Pending Sales</b>		101	84	- 16.8%	308	312	+ 1.3%
<b>Sold Listings</b>		68	80	+ 17.6%	225	259	+ 15.1%
<b>Median Sales Price</b>		\$484,500	<b>\$584,500</b>	+ 20.6%	\$455,000	<b>\$525,000</b>	+ 15.4%
<b>Avg. Sales Price</b>		\$2,070,572	<b>\$1,374,089</b>	- 33.6%	\$1,483,713	<b>\$1,373,489</b>	- 7.4%
<b>Pct. of List Price Received</b>		96.8%	<b>96.8%</b>	0.0%	96.1%	<b>96.6%</b>	+ 0.5%
<b>Days on Market</b>		132	<b>104</b>	- 21.2%	125	<b>111</b>	- 11.2%
<b>Affordability Index</b>		74	<b>58</b>	- 21.6%	78	<b>64</b>	- 17.9%
<b>Active Listings</b>		675	<b>516</b>	- 23.6%	--	--	--
<b>Months Supply</b>		9.6	<b>6.3</b>	- 34.4%	--	--	--

# Townhouse-Condo Market Overview



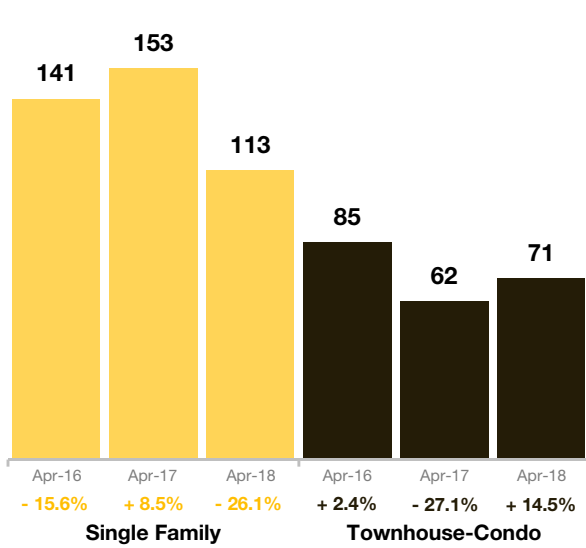
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	4-2017	4-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
<b>New Listings</b>		62	71	+ 14.5%	259	321	+ 23.9%
<b>Pending Sales</b>		57	58	+ 1.8%	209	218	+ 4.3%
<b>Sold Listings</b>		53	55	+ 3.8%	162	184	+ 13.6%
<b>Median Sales Price</b>		\$475,000	\$450,000	- 5.3%	\$469,750	\$384,000	- 18.3%
<b>Avg. Sales Price</b>		\$867,632	\$745,605	- 14.1%	\$949,938	\$1,032,905	+ 8.7%
<b>Pct. of List Price Received</b>		95.5%	96.7%	+ 1.3%	96.4%	96.8%	+ 0.4%
<b>Days on Market</b>		164	134	- 18.3%	146	116	- 20.5%
<b>Affordability Index</b>		83	82	- 1.2%	84	95	+ 13.1%
<b>Active Listings</b>		451	359	- 20.4%	--	--	--
<b>Months Supply</b>		9.3	6.5	- 30.1%	--	--	--

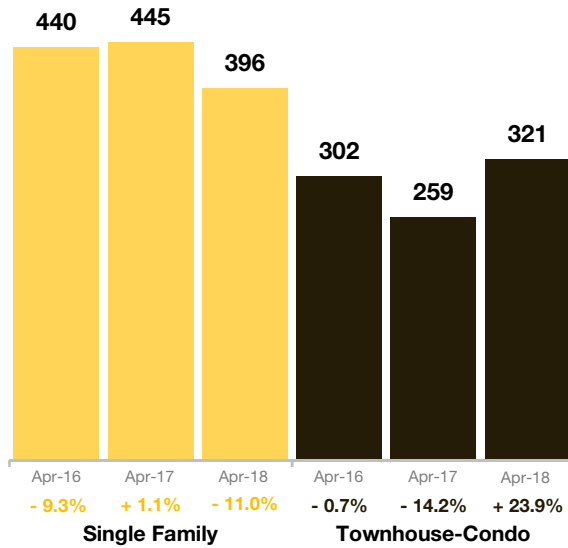
# New Listings



## April

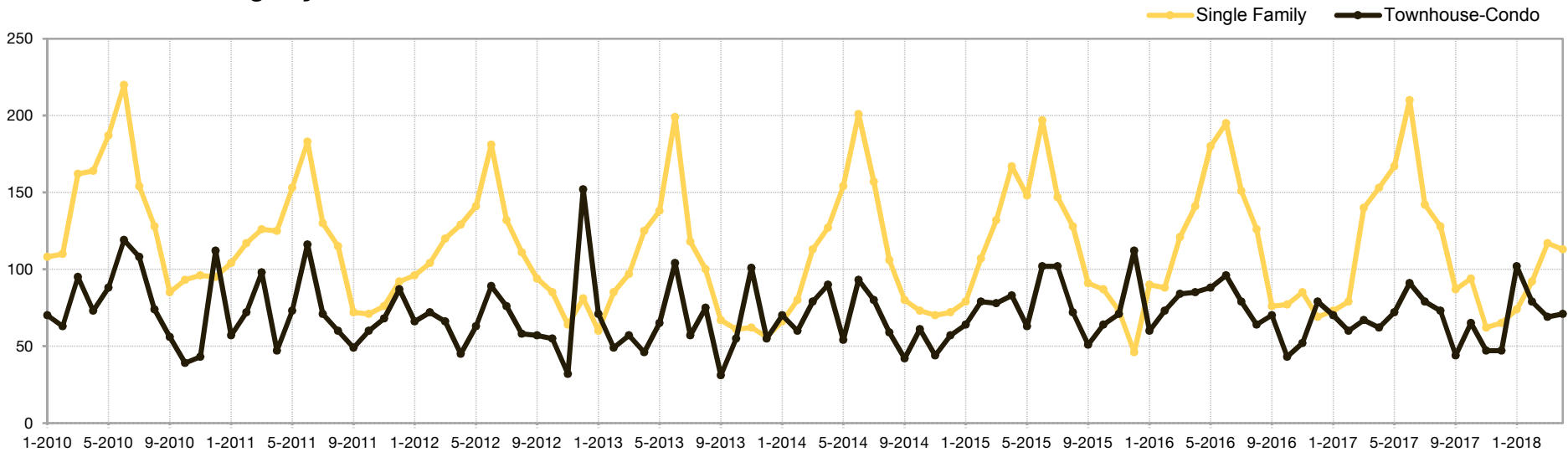


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2017	167	-7.2%	72	-18.2%
Jun-2017	210	+7.7%	91	-5.2%
Jul-2017	142	-6.0%	79	0.0%
Aug-2017	128	+1.6%	73	+14.1%
Sep-2017	87	+14.5%	44	-37.1%
Oct-2017	94	+22.1%	65	+51.2%
Nov-2017	62	-27.1%	47	-9.6%
Dec-2017	65	-5.8%	47	-40.5%
Jan-2018	74	+1.4%	102	+45.7%
Feb-2018	92	+16.5%	79	+31.7%
Mar-2018	117	-16.4%	69	+3.0%
<b>Apr-2018</b>	<b>113</b>	<b>-26.1%</b>	<b>71</b>	<b>+14.5%</b>

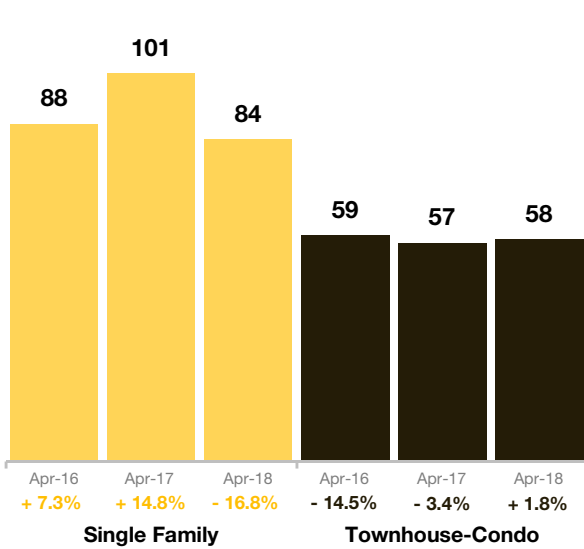
## Historical New Listings by Month



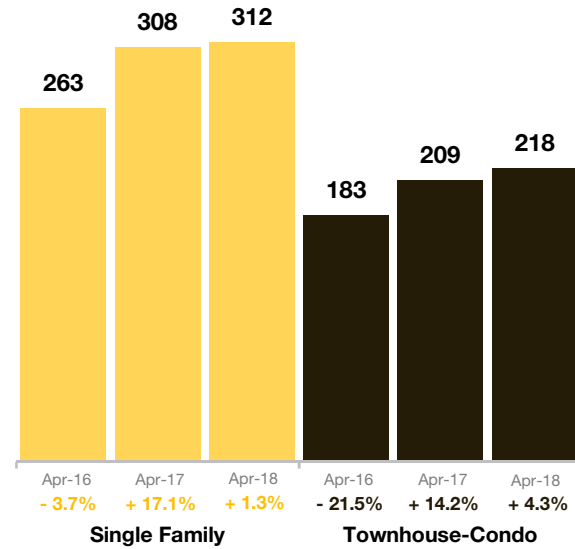
# Pending Sales



## April

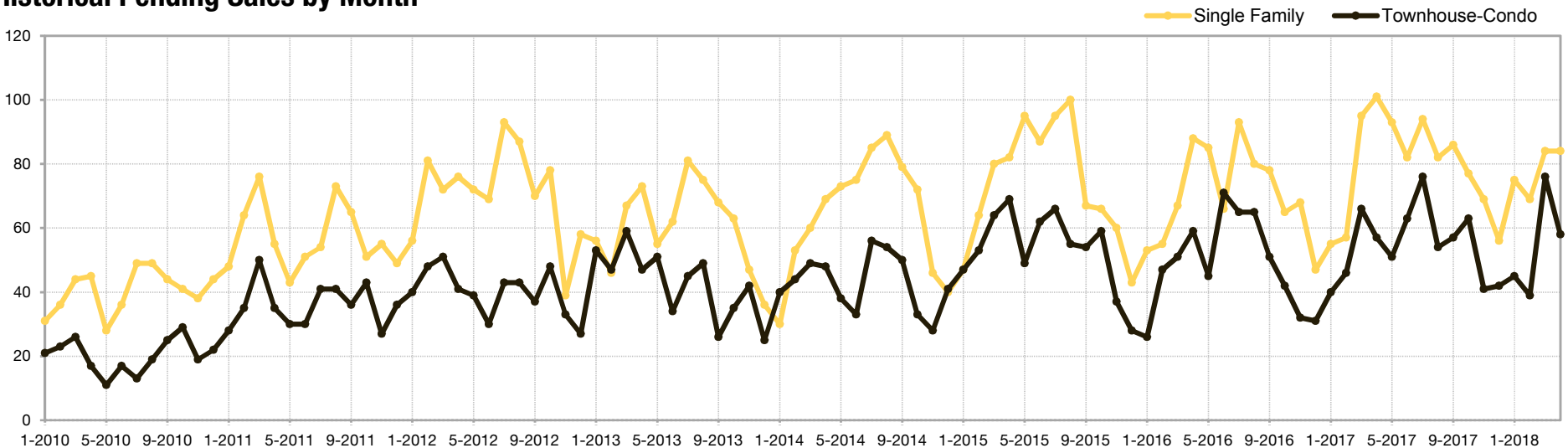


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2017	93	+9.4%	51	+13.3%
Jun-2017	82	+24.2%	63	-11.3%
Jul-2017	94	+1.1%	76	+16.9%
Aug-2017	82	+2.5%	54	-16.9%
Sep-2017	86	+10.3%	57	+11.8%
Oct-2017	77	+18.5%	63	+50.0%
Nov-2017	69	+1.5%	41	+28.1%
Dec-2017	56	+19.1%	42	+35.5%
Jan-2018	75	+36.4%	45	+12.5%
Feb-2018	69	+21.1%	39	-15.2%
Mar-2018	84	-11.6%	76	+15.2%
<b>Apr-2018</b>	<b>84</b>	<b>-16.8%</b>	<b>58</b>	<b>+1.8%</b>

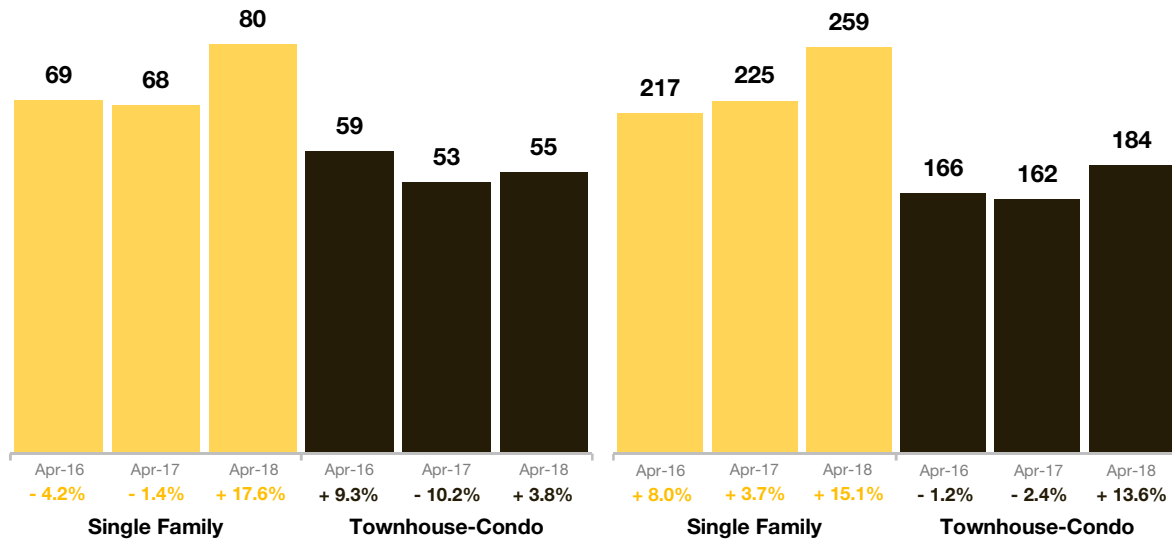
## Historical Pending Sales by Month



# Sold Listings

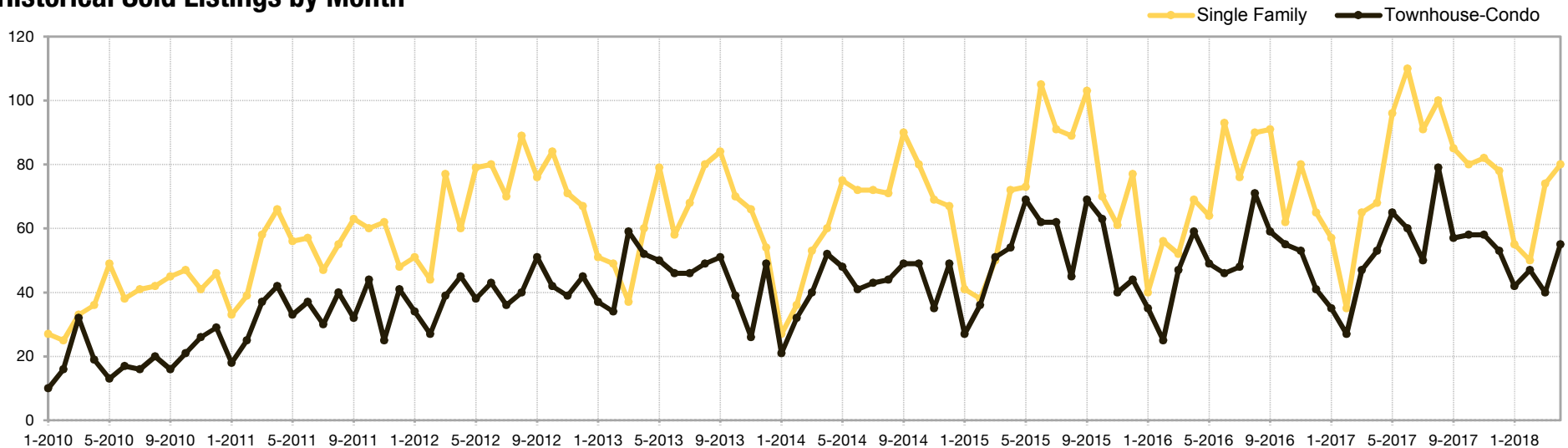


## April



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2017	96	+50.0%	65	+32.7%
Jun-2017	110	+18.3%	60	+30.4%
Jul-2017	91	+19.7%	50	+4.2%
Aug-2017	100	+11.1%	79	+11.3%
Sep-2017	85	-6.6%	57	-3.4%
Oct-2017	80	+29.0%	58	+5.5%
Nov-2017	82	+2.5%	58	+9.4%
Dec-2017	78	+20.0%	53	+29.3%
Jan-2018	55	-3.5%	42	+20.0%
Feb-2018	50	+42.9%	47	+74.1%
Mar-2018	74	+13.8%	40	-14.9%
<b>Apr-2018</b>	<b>80</b>	<b>+17.6%</b>	<b>55</b>	<b>+3.8%</b>

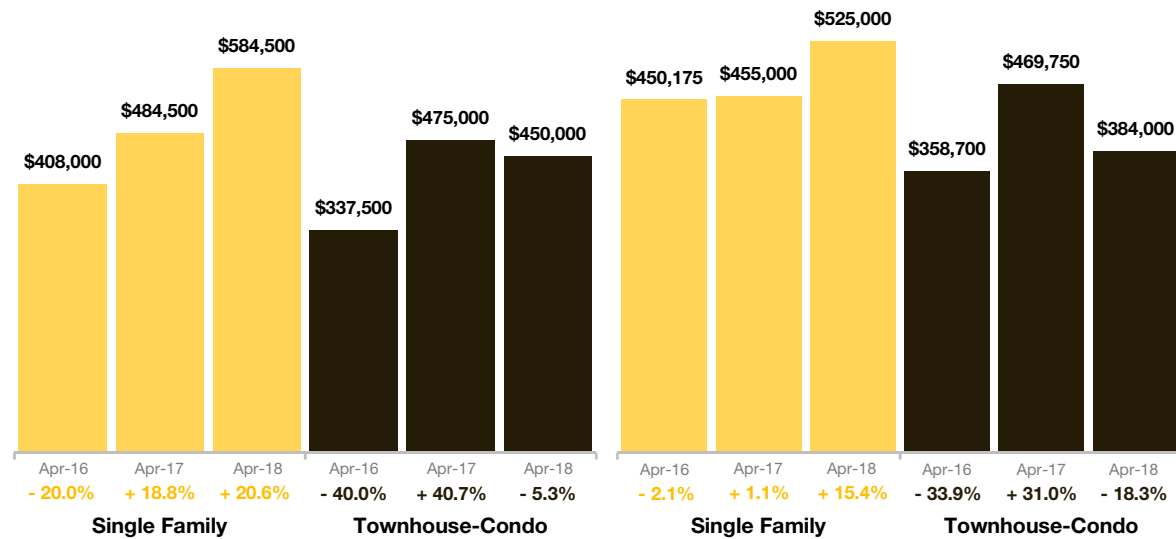
## Historical Sold Listings by Month



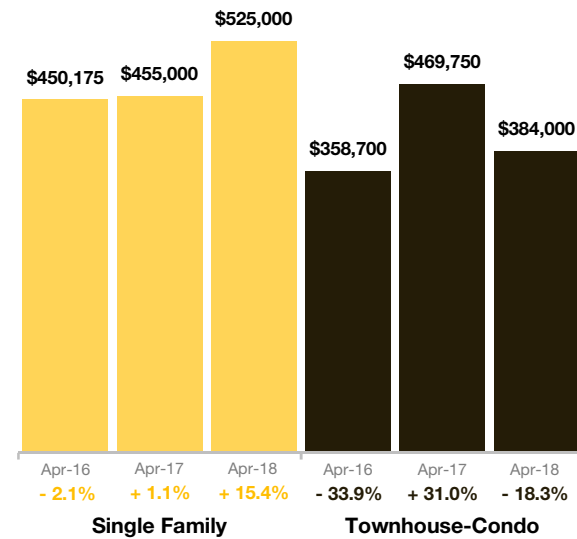
# Median Sales Price



## April

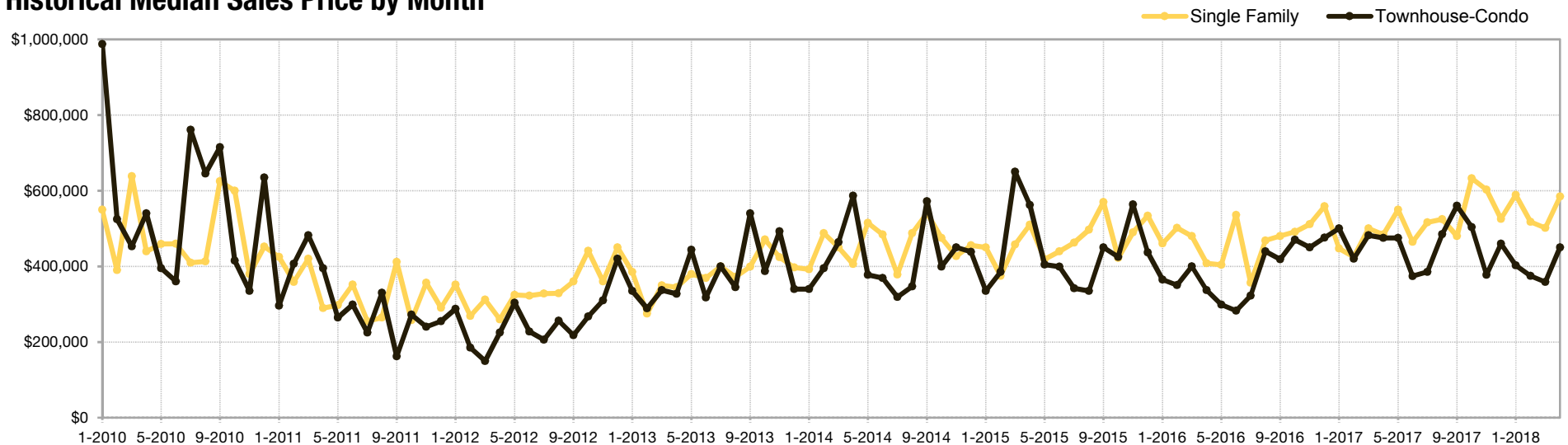


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2017	\$550,000	+36.1%	\$475,000	+58.9%
Jun-2017	\$465,000	-13.2%	\$373,850	+32.1%
Jul-2017	\$516,000	+44.8%	\$385,000	+19.4%
Aug-2017	\$525,000	+12.1%	\$485,000	+10.2%
Sep-2017	\$480,000	0.0%	\$560,000	+33.7%
Oct-2017	\$632,913	+28.9%	\$504,000	+7.2%
Nov-2017	\$603,000	+17.9%	\$377,500	-16.1%
Dec-2017	\$525,500	-6.0%	\$460,000	-3.4%
Jan-2018	\$589,000	+31.8%	\$402,500	-19.5%
Feb-2018	\$517,500	+21.8%	\$375,000	-10.7%
Mar-2018	\$501,500	+0.3%	\$359,000	-25.5%
<b>Apr-2018</b>	<b>\$584,500</b>	<b>+20.6%</b>	<b>\$450,000</b>	<b>-5.3%</b>

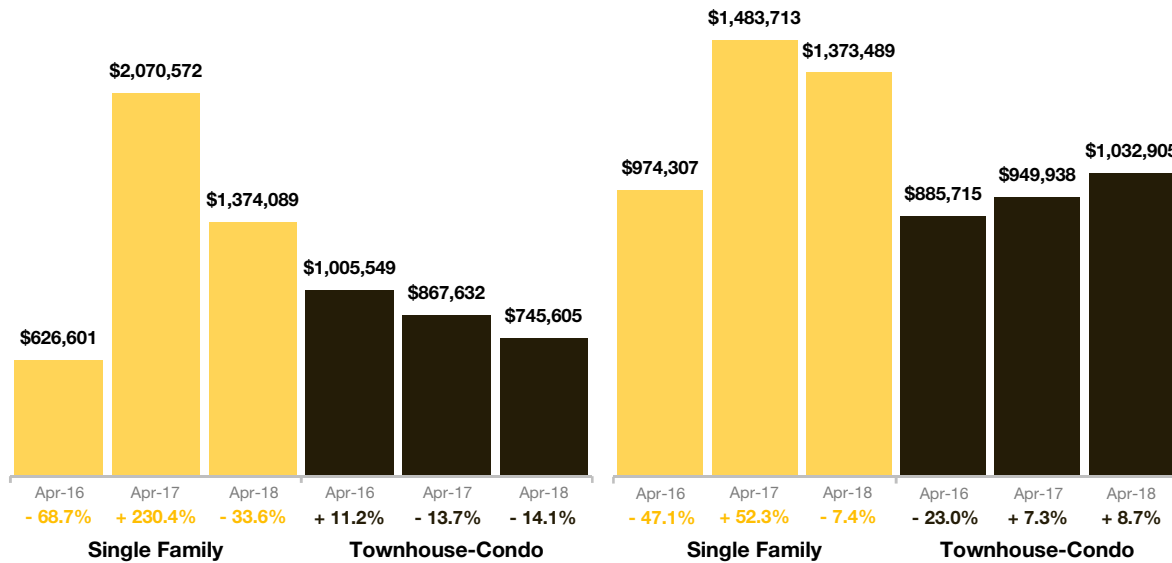
## Historical Median Sales Price by Month



# Average Sales Price

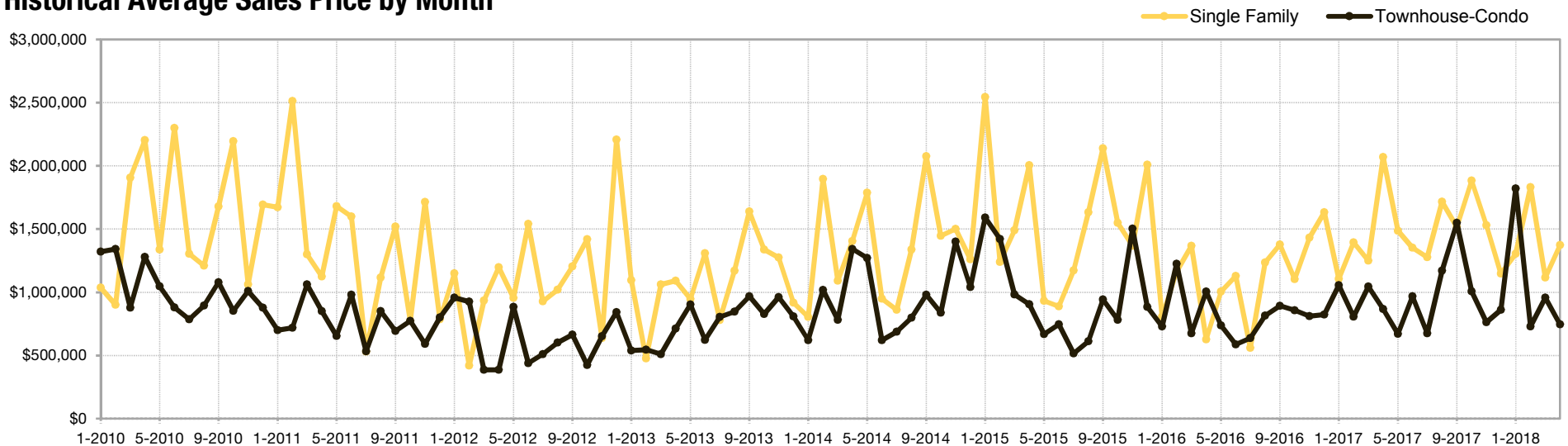


## April



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2017	\$1,485,995	+47.8%	\$670,581	-9.2%
Jun-2017	\$1,353,230	+20.0%	\$967,684	+65.1%
Jul-2017	\$1,278,033	+127.8%	\$675,729	+5.9%
Aug-2017	\$1,716,652	+38.9%	\$1,170,796	+43.8%
Sep-2017	\$1,514,754	+10.0%	\$1,548,219	+73.4%
Oct-2017	\$1,883,895	+70.6%	\$1,007,275	+17.5%
Nov-2017	\$1,530,584	+6.8%	\$763,403	-5.8%
Dec-2017	\$1,147,192	-29.7%	\$861,252	+4.5%
Jan-2018	\$1,304,751	+18.0%	\$1,821,039	+72.4%
Feb-2018	\$1,830,371	+31.2%	\$728,569	-9.8%
Mar-2018	\$1,115,226	-10.7%	\$957,998	-8.3%
<b>Apr-2018</b>	<b>\$1,374,089</b>	<b>-33.6%</b>	<b>\$745,605</b>	<b>-14.1%</b>

## Historical Average Sales Price by Month



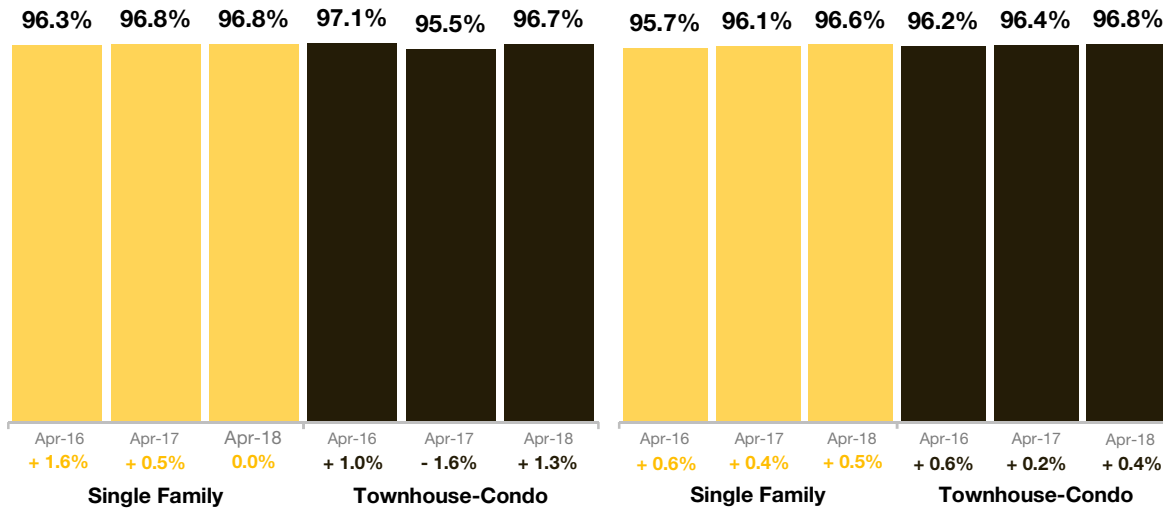


# Percent of List Price Received



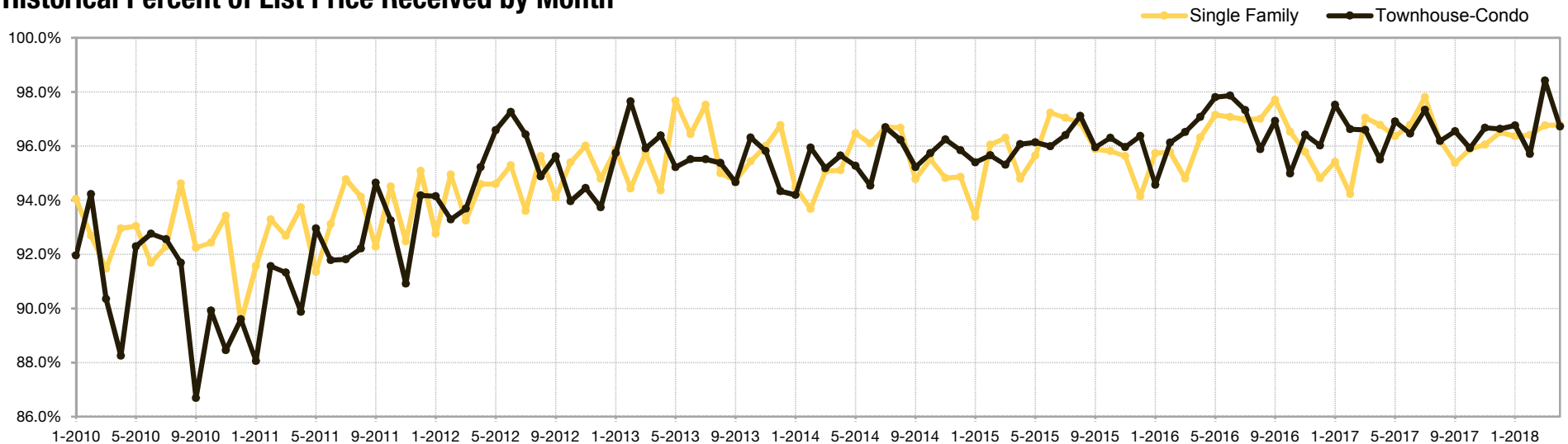
## April

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2017	96.4%	-0.8%	96.9%	-0.9%
Jun-2017	96.8%	-0.3%	96.5%	-1.4%
Jul-2017	97.8%	+0.8%	97.3%	0.0%
Aug-2017	96.2%	-0.8%	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%	+0.2%	96.7%	+0.3%
Dec-2017	96.5%	+1.8%	96.6%	+0.6%
Jan-2018	96.4%	+1.0%	96.8%	-0.7%
Feb-2018	96.4%	+2.3%	95.7%	-0.9%
Mar-2018	96.8%	-0.2%	98.4%	+1.9%
<b>Apr-2018</b>	<b>96.8%</b>	<b>0.0%</b>	<b>96.7%</b>	<b>+1.3%</b>

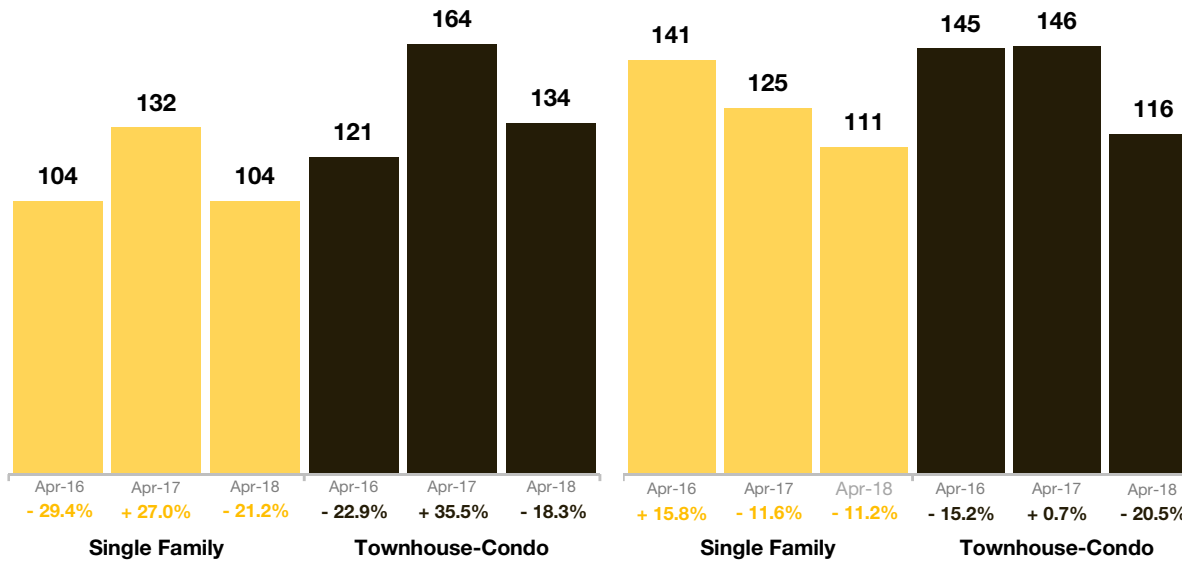
## Historical Percent of List Price Received by Month



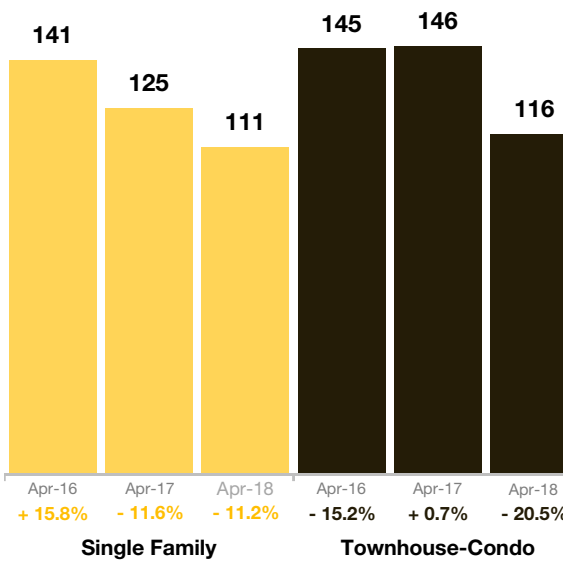
# Days on Market Until Sale



## April

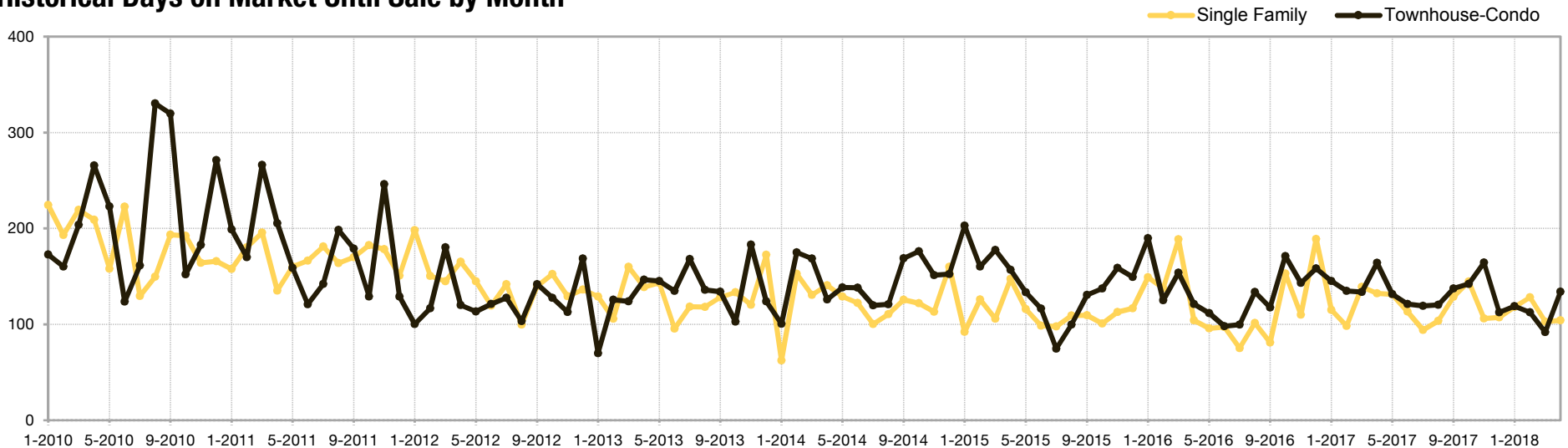


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2017	131	+36.5%	131	+17.0%
Jun-2017	113	+16.5%	121	+23.5%
Jul-2017	94	+25.3%	119	+19.0%
Aug-2017	104	+2.0%	120	-10.4%
Sep-2017	129	+59.3%	138	+17.9%
Oct-2017	145	-5.2%	142	-17.0%
Nov-2017	106	-3.6%	164	+14.7%
Dec-2017	107	-43.4%	112	-29.1%
Jan-2018	118	+2.6%	119	-17.9%
Feb-2018	128	+30.6%	112	-17.0%
Mar-2018	103	-25.9%	92	-31.3%
<b>Apr-2018</b>	<b>104</b>	<b>-21.2%</b>	<b>134</b>	<b>-18.3%</b>

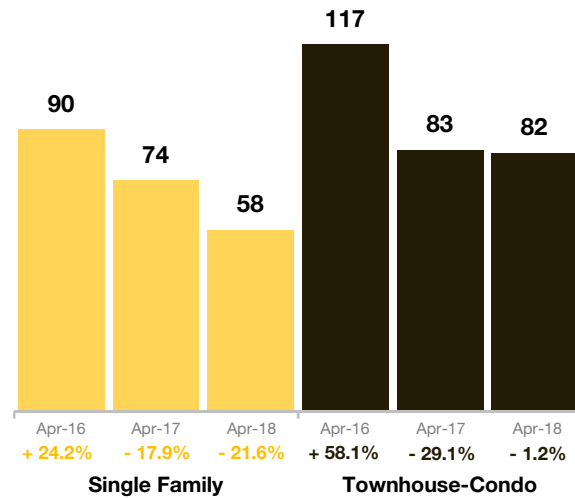
## Historical Days on Market Until Sale by Month



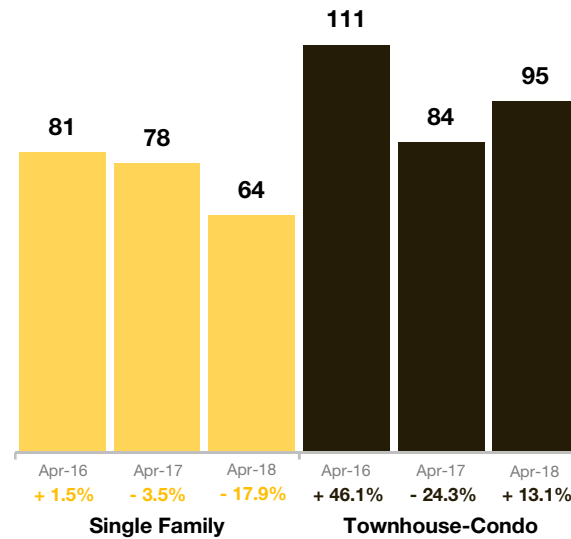
# Housing Affordability Index



## April

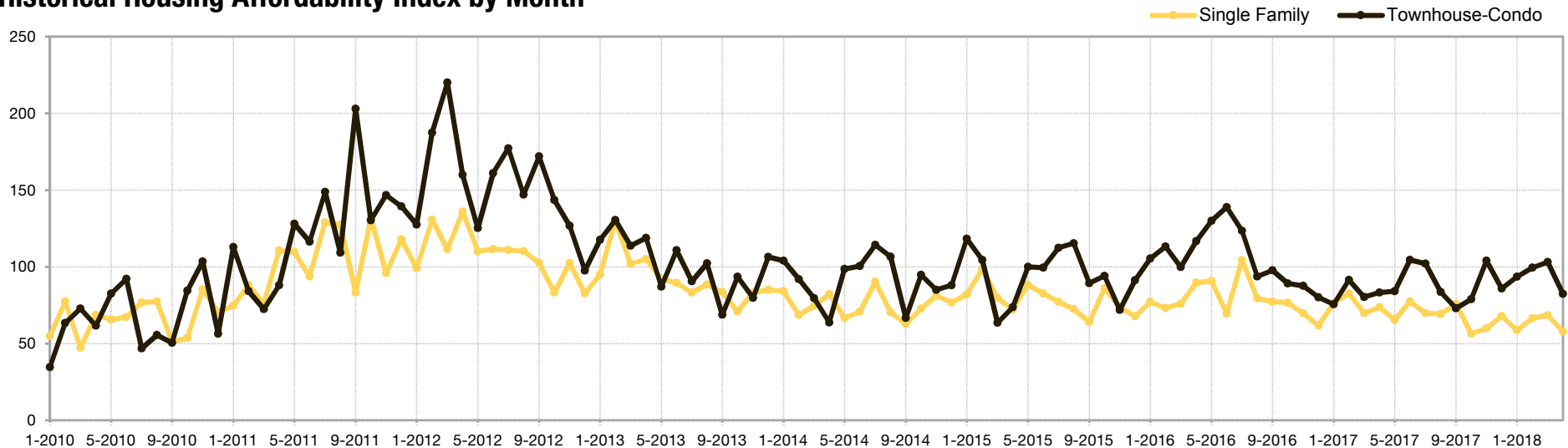


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2017	65	-28.6%	84	-35.4%
Jun-2017	77	+10.0%	104	-25.2%
Jul-2017	70	-32.7%	102	-17.7%
Aug-2017	69	-12.7%	84	-10.6%
Sep-2017	76	-1.3%	73	-25.5%
Oct-2017	56	-27.3%	79	-11.2%
Nov-2017	60	-14.3%	104	+18.2%
Dec-2017	68	+9.7%	86	+7.5%
Jan-2018	59	-22.4%	94	+23.7%
Feb-2018	67	-19.3%	100	+8.7%
Mar-2018	68	-2.9%	103	+28.8%
<b>Apr-2018</b>	<b>58</b>	<b>-21.6%</b>	<b>82</b>	<b>-1.2%</b>

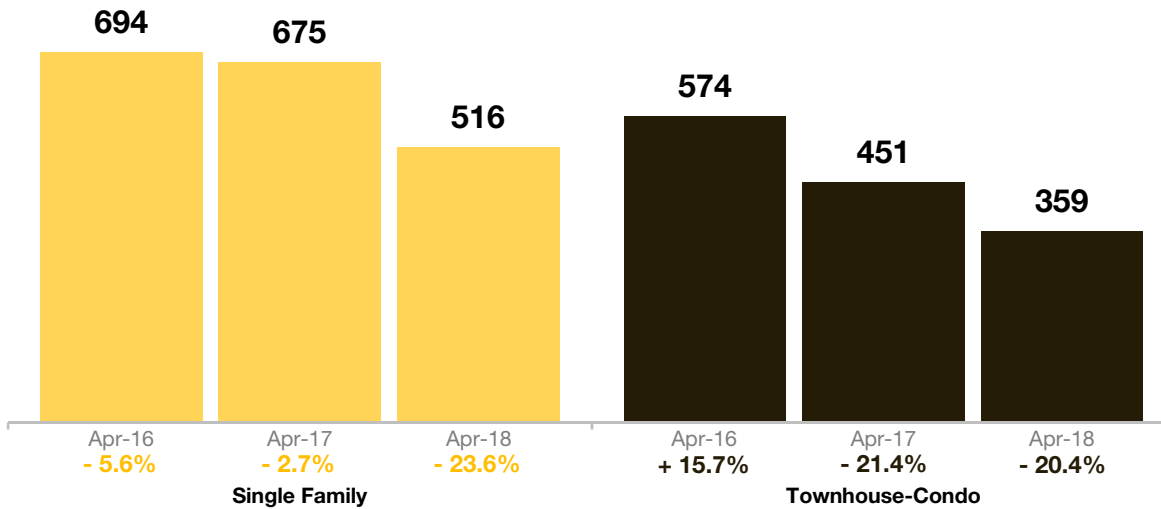
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

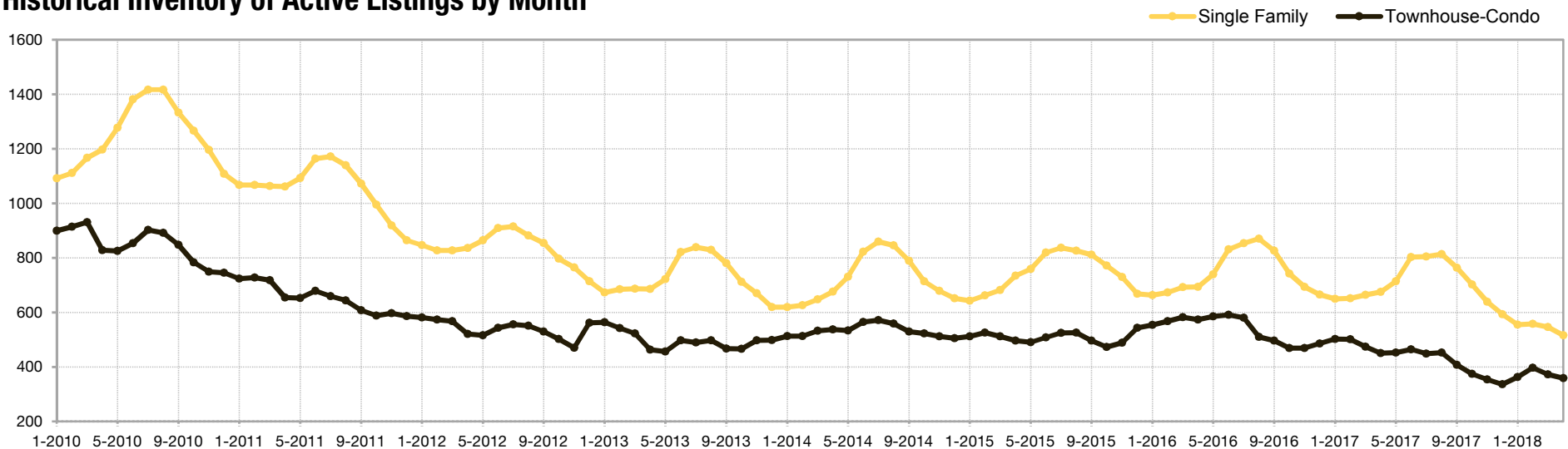


## April



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2017	714	-3.4%	453	-22.6%
Jun-2017	803	-3.4%	464	-21.5%
Jul-2017	805	-5.7%	449	-22.6%
Aug-2017	814	-6.4%	453	-11.2%
Sep-2017	764	-7.5%	408	-17.7%
Oct-2017	702	-5.4%	374	-20.3%
Nov-2017	639	-7.9%	354	-24.5%
Dec-2017	593	-10.8%	336	-30.9%
Jan-2018	555	-14.6%	363	-27.7%
Feb-2018	558	-14.4%	397	-20.8%
Mar-2018	546	-17.8%	373	-21.3%
<b>Apr-2018</b>	<b>516</b>	<b>-23.6%</b>	<b>359</b>	<b>-20.4%</b>

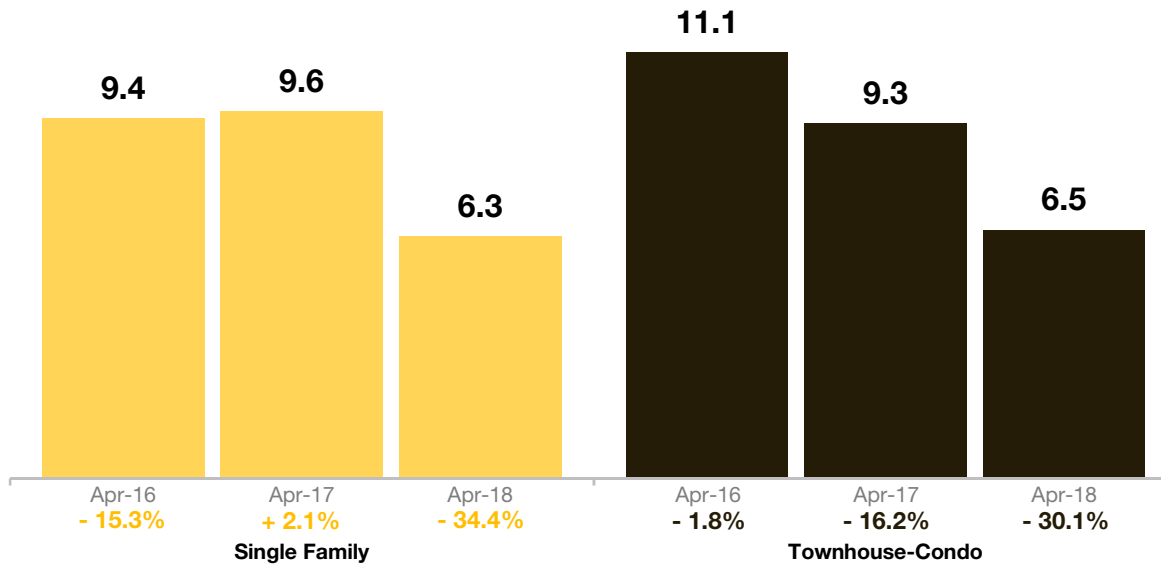
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

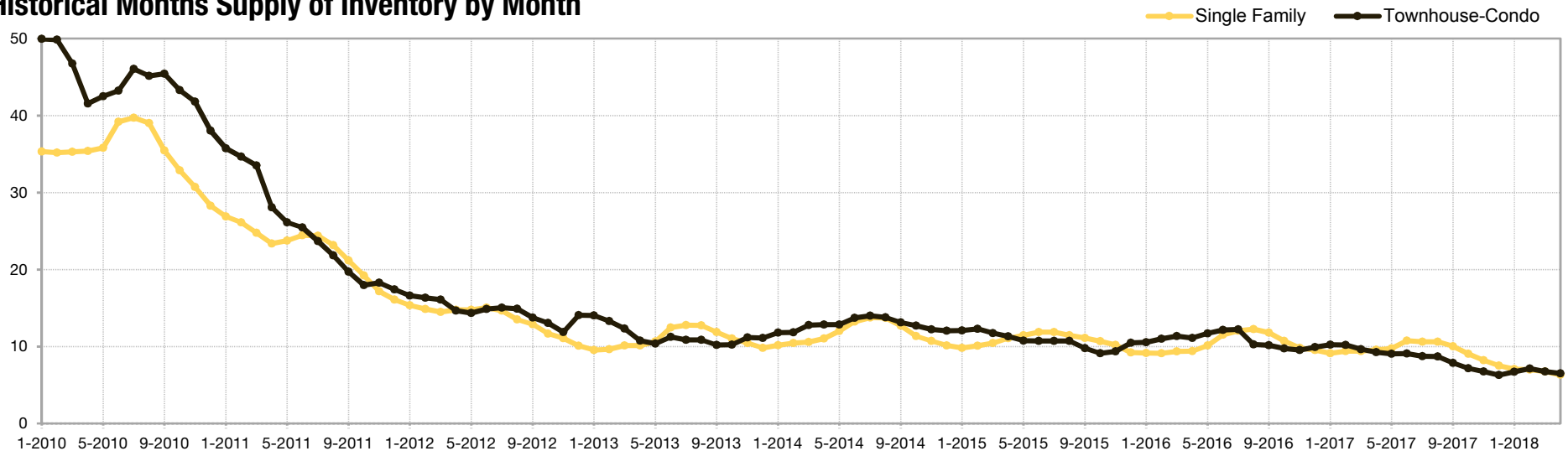


## April



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2017	9.8	-3.0%	9.1	-22.2%
Jun-2017	10.8	-6.1%	9.1	-24.8%
Jul-2017	10.6	-12.4%	8.7	-28.7%
Aug-2017	10.6	-13.8%	8.7	-15.5%
Sep-2017	10.0	-15.3%	7.9	-22.5%
Oct-2017	9.0	-15.9%	7.2	-25.8%
Nov-2017	8.2	-16.3%	6.7	-29.5%
Dec-2017	7.5	-21.1%	6.3	-36.4%
Jan-2018	7.0	-23.1%	6.7	-34.3%
Feb-2018	7.0	-25.5%	7.1	-30.4%
Mar-2018	6.8	-27.7%	6.8	-29.2%
<b>Apr-2018</b>	<b>6.3</b>	<b>-34.4%</b>	<b>6.5</b>	<b>-30.1%</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.

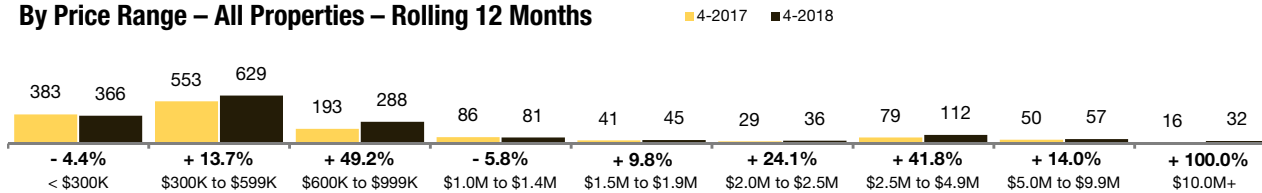
Key Metrics	Historical Sparkbars	4-2017	4-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
<b>New Listings</b>		215	<b>184</b>	- 14.4%	704	<b>717</b>	+ 1.8%
<b>Pending Sales</b>		158	<b>142</b>	- 10.1%	517	<b>530</b>	+ 2.5%
<b>Sold Listings</b>		121	<b>135</b>	+ 11.6%	387	<b>443</b>	+ 14.5%
<b>Median Sales Price</b>		\$480,000	<b>\$510,750</b>	+ 6.4%	\$459,000	<b>\$483,000</b>	+ 5.2%
<b>Avg. Sales Price</b>		\$1,543,664	<b>\$1,118,040</b>	- 27.6%	\$1,260,273	<b>\$1,232,028</b>	- 2.2%
<b>Pct. of List Price Received</b>		96.2%	<b>96.8%</b>	+ 0.6%	96.2%	<b>96.7%</b>	+ 0.5%
<b>Days on Market</b>		146	<b>117</b>	- 19.9%	134	<b>113</b>	- 15.7%
<b>Affordability Index</b>		74	<b>66</b>	- 10.8%	78	<b>70</b>	- 10.3%
<b>Active Listings</b>		1,126	<b>875</b>	- 22.3%	--	--	--
<b>Months Supply</b>		9.4	<b>6.4</b>	- 31.9%	--	--	--

# Sold Listings

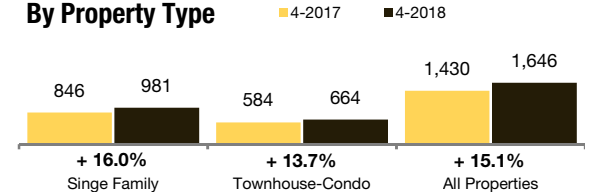
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	4-2017	4-2018	Change	4-2017	4-2018	Change
\$299,999 and Below	181	171	- 5.5%	202	195	- 3.5%
\$300,000 to \$599,999	370	389	+ 5.1%	183	239	+ 30.6%
\$600,000 to \$999,999	114	198	+ 73.7%	79	90	+ 13.9%
\$1,000,000 to \$1,499,999	46	46	0.0%	40	35	- 12.5%
\$1,500,000 to \$1,999,999	18	22	+ 22.2%	23	23	0.0%
\$2,000,000 to \$2,499,999	18	20	+ 11.1%	11	16	+ 45.5%
\$2,500,000 to \$4,999,999	47	67	+ 42.6%	32	45	+ 40.6%
\$5,000,000 to \$9,999,999	36	40	+ 11.1%	14	17	+ 21.4%
\$10,000,000 and Above	16	28	+ 75.0%	0	4	--
<b>All Price Ranges</b>	<b>846</b>	<b>981</b>	<b>+ 16.0%</b>	<b>584</b>	<b>664</b>	<b>+ 13.7%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	3-2018	4-2018	Change	3-2018	4-2018	Change
\$299,999 and Below	12	10	- 16.7%	15	18	+ 20.0%
\$300,000 to \$599,999	35	34	- 2.9%	15	21	+ 40.0%
\$600,000 to \$999,999	15	16	+ 6.7%	6	6	0.0%
\$1,000,000 to \$1,499,999	1	5	+ 400.0%	1	4	+ 300.0%
\$1,500,000 to \$1,999,999	2	0	- 100.0%	1	3	+ 200.0%
\$2,000,000 to \$2,499,999	2	1	- 50.0%	1	0	- 100.0%
\$2,500,000 to \$4,999,999	5	9	+ 80.0%	0	2	--
\$5,000,000 to \$9,999,999	1	3	+ 200.0%	0	1	--
\$10,000,000 and Above	1	2	+ 100.0%	1	0	- 100.0%
<b>All Price Ranges</b>	<b>74</b>	<b>80</b>	<b>+ 8.1%</b>	<b>40</b>	<b>55</b>	<b>+ 37.5%</b>

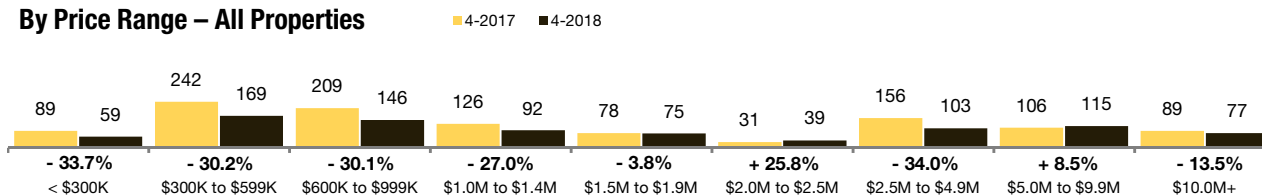
### Year to Date

By Price Range	Single Family			Condo		
	4-2017	4-2018	Change	4-2017	4-2018	Change
\$299,999 and Below	50	42	- 16.0%	55	64	+ 16.4%
\$300,000 to \$599,999	100	107	+ 7.0%	41	65	+ 58.5%
\$600,000 to \$999,999	25	49	+ 96.0%	23	25	+ 8.7%
\$1,000,000 to \$1,499,999	13	15	+ 15.4%	15	7	- 53.3%
\$1,500,000 to \$1,999,999	2	3	+ 50.0%	10	4	- 60.0%
\$2,000,000 to \$2,499,999	6	6	0.0%	2	4	+ 100.0%
\$2,500,000 to \$4,999,999	11	22	+ 100.0%	12	6	- 50.0%
\$5,000,000 to \$9,999,999	13	9	- 30.8%	4	7	+ 75.0%
\$10,000,000 and Above	5	6	+ 20.0%	0	2	--
<b>All Price Ranges</b>	<b>225</b>	<b>259</b>	<b>+ 15.1%</b>	<b>162</b>	<b>184</b>	<b>+ 13.6%</b>

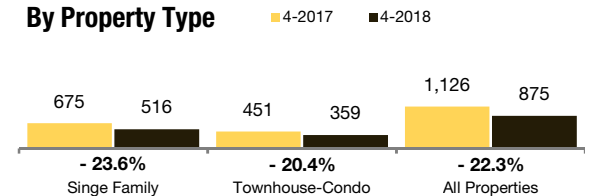
# Inventory of Active Listings

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		
	4-2017	4-2018	Change	4-2017	4-2018	Change
\$299,999 and Below	36	26	- 27.8%	53	33	- 37.7%
\$300,000 to \$599,999	125	74	- 40.8%	117	95	- 18.8%
\$600,000 to \$999,999	116	81	- 30.2%	93	65	- 30.1%
\$1,000,000 to \$1,499,999	69	52	- 24.6%	57	40	- 29.8%
\$1,500,000 to \$1,999,999	45	42	- 6.7%	33	33	0.0%
\$2,000,000 to \$2,499,999	17	18	+ 5.9%	14	21	+ 50.0%
\$2,500,000 to \$4,999,999	104	59	- 43.3%	52	44	- 15.4%
\$5,000,000 to \$9,999,999	83	97	+ 16.9%	23	18	- 21.7%
\$10,000,000 and Above	80	67	- 16.3%	9	10	+ 11.1%
<b>All Price Ranges</b>	<b>675</b>	<b>516</b>	<b>- 23.6%</b>	<b>451</b>	<b>359</b>	<b>- 20.4%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	3-2018	4-2018	Change	3-2018	4-2018	Change
\$299,999 and Below	32	26	- 18.8%	29	33	+ 13.8%
\$300,000 to \$599,999	77	74	- 3.9%	87	95	+ 9.2%
\$600,000 to \$999,999	73	81	+ 11.0%	68	65	- 4.4%
\$1,000,000 to \$1,499,999	52	52	0.0%	48	40	- 16.7%
\$1,500,000 to \$1,999,999	39	42	+ 7.7%	35	33	- 5.7%
\$2,000,000 to \$2,499,999	18	18	0.0%	21	21	0.0%
\$2,500,000 to \$4,999,999	61	59	- 3.3%	50	44	- 12.0%
\$5,000,000 to \$9,999,999	112	97	- 13.4%	24	18	- 25.0%
\$10,000,000 and Above	82	67	- 18.3%	11	10	- 9.1%
<b>All Price Ranges</b>	<b>546</b>	<b>516</b>	<b>- 5.5%</b>	<b>373</b>	<b>359</b>	<b>- 3.8%</b>

### Year to Date

By Price Range	Single Family			Condo		
	4-2017	4-2018	Change	4-2017	4-2018	Change
\$299,999 and Below	36	26	- 27.8%	53	33	- 37.7%
\$300,000 to \$599,999	125	74	- 40.8%	117	95	- 18.8%
\$600,000 to \$999,999	116	81	- 30.2%	93	65	- 30.1%
\$1,000,000 to \$1,499,999	69	52	- 24.6%	57	40	- 29.8%
\$1,500,000 to \$1,999,999	45	42	- 6.7%	33	33	0.0%
\$2,000,000 to \$2,499,999	17	18	+ 5.9%	14	21	+ 50.0%
\$2,500,000 to \$4,999,999	104	59	- 43.3%	52	44	- 15.4%
\$5,000,000 to \$9,999,999	83	97	+ 16.9%	23	18	- 21.7%
\$10,000,000 and Above	80	67	- 16.3%	9	10	+ 11.1%
<b>All Price Ranges</b>	<b>675</b>	<b>516</b>	<b>- 23.6%</b>	<b>451</b>	<b>359</b>	<b>- 20.4%</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.