

# Monthly Indicators



## August 2015

Percent changes calculated using year-over-year comparisons.

New Listings were up 16.2 percent for single family homes and 18.6 percent for townhouse-condo properties. Pending Sales increased 11.2 percent for single family homes but decreased 1.9 percent for townhouse-condo properties.

The Median Sales Price was down 1.0 percent to \$489,000 for single family homes and 4.2 percent to \$332,500 for townhouse-condo properties. Days on Market decreased 10.7 percent for single family homes and 15.7 percent for condo properties.

Statistics released by the U.S. Census Bureau and the Department of Housing and Urban Development indicate that privately-owned housing starts in July 2015 rose 10.1 percent compared to last year to the highest level the market has seen since October 2007. This bodes well for the eventual landing of a flock of potential buyers currently holding in a rental pattern. As ideal summer weather diverges toward autumn, we will begin to see some seasonal relaxation, but the market should still look positive when compared to last year.

## Activity Snapshot

<b>+ 16.7%</b>	<b>+ 9.8%</b>	<b>- 14.6%</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	8-2014	8-2015	Percent Change	YTD 2014	YTD 2015	Percent Change
<b>New Listings</b>		105	<b>122</b>	+ 16.2%	989	<b>1,080</b>	+ 9.2%
<b>Pending Sales</b>		89	<b>99</b>	+ 11.2%	533	<b>655</b>	+ 22.9%
<b>Sold Listings</b>		70	<b>89</b>	+ 27.1%	464	<b>555</b>	+ 19.6%
<b>Median Sales Price</b>		\$493,750	<b>\$489,000</b>	- 1.0%	\$445,925	<b>\$452,000</b>	+ 1.4%
<b>Avg. Sales Price</b>		\$1,352,256	<b>\$1,535,283</b>	+ 13.5%	\$1,268,205	<b>\$1,326,589</b>	+ 4.6%
<b>Pct. of List Price Received</b>		96.6%	<b>96.6%</b>	0.0%	95.8%	<b>96.2%</b>	+ 0.4%
<b>Days on Market</b>		112	<b>100</b>	- 10.7%	120	<b>109</b>	- 9.2%
<b>Affordability Index</b>		70	<b>74</b>	+ 5.7%	77	<b>80</b>	+ 3.9%
<b>Active Listings</b>		829	<b>726</b>	- 12.4%	--	--	--
<b>Months Supply</b>		13.5	<b>10.1</b>	- 25.2%	--	--	--

# Townhouse-Condo Market Overview



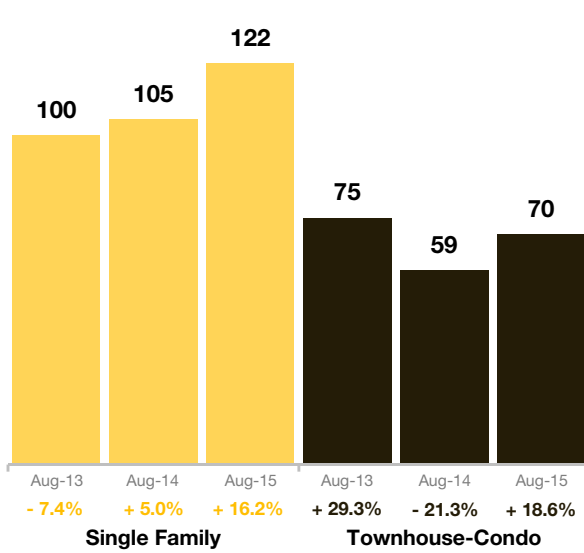
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	8-2014	8-2015	Percent Change	YTD 2014	YTD 2015	Percent Change
<b>New Listings</b>		59	70	+ 18.6%	581	631	+ 8.6%
<b>Pending Sales</b>		54	53	- 1.9%	362	462	+ 27.6%
<b>Sold Listings</b>		44	44	0.0%	321	406	+ 26.5%
<b>Median Sales Price</b>		\$347,000	\$332,500	- 4.2%	\$382,000	\$400,000	+ 4.7%
<b>Avg. Sales Price</b>		\$798,934	\$616,940	- 22.8%	\$927,714	\$849,150	- 8.5%
<b>Pct. of List Price Received</b>		96.2%	97.0%	+ 0.8%	95.5%	96.0%	+ 0.5%
<b>Days on Market</b>		121	102	- 15.7%	137	135	- 1.5%
<b>Affordability Index</b>		107	116	+ 8.4%	98	98	0.0%
<b>Active Listings</b>		553	454	- 17.9%	--	--	--
<b>Months Supply</b>		13.7	9.3	- 32.1%	--	--	--

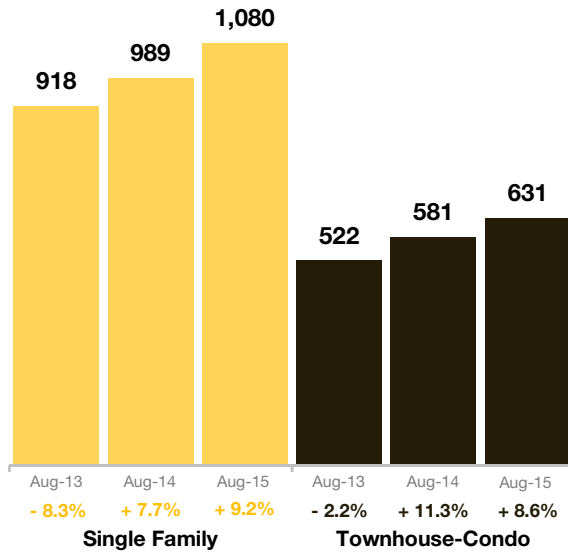
# New Listings



## August

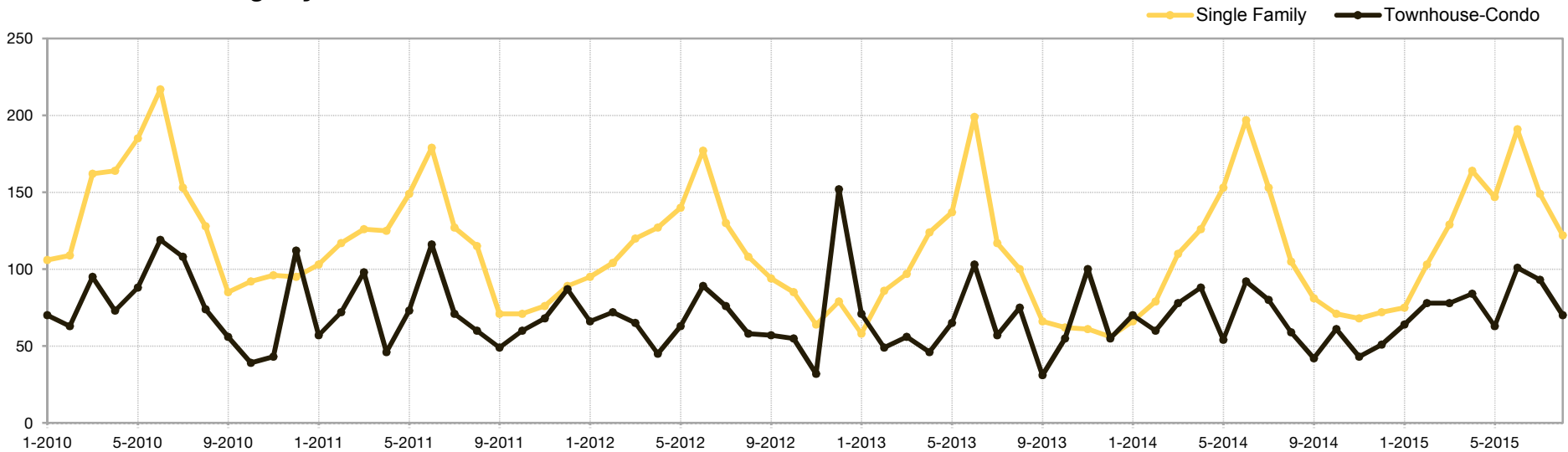


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2014	81	+22.7%	42	+35.5%
Oct-2014	71	+14.5%	61	+10.9%
Nov-2014	68	+11.5%	43	-57.0%
Dec-2014	72	+28.6%	51	-7.3%
Jan-2015	75	+13.6%	64	-8.6%
Feb-2015	103	+30.4%	78	+30.0%
Mar-2015	129	+17.3%	78	0.0%
Apr-2015	164	+30.2%	84	-4.5%
May-2015	147	-3.9%	63	+16.7%
Jun-2015	191	-3.0%	101	+9.8%
Jul-2015	149	-2.6%	93	+16.3%
<b>Aug-2015</b>	<b>122</b>	<b>+16.2%</b>	<b>70</b>	<b>+18.6%</b>

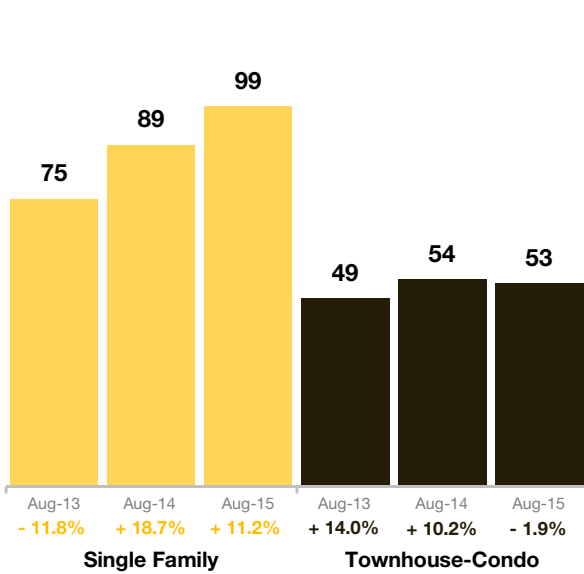
## Historical New Listings by Month



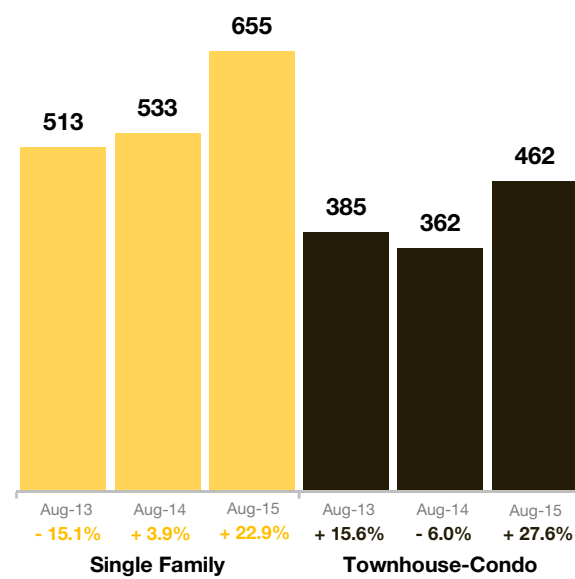
# Pending Sales



## August

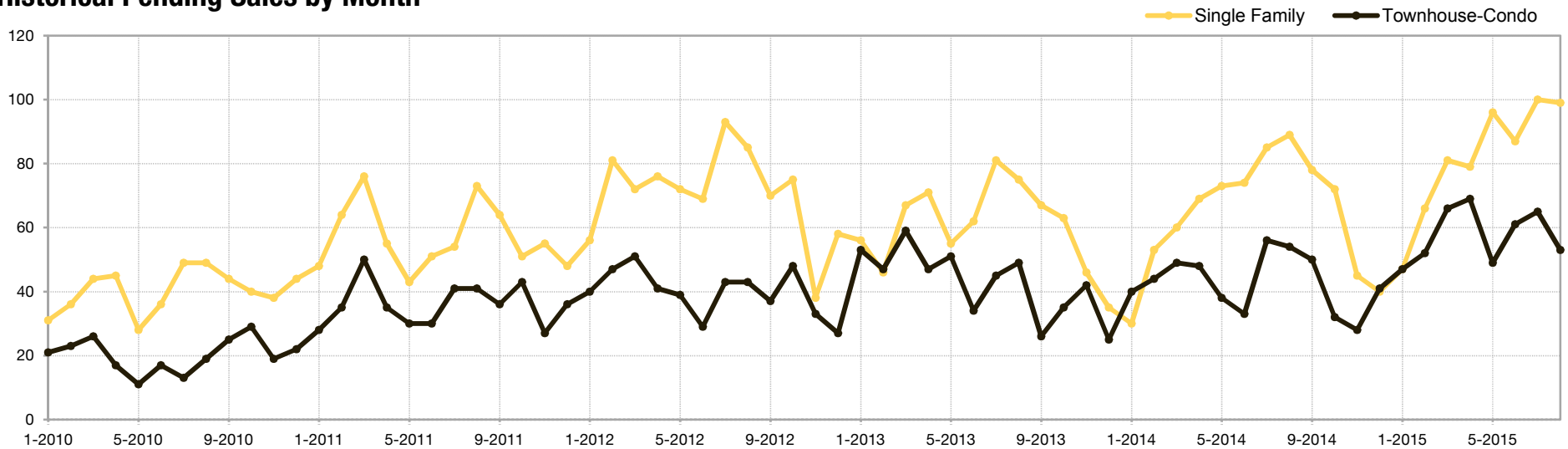


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2014	78	+16.4%	50	+92.3%
Oct-2014	72	+14.3%	32	-8.6%
Nov-2014	45	-2.2%	28	-33.3%
Dec-2014	40	+14.3%	41	+64.0%
Jan-2015	47	+56.7%	47	+17.5%
Feb-2015	66	+24.5%	52	+18.2%
Mar-2015	81	+35.0%	66	+34.7%
Apr-2015	79	+14.5%	69	+43.8%
May-2015	96	+31.5%	49	+28.9%
Jun-2015	87	+17.6%	61	+84.8%
Jul-2015	100	+17.6%	65	+16.1%
<b>Aug-2015</b>	<b>99</b>	<b>+11.2%</b>	<b>53</b>	<b>-1.9%</b>

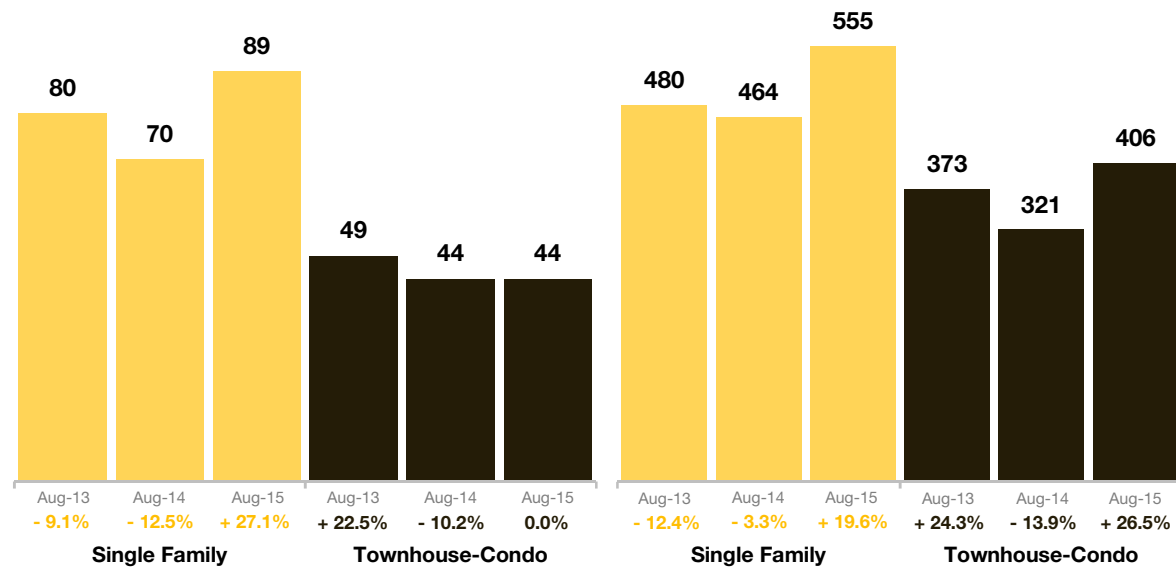
## Historical Pending Sales by Month



# Sold Listings

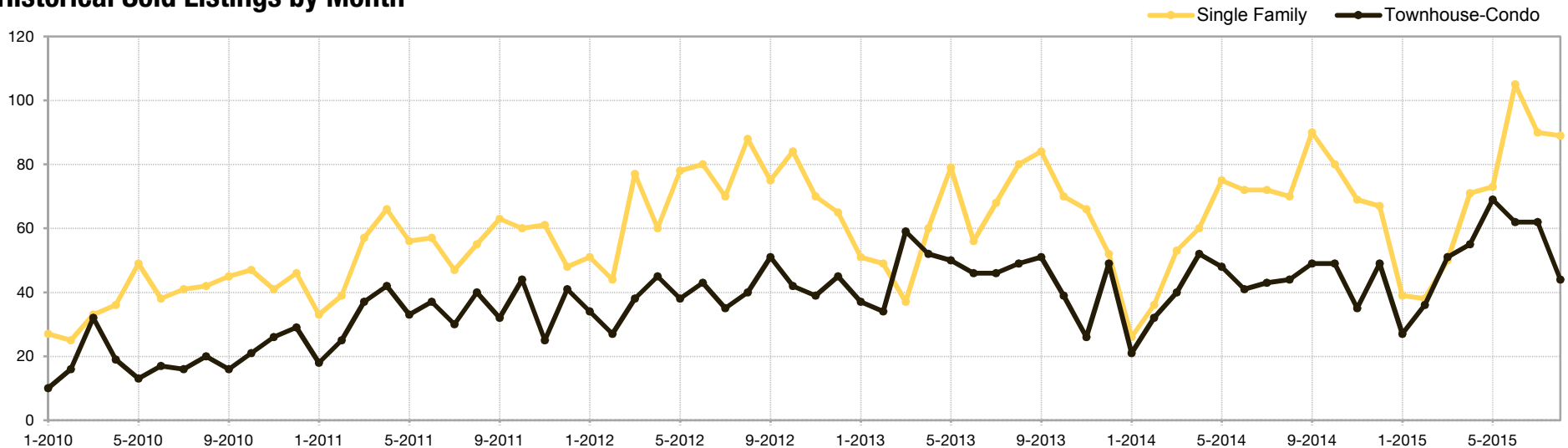


## August



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2014	90	+7.1%	49	-3.9%
Oct-2014	80	+14.3%	49	+25.6%
Nov-2014	69	+4.5%	35	+34.6%
Dec-2014	67	+28.8%	49	0.0%
Jan-2015	39	+50.0%	27	+28.6%
Feb-2015	38	+5.6%	36	+12.5%
Mar-2015	50	-5.7%	51	+27.5%
Apr-2015	71	+18.3%	55	+5.8%
May-2015	73	-2.7%	69	+43.8%
Jun-2015	105	+45.8%	62	+51.2%
Jul-2015	90	+25.0%	62	+44.2%
<b>Aug-2015</b>	<b>89</b>	<b>+27.1%</b>	<b>44</b>	<b>0.0%</b>

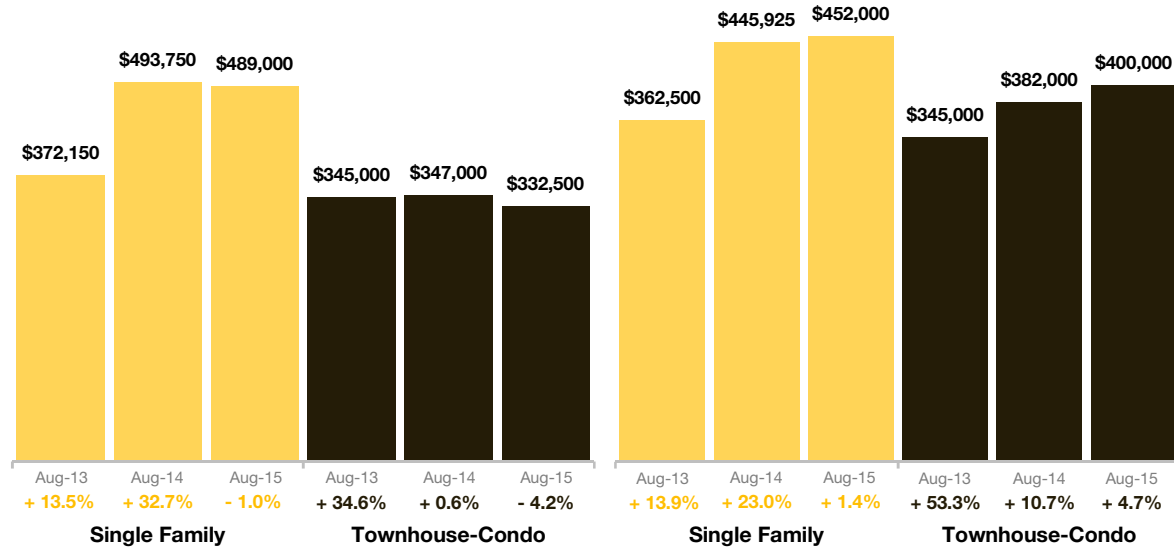
## Historical Sold Listings by Month



# Median Sales Price

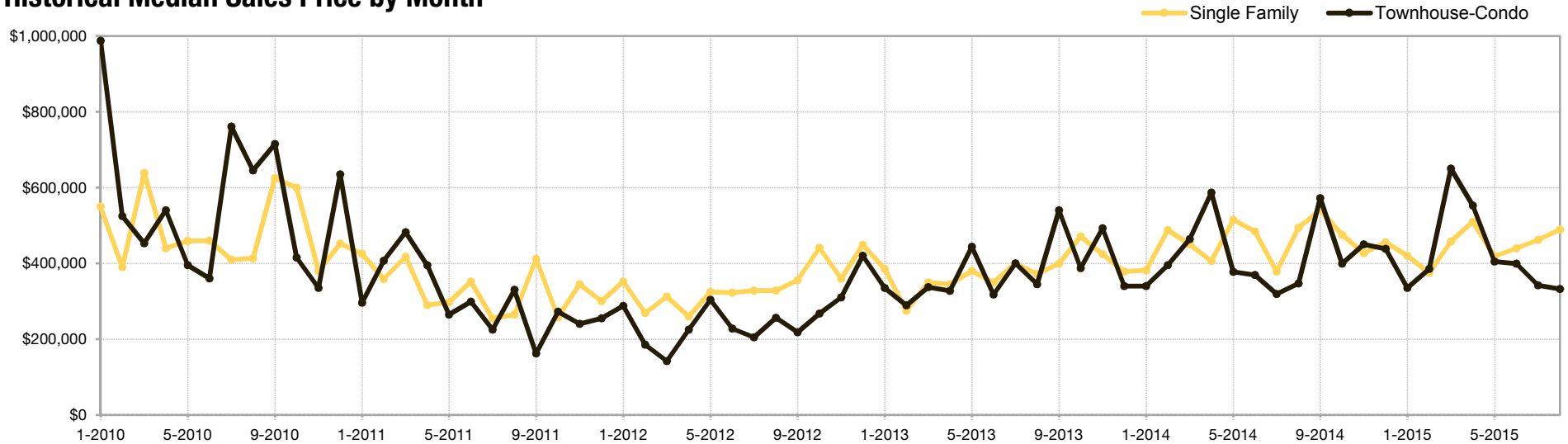


## August



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2014	\$540,500	+35.3%	\$572,000	+5.9%
Oct-2014	\$475,000	+0.8%	\$399,000	+3.0%
Nov-2014	\$427,000	+0.6%	\$450,000	-8.6%
Dec-2014	\$455,500	+20.5%	\$438,000	+28.8%
Jan-2015	\$420,000	+9.9%	\$335,000	-1.5%
Feb-2015	\$374,500	-23.2%	\$385,000	-2.6%
Mar-2015	\$458,000	+1.8%	\$650,000	+40.0%
Apr-2015	\$510,000	+25.5%	\$552,750	-5.8%
May-2015	\$419,000	-18.6%	\$405,000	+7.3%
Jun-2015	\$440,000	-9.2%	\$399,000	+8.1%
Jul-2015	\$461,750	+22.0%	\$341,750	+7.1%
<b>Aug-2015</b>	<b>\$489,000</b>	<b>-1.0%</b>	<b>\$332,500</b>	<b>-4.2%</b>

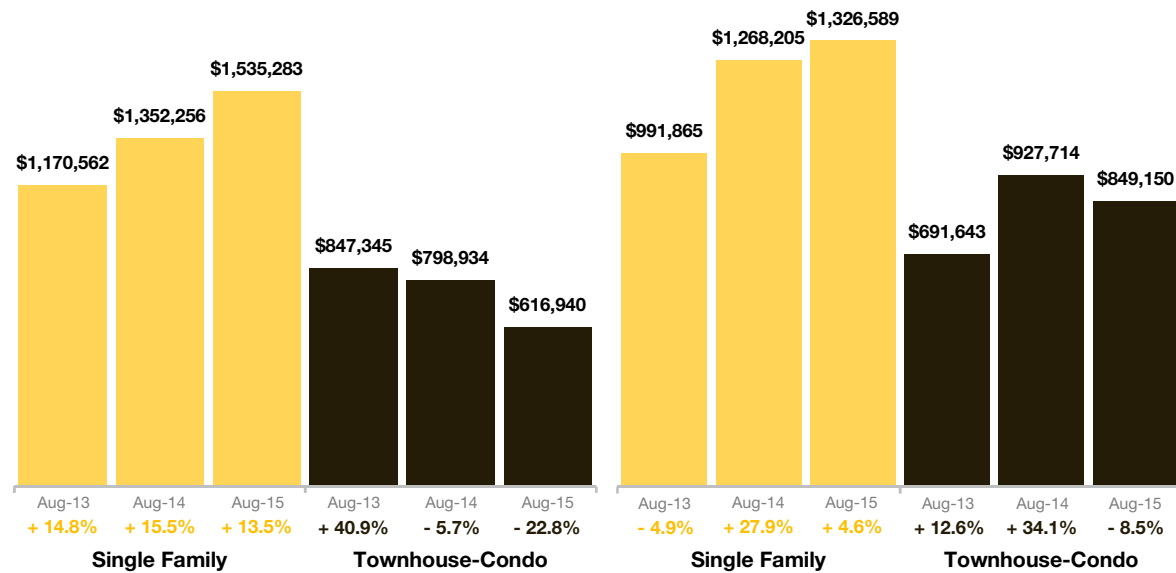
## Historical Median Sales Price by Month



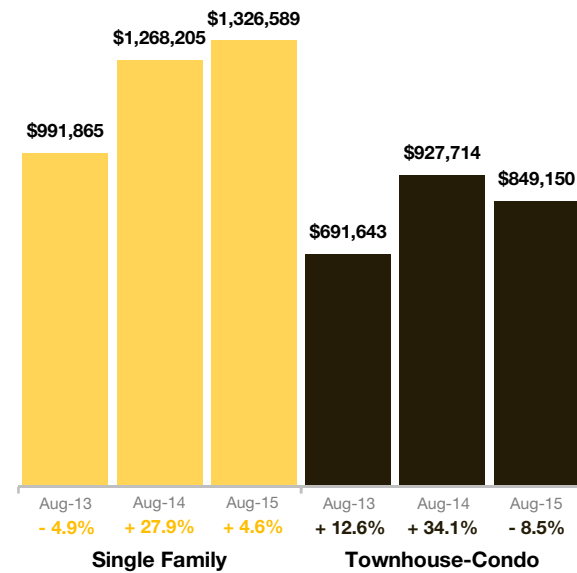
# Average Sales Price



## August

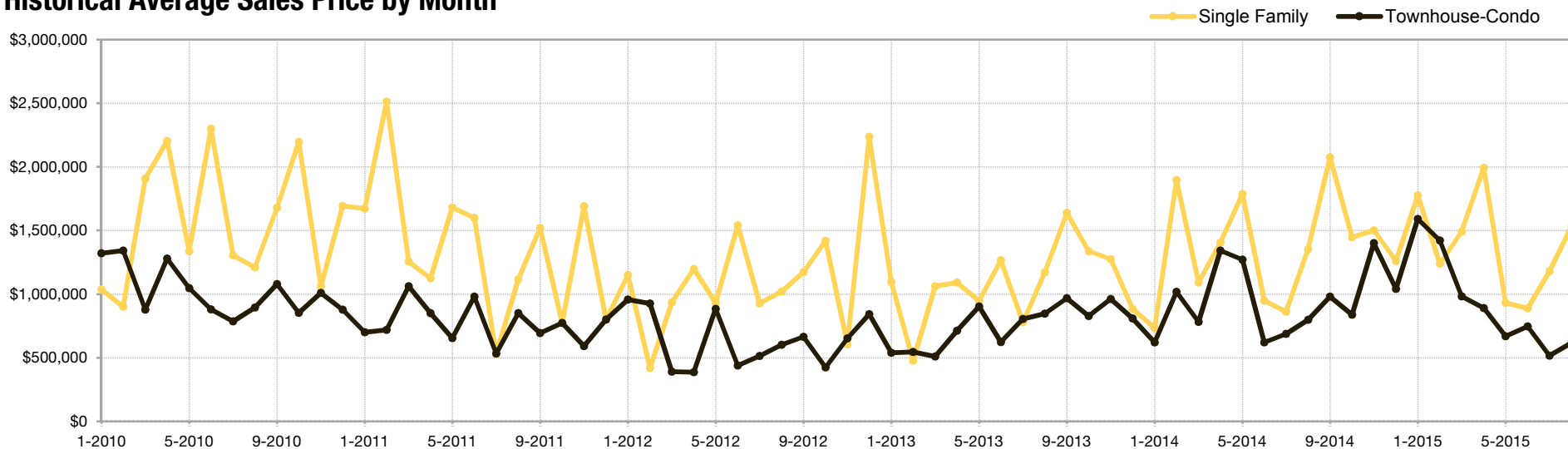


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2014	\$2,075,746	+26.6%	\$980,430	+1.3%
Oct-2014	\$1,446,443	+8.0%	\$837,885	+1.2%
Nov-2014	\$1,500,348	+17.6%	\$1,401,154	+45.7%
Dec-2014	\$1,259,463	+42.6%	\$1,041,224	+28.7%
Jan-2015	\$1,775,438	+142.4%	\$1,590,780	+156.1%
Feb-2015	\$1,240,211	-34.6%	\$1,420,397	+39.5%
Mar-2015	\$1,491,195	+36.6%	\$982,468	+25.8%
Apr-2015	\$1,991,794	+41.8%	\$891,304	-33.6%
May-2015	\$931,554	-47.9%	\$668,271	-47.4%
Jun-2015	\$887,842	-6.4%	\$747,076	+20.4%
Jul-2015	\$1,178,250	+36.9%	\$516,277	-24.9%
<b>Aug-2015</b>	<b>\$1,535,283</b>	<b>+13.5%</b>	<b>\$616,940</b>	<b>-22.8%</b>

## Historical Average Sales Price by Month



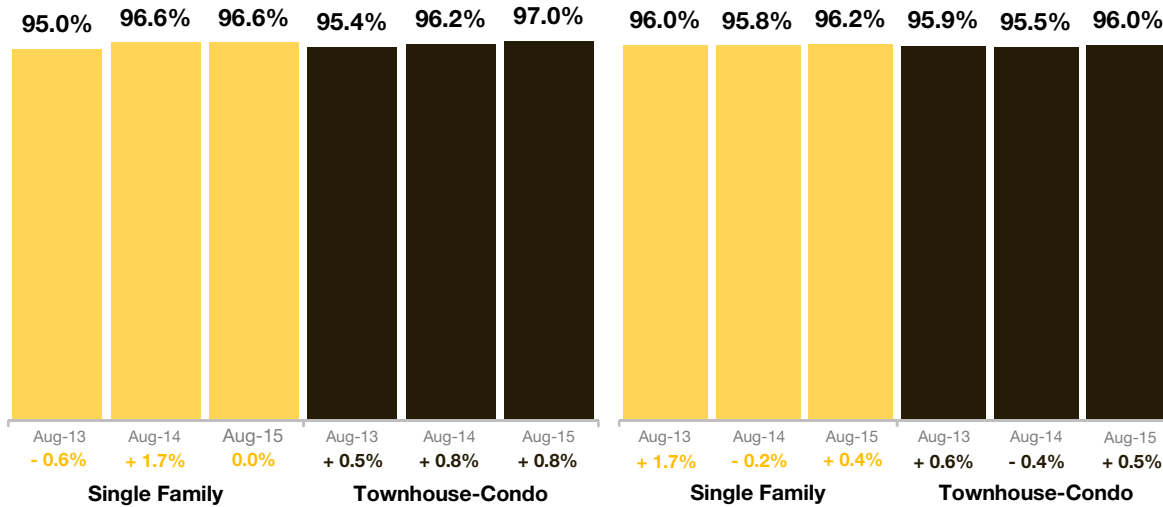


# Percent of List Price Received



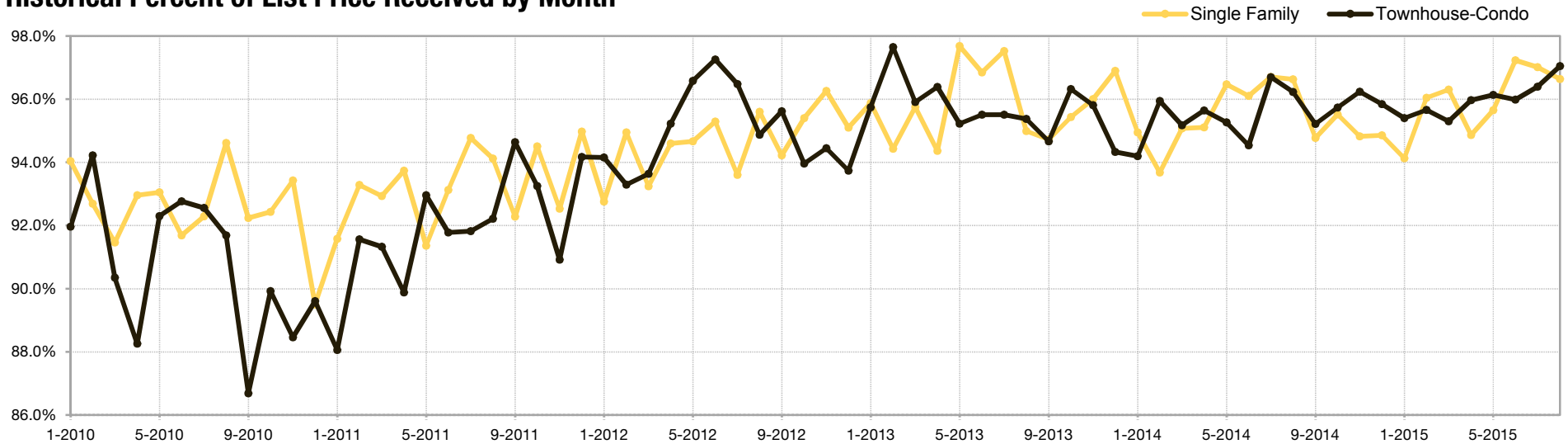
## August

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2014	94.8%	+0.1%	95.2%	+0.5%
Oct-2014	95.5%	+0.1%	95.7%	-0.6%
Nov-2014	94.8%	-1.3%	96.2%	+0.4%
Dec-2014	94.9%	-2.1%	95.8%	+1.6%
Jan-2015	94.1%	-0.9%	95.4%	+1.3%
Feb-2015	96.0%	+2.5%	95.7%	-0.2%
Mar-2015	96.3%	+1.3%	95.3%	+0.1%
Apr-2015	94.9%	-0.2%	96.0%	+0.4%
May-2015	95.6%	-0.9%	96.1%	+0.8%
Jun-2015	97.2%	+1.1%	96.0%	+1.6%
Jul-2015	97.0%	+0.3%	96.4%	-0.3%
<b>Aug-2015</b>	<b>96.6%</b>	<b>0.0%</b>	<b>97.0%</b>	<b>+0.8%</b>

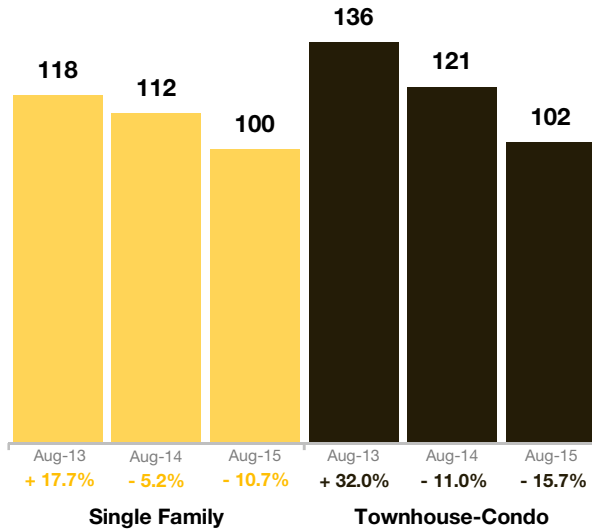
## Historical Percent of List Price Received by Month



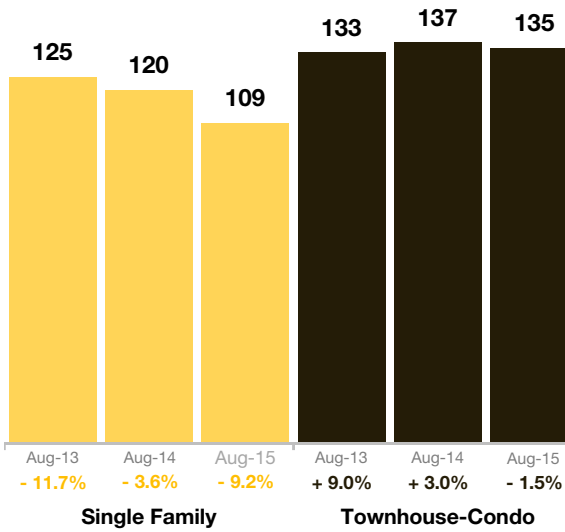
# Days on Market Until Sale



## August

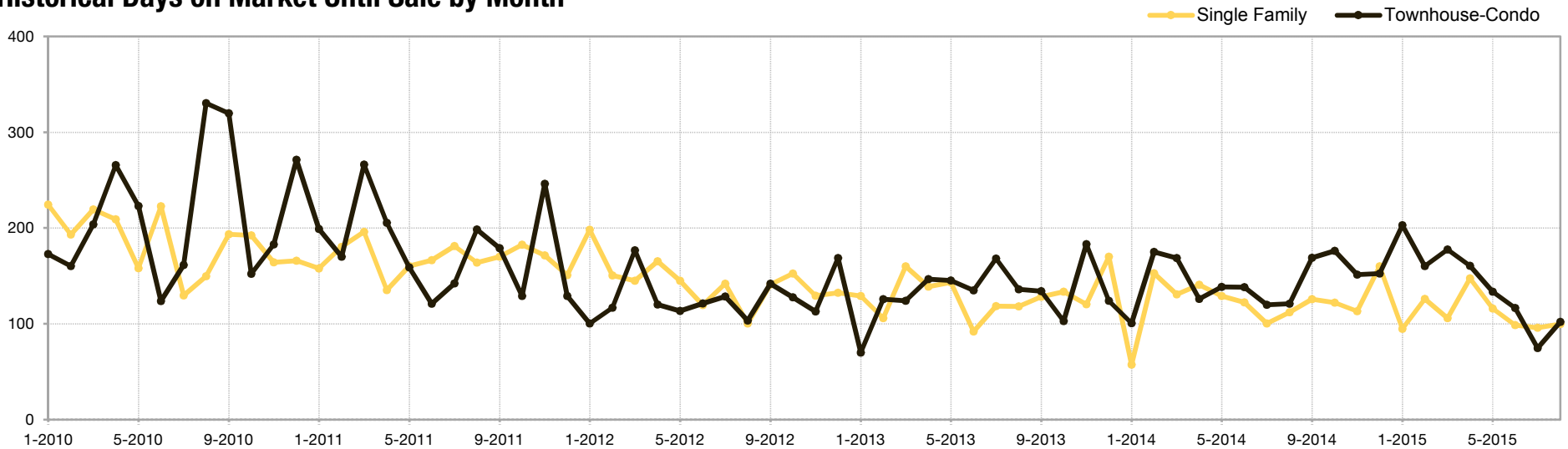


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2014	126	-1.6%	169	+26.1%
Oct-2014	122	-8.3%	176	+70.9%
Nov-2014	113	-5.8%	151	-17.5%
Dec-2014	160	-5.9%	152	+22.6%
Jan-2015	95	+66.7%	203	+101.0%
Feb-2015	126	-17.6%	160	-8.6%
Mar-2015	106	-19.1%	178	+5.3%
Apr-2015	147	+4.3%	161	+27.8%
May-2015	116	-10.1%	134	-3.6%
Jun-2015	99	-18.9%	117	-15.2%
Jul-2015	96	-4.0%	75	-37.5%
<b>Aug-2015</b>	<b>100</b>	<b>-10.7%</b>	<b>102</b>	<b>-15.7%</b>

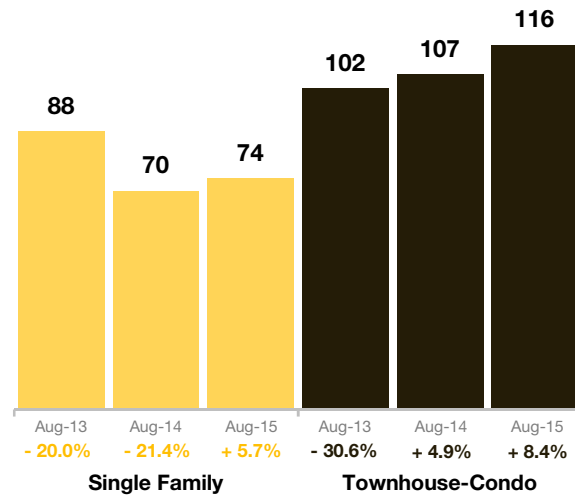
## Historical Days on Market Until Sale by Month



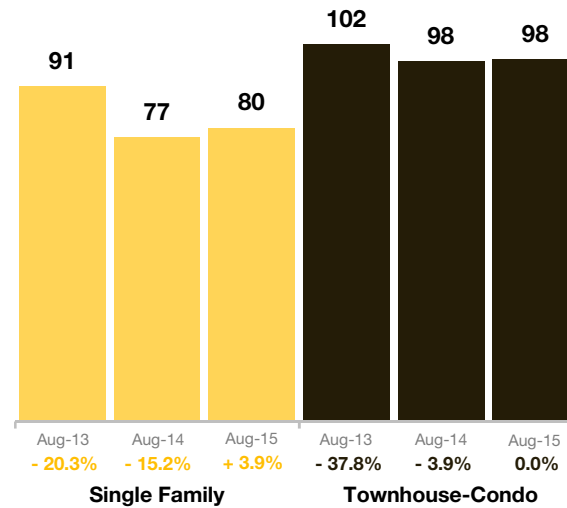
# Housing Affordability Index



## August

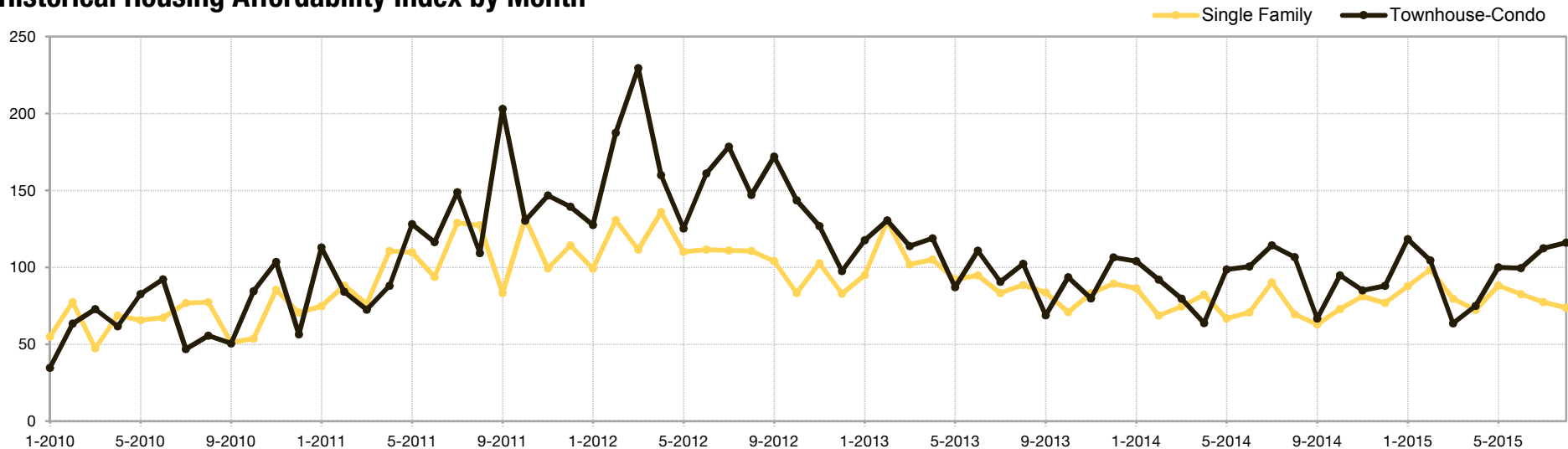


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2014	63	-25.0%	67	-2.9%
Oct-2014	73	+2.8%	95	+1.1%
Nov-2014	81	-2.4%	85	+6.3%
Dec-2014	77	-13.5%	88	-17.0%
Jan-2015	88	+2.3%	118	+13.5%
Feb-2015	99	+43.5%	105	+14.1%
Mar-2015	80	+6.7%	64	-20.0%
Apr-2015	72	-12.2%	75	+17.2%
May-2015	88	+31.3%	100	+1.0%
Jun-2015	82	+15.5%	99	-2.0%
Jul-2015	77	-14.4%	112	-1.8%
<b>Aug-2015</b>	<b>74</b>	<b>+5.7%</b>	<b>116</b>	<b>+8.4%</b>

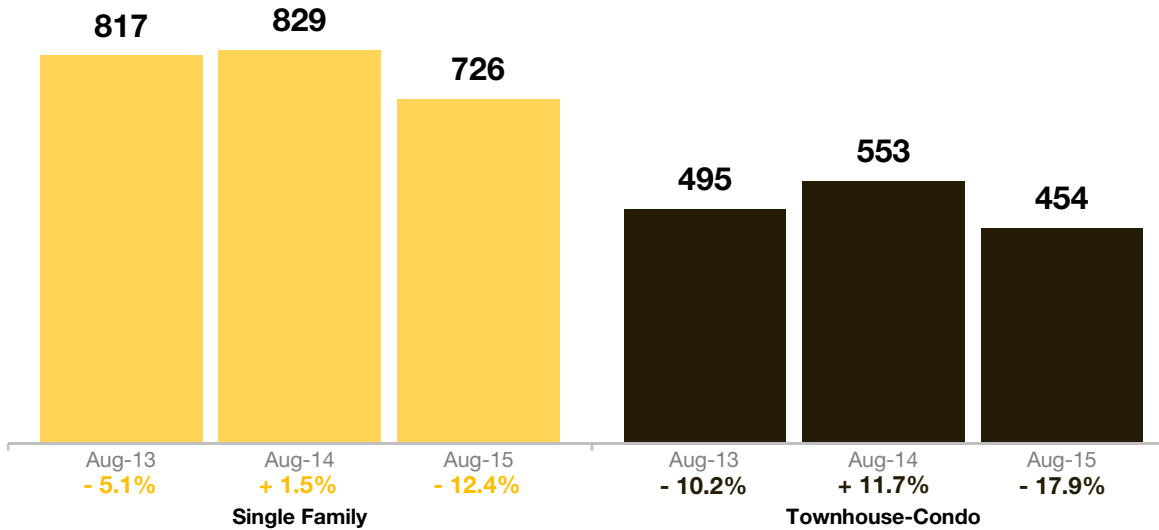
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

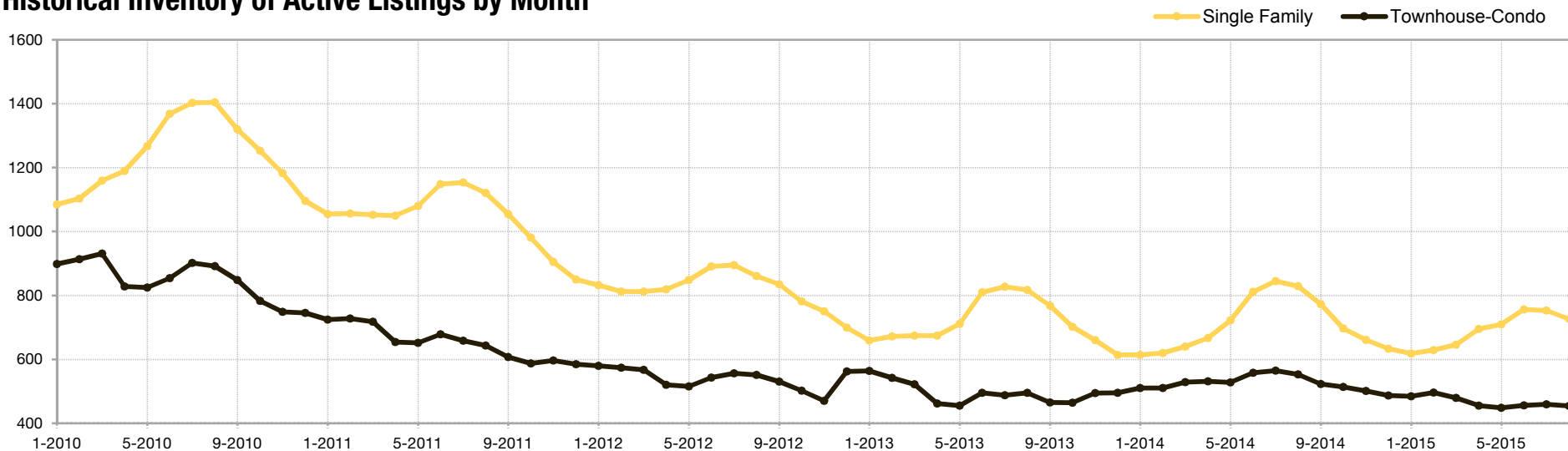


## August



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2014	773	+0.7%	523	+12.5%
Oct-2014	697	-0.7%	514	+10.8%
Nov-2014	661	+0.2%	501	+1.4%
Dec-2014	633	+3.1%	487	-1.6%
Jan-2015	618	+0.7%	484	-5.1%
Feb-2015	629	+1.5%	496	-2.7%
Mar-2015	646	+0.9%	479	-9.5%
Apr-2015	695	+4.2%	455	-14.3%
May-2015	709	-1.8%	448	-15.2%
Jun-2015	756	-6.8%	456	-18.3%
Jul-2015	753	-10.9%	459	-18.8%
<b>Aug-2015</b>	<b>726</b>	<b>-12.4%</b>	<b>454</b>	<b>-17.9%</b>

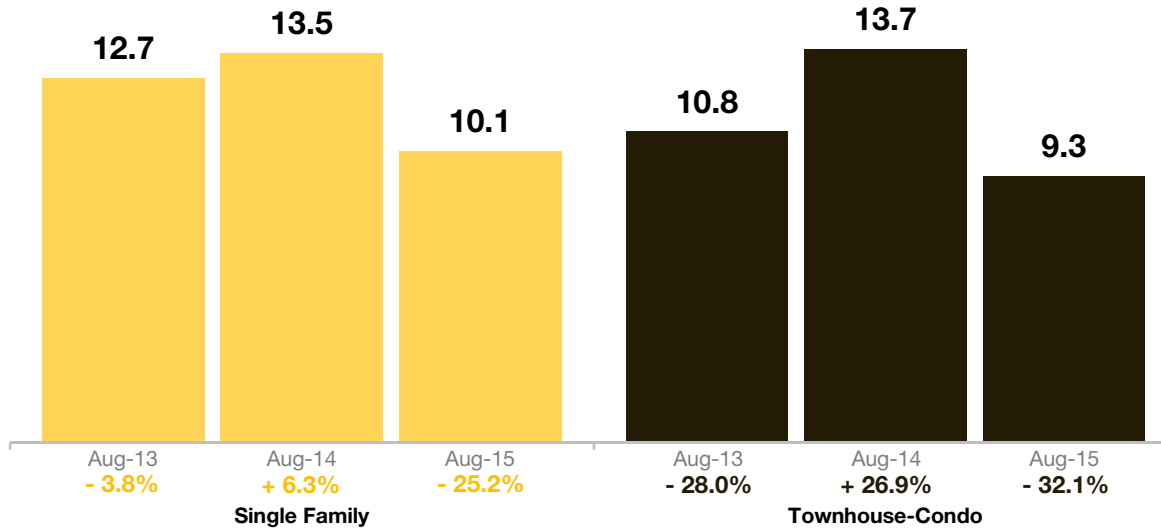
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

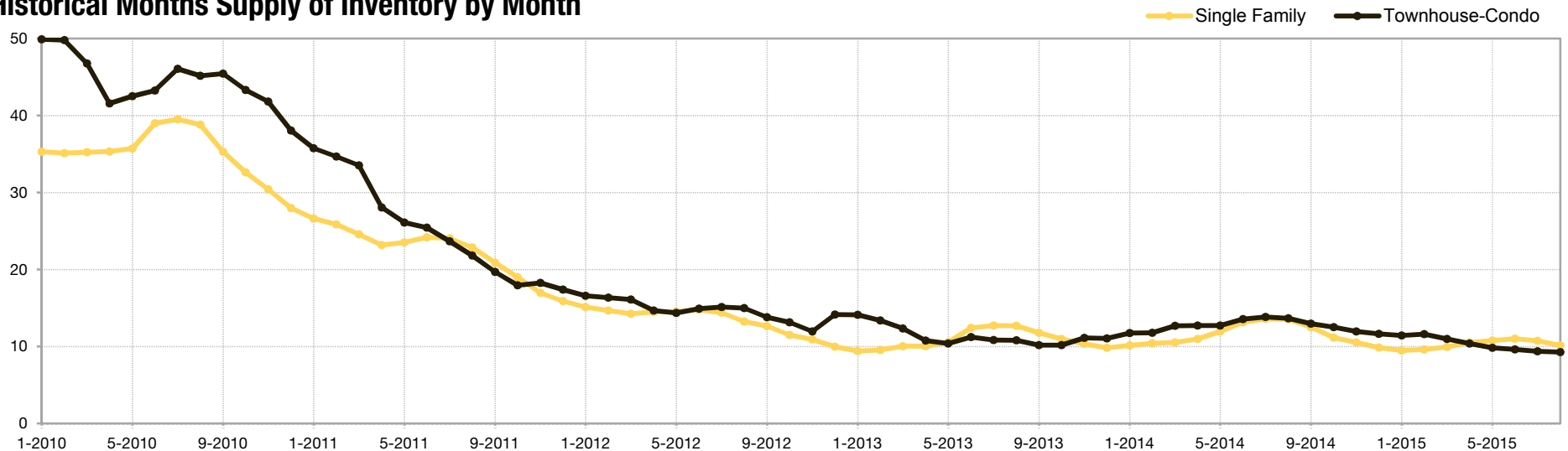


## August



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2014	12.5	+5.9%	13.0	+28.7%
Oct-2014	11.1	+0.9%	12.5	+22.5%
Nov-2014	10.5	+1.0%	12.0	+8.1%
Dec-2014	9.9	+1.0%	11.6	+5.5%
Jan-2015	9.5	-5.9%	11.4	-2.6%
Feb-2015	9.6	-7.7%	11.6	-1.7%
Mar-2015	9.9	-5.7%	11.0	-13.4%
Apr-2015	10.5	-4.5%	10.4	-18.1%
May-2015	10.8	-9.2%	9.8	-22.8%
Jun-2015	11.0	-16.0%	9.6	-29.4%
Jul-2015	10.7	-21.3%	9.4	-31.9%
<b>Aug-2015</b>	<b>10.1</b>	<b>-25.2%</b>	<b>9.3</b>	<b>-32.1%</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.

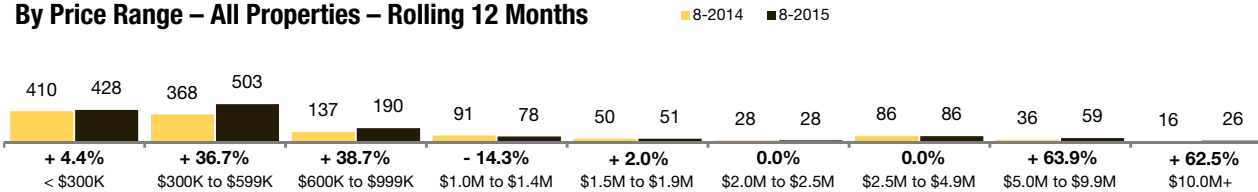
Key Metrics	Historical Sparkbars	8-2014	8-2015	Percent Change	YTD 2014	YTD 2015	Percent Change
<b>New Listings</b>		164	<b>193</b>	+ 17.7%	1,571	<b>1,714</b>	+ 9.1%
<b>Pending Sales</b>		143	<b>152</b>	+ 6.3%	895	<b>1,117</b>	+ 24.8%
<b>Sold Listings</b>		114	<b>133</b>	+ 16.7%	785	<b>961</b>	+ 22.4%
<b>Median Sales Price</b>		\$392,500	<b>\$431,000</b>	+ 9.8%	\$419,000	<b>\$433,000</b>	+ 3.3%
<b>Avg. Sales Price</b>		\$1,138,694	<b>\$1,231,471</b>	+ 8.1%	\$1,128,972	<b>\$1,125,169</b>	- 0.3%
<b>Pct. of List Price Received</b>		96.5%	<b>96.8%</b>	+ 0.3%	95.7%	<b>96.1%</b>	+ 0.4%
<b>Days on Market</b>		116	<b>100</b>	- 13.8%	127	<b>120</b>	- 5.5%
<b>Affordability Index</b>		87	<b>83</b>	- 4.6%	82	<b>83</b>	+ 1.2%
<b>Active Listings</b>		1,384	<b>1,182</b>	- 14.6%	--	--	--
<b>Months Supply</b>		13.6	<b>9.8</b>	- 27.9%	--	--	--

# Sold Listings

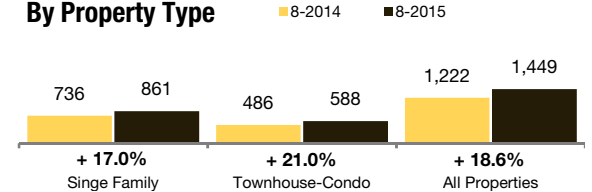
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	8-2014	8-2015	Change	8-2014	8-2015	Change
\$299,999 and Below	233	234	+ 0.4%	177	194	+ 9.6%
\$300,000 to \$599,999	242	316	+ 30.6%	126	187	+ 48.4%
\$600,000 to \$999,999	84	116	+ 38.1%	53	74	+ 39.6%
\$1,000,000 to \$1,499,999	38	41	+ 7.9%	53	37	- 30.2%
\$1,500,00 to \$1,999,999	33	19	- 42.4%	17	32	+ 88.2%
\$2,000,000 to \$2,499,999	14	13	- 7.1%	14	15	+ 7.1%
\$2,500,000 to \$4,999,999	47	47	0.0%	39	39	0.0%
\$5,000,000 to \$9,999,999	31	52	+ 67.7%	5	7	+ 40.0%
\$10,000,000 and Above	14	23	+ 64.3%	2	3	+ 50.0%
<b>All Price Ranges</b>	<b>736</b>	<b>861</b>	<b>+ 17.0%</b>	<b>486</b>	<b>588</b>	<b>+ 21.0%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	7-2015	8-2015	Change	7-2015	8-2015	Change
\$299,999 and Below	23	22	- 4.3%	27	19	- 29.6%
\$300,000 to \$599,999	38	37	- 2.6%	21	16	- 23.8%
\$600,000 to \$999,999	13	9	- 30.8%	6	3	- 50.0%
\$1,000,000 to \$1,499,999	5	7	+ 40.0%	3	3	0.0%
\$1,500,00 to \$1,999,999	0	3	--	2	0	- 100.0%
\$2,000,000 to \$2,499,999	0	1	--	2	1	- 50.0%
\$2,500,000 to \$4,999,999	4	3	- 25.0%	1	2	+ 100.0%
\$5,000,000 to \$9,999,999	5	3	- 40.0%	0	0	--
\$10,000,000 and Above	2	4	+ 100.0%	0	0	--
<b>All Price Ranges</b>	<b>90</b>	<b>89</b>	<b>- 1.1%</b>	<b>62</b>	<b>44</b>	<b>- 29.0%</b>

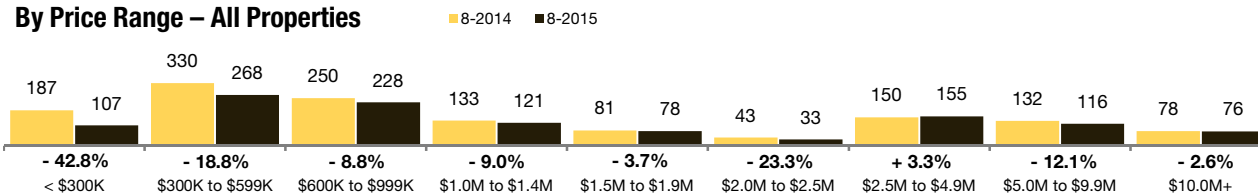
### Year to Date

By Price Range	Single Family			Condo		
	8-2014	8-2015	Change	8-2014	8-2015	Change
\$299,999 and Below	137	155	+ 13.1%	113	144	+ 27.4%
\$300,000 to \$599,999	157	218	+ 38.9%	94	125	+ 33.0%
\$600,000 to \$999,999	55	65	+ 18.2%	27	43	+ 59.3%
\$1,000,000 to \$1,499,999	23	29	+ 26.1%	36	31	- 13.9%
\$1,500,00 to \$1,999,999	24	12	- 50.0%	10	22	+ 120.0%
\$2,000,000 to \$2,499,999	9	5	- 44.4%	9	11	+ 22.2%
\$2,500,000 to \$4,999,999	32	28	- 12.5%	28	25	- 10.7%
\$5,000,000 to \$9,999,999	19	29	+ 52.6%	2	4	+ 100.0%
\$10,000,000 and Above	8	14	+ 75.0%	2	1	- 50.0%
<b>All Price Ranges</b>	<b>464</b>	<b>555</b>	<b>+ 19.6%</b>	<b>321</b>	<b>406</b>	<b>+ 26.5%</b>

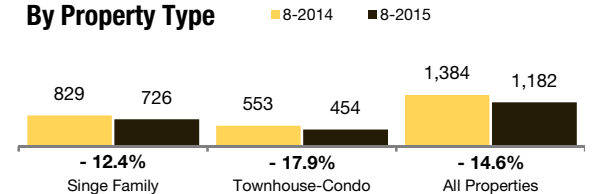
# Inventory of Active Listings

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		
	8-2014	8-2015	Change	8-2014	8-2015	Change
\$299,999 and Below	97	44	- 54.6%	89	62	- 30.3%
\$300,000 to \$599,999	183	155	- 15.3%	146	112	- 23.3%
\$600,000 to \$999,999	134	130	- 3.0%	116	98	- 15.5%
\$1,000,000 to \$1,499,999	66	62	- 6.1%	67	59	- 11.9%
\$1,500,00 to \$1,999,999	46	42	- 8.7%	35	36	+ 2.9%
\$2,000,000 to \$2,499,999	24	19	- 20.8%	19	14	- 26.3%
\$2,500,000 to \$4,999,999	100	101	+ 1.0%	50	54	+ 8.0%
\$5,000,000 to \$9,999,999	114	100	- 12.3%	18	16	- 11.1%
\$10,000,000 and Above	65	73	+ 12.3%	13	3	- 76.9%
<b>All Price Ranges</b>	<b>829</b>	<b>726</b>	<b>- 12.4%</b>	<b>553</b>	<b>454</b>	<b>- 17.9%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	7-2015	8-2015	Change	7-2015	8-2015	Change
\$299,999 and Below	58	44	- 24.1%	71	62	- 12.7%
\$300,000 to \$599,999	153	155	+ 1.3%	113	112	- 0.9%
\$600,000 to \$999,999	134	130	- 3.0%	98	98	0.0%
\$1,000,000 to \$1,499,999	62	62	0.0%	58	59	+ 1.7%
\$1,500,00 to \$1,999,999	47	42	- 10.6%	33	36	+ 9.1%
\$2,000,000 to \$2,499,999	19	19	0.0%	13	14	+ 7.7%
\$2,500,000 to \$4,999,999	99	101	+ 2.0%	53	54	+ 1.9%
\$5,000,000 to \$9,999,999	105	100	- 4.8%	17	16	- 5.9%
\$10,000,000 and Above	76	73	- 3.9%	3	3	0.0%
<b>All Price Ranges</b>	<b>753</b>	<b>726</b>	<b>- 3.6%</b>	<b>459</b>	<b>454</b>	<b>- 1.1%</b>

### Year to Date

By Price Range	Single Family			Condo		
	8-2014	8-2015	Change	8-2014	8-2015	Change
\$299,999 and Below	137	155	+ 13.1%	113	144	+ 27.4%
\$300,000 to \$599,999	157	218	+ 38.9%	94	125	+ 33.0%
\$600,000 to \$999,999	55	65	+ 18.2%	27	43	+ 59.3%
\$1,000,000 to \$1,499,999	23	29	+ 26.1%	36	31	- 13.9%
\$1,500,00 to \$1,999,999	24	12	- 50.0%	10	22	+ 120.0%
\$2,000,000 to \$2,499,999	9	5	- 44.4%	9	11	+ 22.2%
\$2,500,000 to \$4,999,999	32	28	- 12.5%	28	25	- 10.7%
\$5,000,000 to \$9,999,999	19	29	+ 52.6%	2	4	+ 100.0%
\$10,000,000 and Above	8	14	+ 75.0%	2	1	- 50.0%
<b>All Price Ranges</b>	<b>464</b>	<b>555</b>	<b>+ 19.6%</b>	<b>321</b>	<b>406</b>	<b>+ 26.5%</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.