

# Monthly Indicators



## January 2022

Percent changes calculated using year-over-year comparisons.

New Listings were down 32.9 percent for single family homes and 32.9 percent for townhouse-condo properties. Pending Sales decreased 44.8 percent for single family homes and 19.7 percent for townhouse-condo properties.

The Median Sales Price was down 16.0 percent to \$655,000 for single family homes but increased 68.2 percent to \$975,000 for townhouse-condo properties. Days on Market decreased 35.2 percent for single family homes and 30.0 percent for condo properties.

For many buyers, 2022 marks a new opportunity to make their home purchase dreams a reality. But it won't be without its challenges. Inventory of existing homes was at 910,000 at the start of the new year, the lowest level recorded since 1999, according to the National Association of REALTORS®, and competition remains fierce. Affordability continues to decline, as inflation, soaring sales prices, and surging mortgage interest rates reduce purchasing power. The sudden increase in rates and home prices means buyers are paying significantly more per month compared to this time last year, which may cause sales to slow as more buyers become priced out of the market.

## Activity Snapshot

**- 24.4%**    **+ 23.9%**    **- 62.7%**

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

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



# 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	1-2021	1-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
<b>New Listings</b>		70	47	- 32.9%	70	47	- 32.9%
<b>Pending Sales</b>		87	48	- 44.8%	87	48	- 44.8%
<b>Sold Listings</b>		68	55	- 19.1%	68	55	- 19.1%
<b>Median Sales Price</b>		\$780,000	\$655,000	- 16.0%	\$780,000	\$655,000	- 16.0%
<b>Avg. Sales Price</b>		\$2,913,328	\$3,189,306	+ 9.5%	\$2,913,328	\$3,189,306	+ 9.5%
<b>Pct. of List Price Received</b>		97.0%	97.7%	+ 0.7%	97.0%	97.7%	+ 0.7%
<b>Days on Market</b>		88	57	- 35.2%	88	57	- 35.2%
<b>Affordability Index</b>		51	56	+ 9.8%	51	56	+ 9.8%
<b>Active Listings</b>		333	141	- 57.7%	--	--	--
<b>Months Supply</b>		3.3	1.4	- 57.6%	--	--	--

# Townhouse-Condo Market Overview



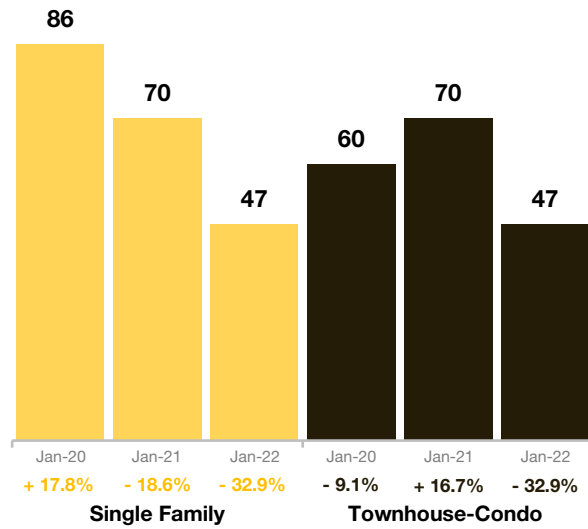
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	1-2021	1-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
<b>New Listings</b>		70	47	- 32.9%	70	47	- 32.9%
<b>Pending Sales</b>		66	53	- 19.7%	66	53	- 19.7%
<b>Sold Listings</b>		50	31	- 38.0%	50	31	- 38.0%
<b>Median Sales Price</b>		\$579,750	<b>\$975,000</b>	+ 68.2%	\$579,750	<b>\$975,000</b>	+ 68.2%
<b>Avg. Sales Price</b>		\$1,138,781	<b>\$1,951,640</b>	+ 71.4%	\$1,138,781	<b>\$1,951,640</b>	+ 71.4%
<b>Pct. of List Price Received</b>		97.5%	<b>99.2%</b>	+ 1.7%	97.5%	<b>99.2%</b>	+ 1.7%
<b>Days on Market</b>		90	<b>63</b>	- 30.0%	90	<b>63</b>	- 30.0%
<b>Affordability Index</b>		78	<b>44</b>	- 43.6%	78	<b>44</b>	- 43.6%
<b>Active Listings</b>		276	<b>68</b>	- 75.4%	--	--	--
<b>Months Supply</b>		4.2	<b>0.9</b>	- 78.6%	--	--	--

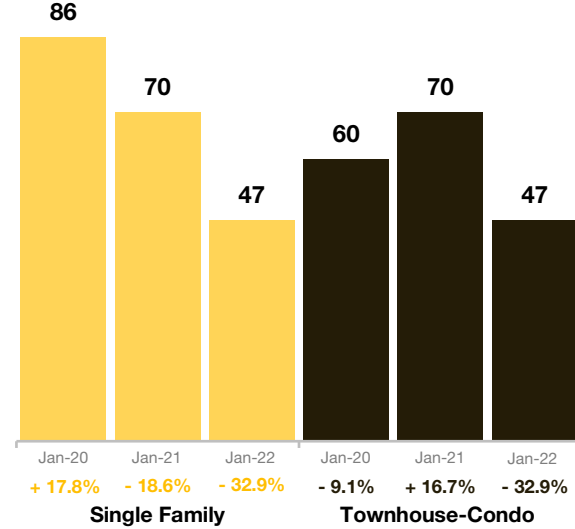
# New Listings



## January

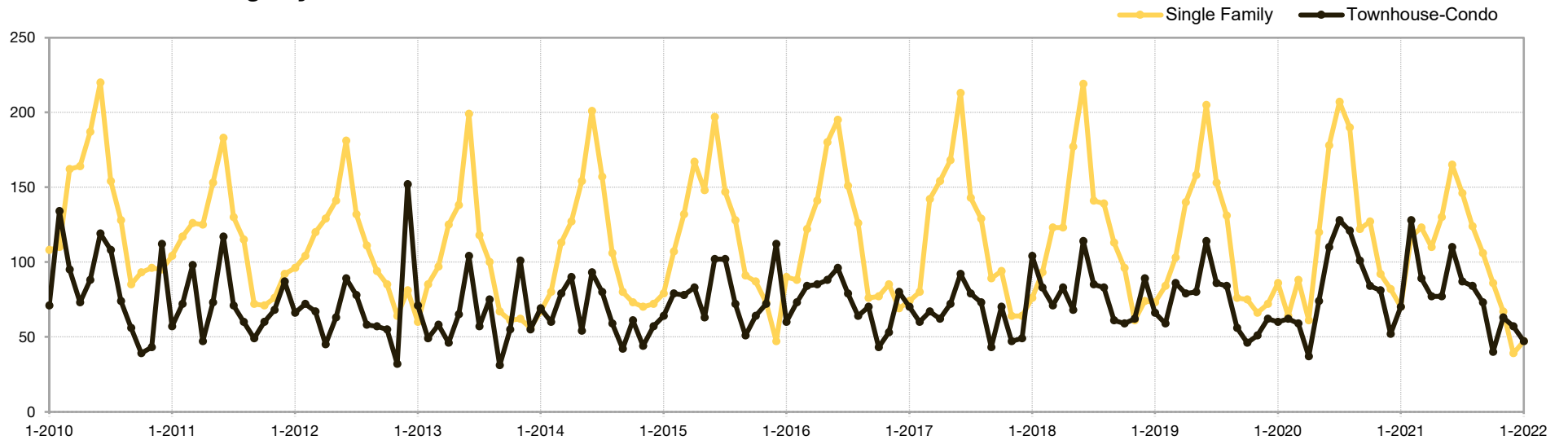


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2021	117	+82.8%	128	+106.5%
Mar-2021	123	+39.8%	89	+50.8%
Apr-2021	110	+80.3%	77	+108.1%
May-2021	130	+8.3%	77	+4.1%
Jun-2021	165	-7.3%	110	0.0%
Jul-2021	146	-29.5%	87	-32.0%
Aug-2021	124	-34.7%	84	-30.6%
Sep-2021	106	-13.1%	73	-27.7%
Oct-2021	86	-32.3%	40	-52.4%
Nov-2021	67	-27.2%	63	-22.2%
Dec-2021	39	-52.4%	57	+9.6%
<b>Jan-2022</b>	<b>47</b>	<b>-32.9%</b>	<b>47</b>	<b>-32.9%</b>

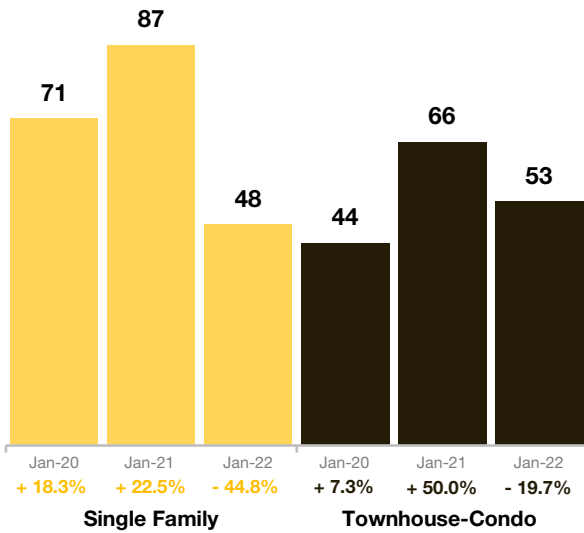
## Historical New Listings by Month



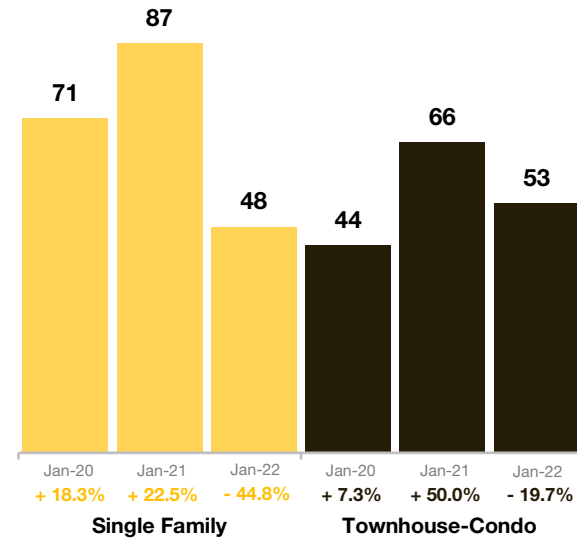
# Pending Sales



## January

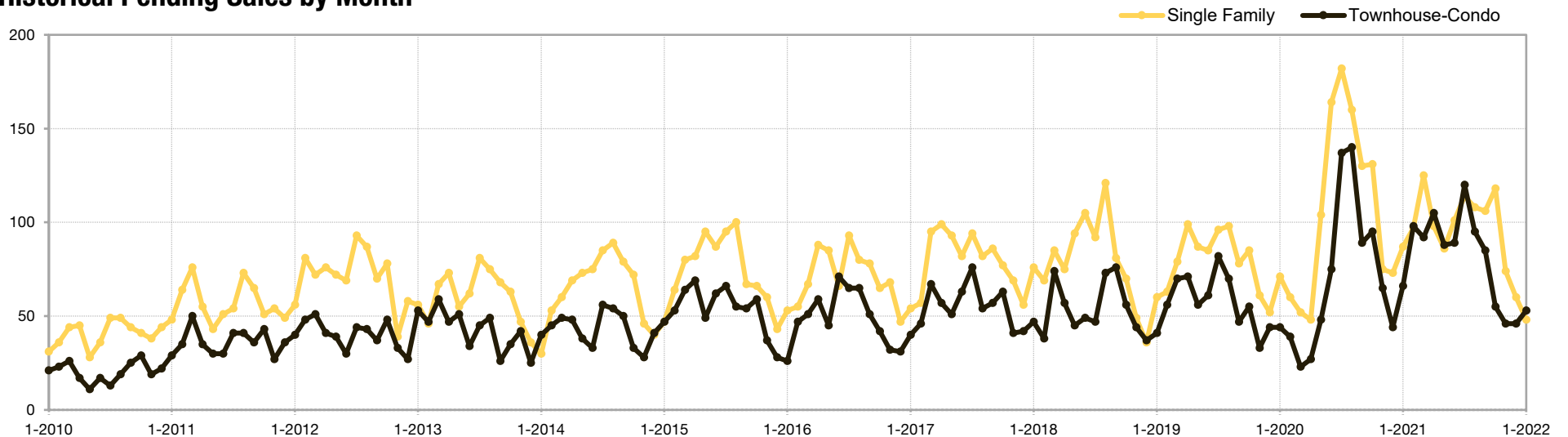


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2021	97	+61.7%	98	+151.3%
Mar-2021	125	+140.4%	92	+300.0%
Apr-2021	98	+104.2%	105	+288.9%
May-2021	86	-17.3%	88	+83.3%
Jun-2021	101	-38.4%	89	+18.7%
Jul-2021	114	-37.4%	120	-12.4%
Aug-2021	108	-32.5%	95	-32.1%
Sep-2021	106	-18.5%	85	-4.5%
Oct-2021	118	-9.9%	55	-42.1%
Nov-2021	74	-1.3%	46	-29.2%
Dec-2021	60	-17.8%	46	+4.5%
<b>Jan-2022</b>	<b>48</b>	<b>-44.8%</b>	<b>53</b>	<b>-19.7%</b>

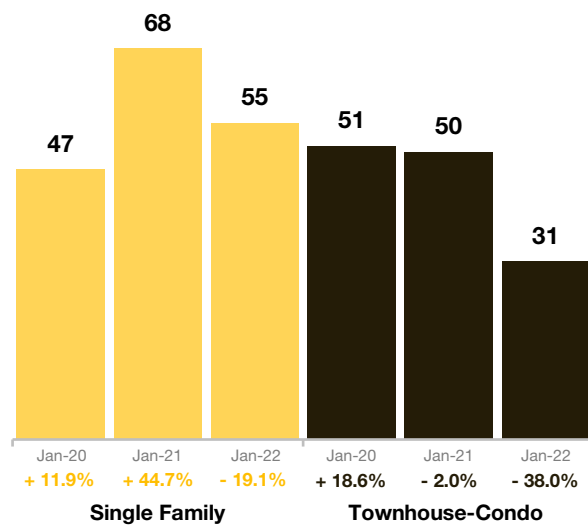
## Historical Pending Sales by Month



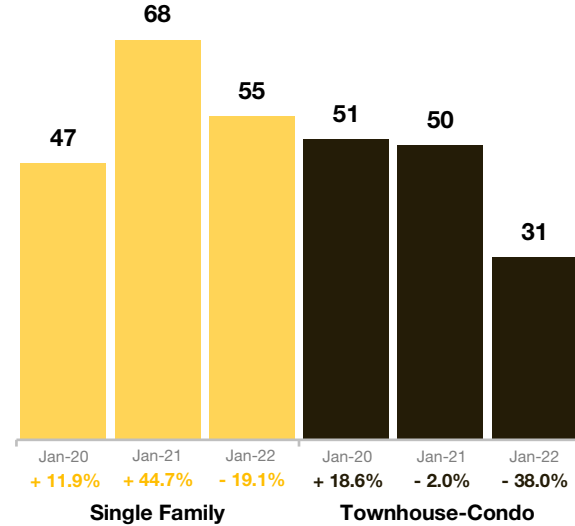
# Sold Listings



## January

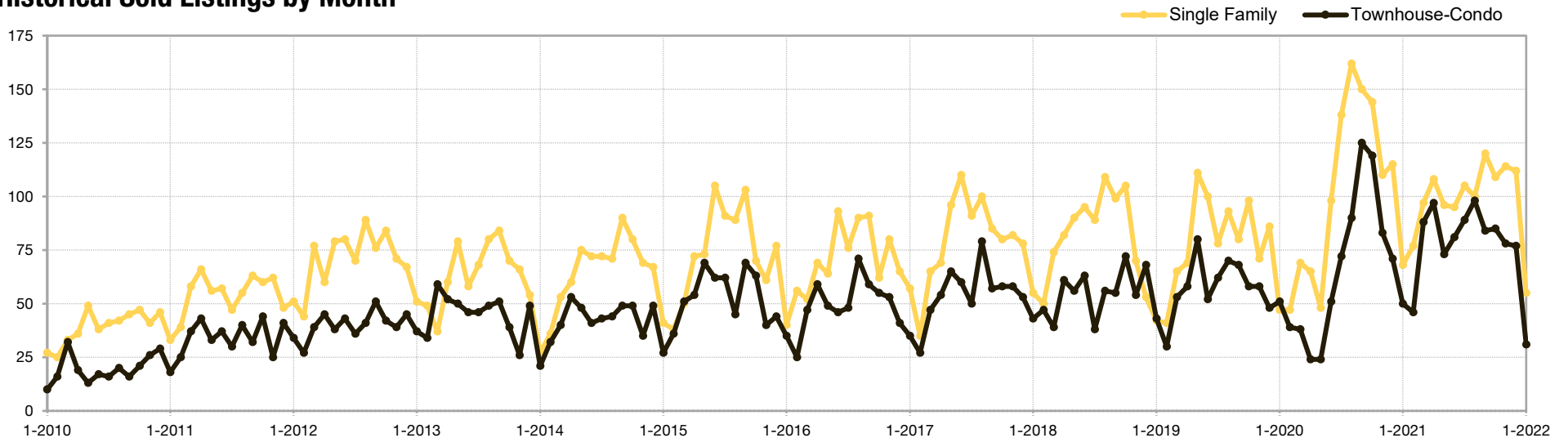


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2021	77	+63.8%	46	+17.9%
Mar-2021	97	+40.6%	88	+131.6%
Apr-2021	108	+66.2%	97	+304.2%
May-2021	96	+100.0%	73	+204.2%
Jun-2021	95	-3.1%	81	+58.8%
Jul-2021	105	-23.9%	89	+23.6%
Aug-2021	100	-38.3%	98	+8.9%
Sep-2021	120	-20.0%	84	-32.8%
Oct-2021	109	-24.3%	85	-28.6%
Nov-2021	114	+3.6%	78	-6.0%
Dec-2021	112	-2.6%	77	+8.5%
<b>Jan-2022</b>	<b>55</b>	<b>-19.1%</b>	<b>31</b>	<b>-38.0%</b>

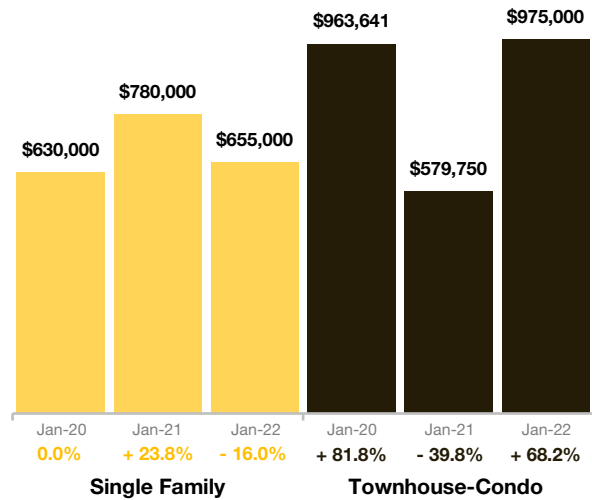
## Historical Sold Listings by Month



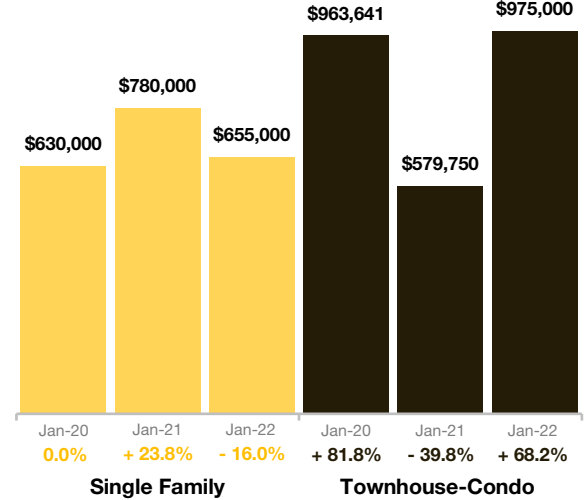
# Median Sales Price



## January

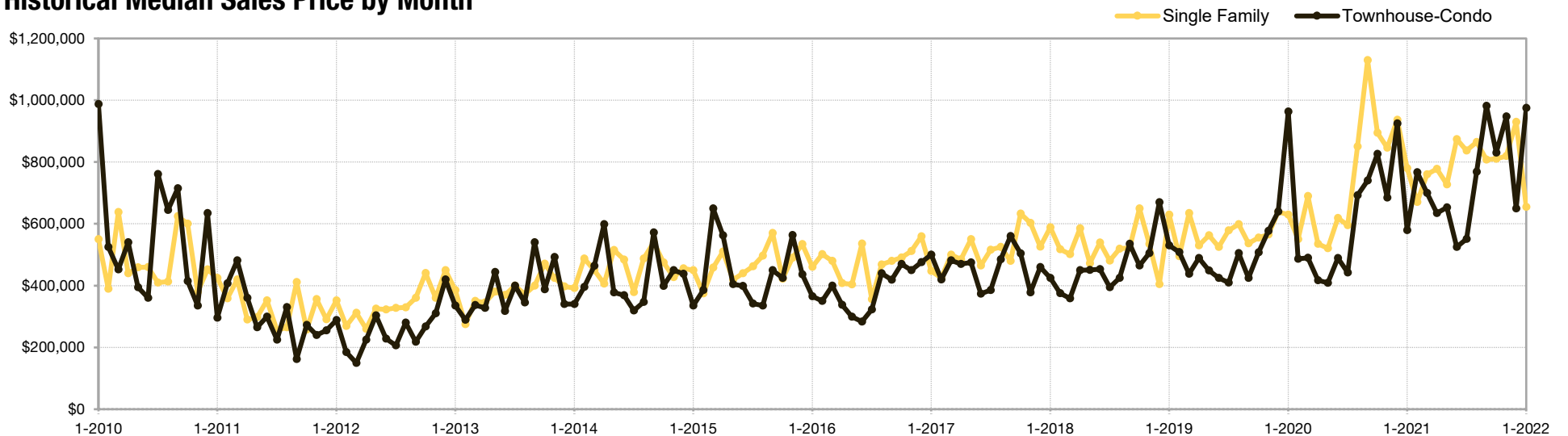


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2021	\$671,000	+21.9%	\$766,500	+57.6%
Mar-2021	\$760,000	+10.1%	\$699,928	+42.8%
Apr-2021	\$777,500	+45.3%	\$635,000	+52.3%
May-2021	\$727,500	+39.6%	\$653,000	+59.9%
Jun-2021	\$874,000	+41.3%	\$525,000	+7.4%
Jul-2021	\$837,000	+40.7%	\$551,000	+24.5%
Aug-2021	\$865,000	+1.8%	\$768,066	+10.9%
Sep-2021	\$807,500	-28.5%	\$982,000	+32.7%
Oct-2021	\$810,000	-9.4%	\$830,535	+0.5%
Nov-2021	\$819,750	-3.1%	\$947,500	+38.3%
Dec-2021	\$930,000	-0.7%	\$650,000	-29.7%
<b>Jan-2022</b>	<b>\$655,000</b>	<b>-16.0%</b>	<b>\$975,000</b>	<b>+68.2%</b>

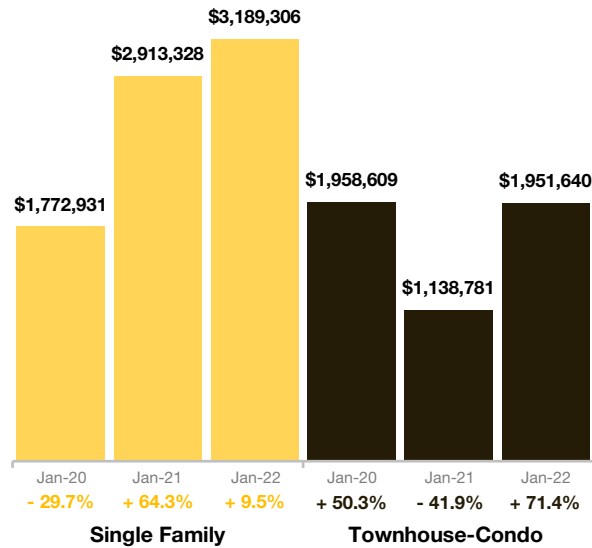
## Historical Median Sales Price by Month



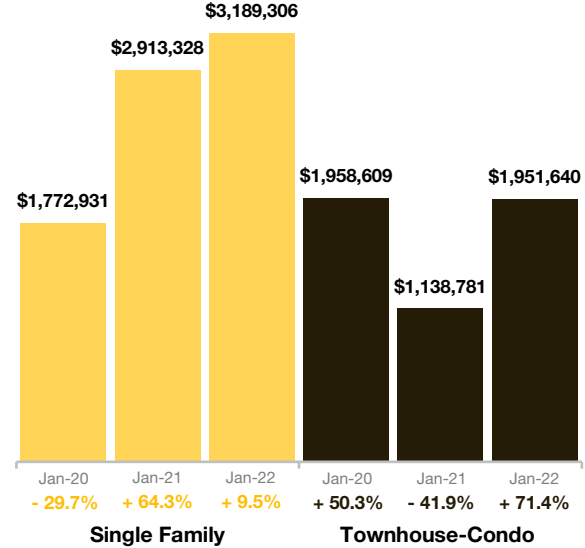
# Average Sales Price



## January

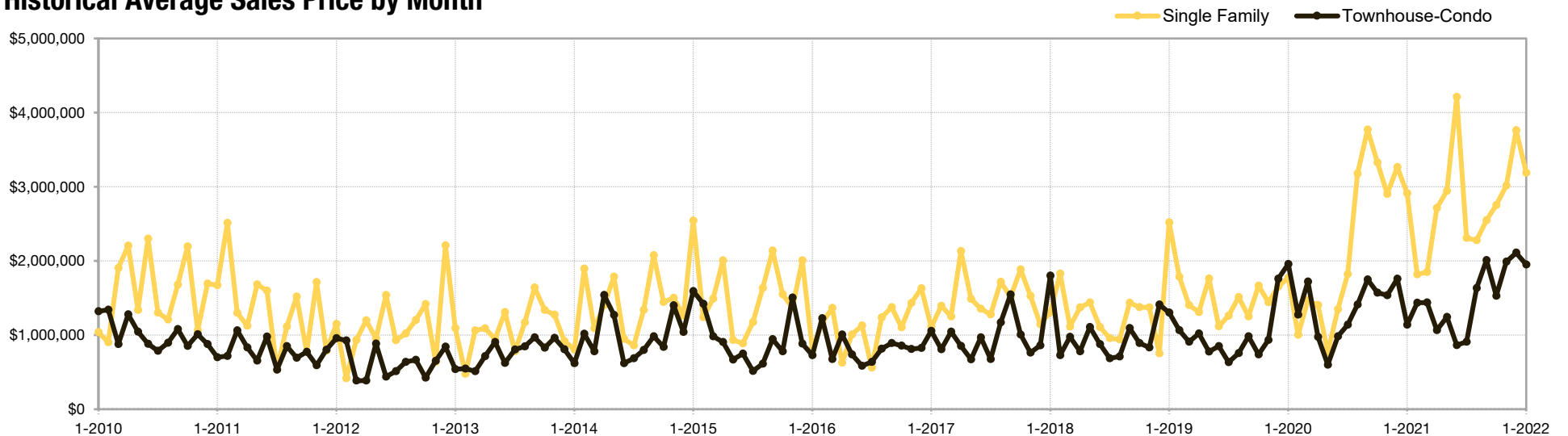


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2021	\$1,819,490	+81.3%	\$1,436,751	+12.8%
Mar-2021	\$1,848,893	+25.7%	\$1,439,043	-16.4%
Apr-2021	\$2,715,112	+93.6%	\$1,067,009	+9.6%
May-2021	\$2,942,783	+283.5%	\$1,242,098	+107.9%
Jun-2021	\$4,211,199	+212.1%	\$864,550	-12.0%
Jul-2021	\$2,309,119	+26.8%	\$908,614	-20.2%
Aug-2021	\$2,276,724	-28.3%	\$1,635,387	+15.9%
Sep-2021	\$2,547,789	-32.4%	\$2,011,633	+15.0%
Oct-2021	\$2,751,298	-17.3%	\$1,527,714	-2.7%
Nov-2021	\$3,015,543	+3.9%	\$1,987,445	+29.3%
Dec-2021	\$3,764,257	+15.3%	\$2,109,592	+19.9%
<b>Jan-2022</b>	<b>\$3,189,306</b>	<b>+9.5%</b>	<b>\$1,951,640</b>	<b>+71.4%</b>

## Historical Average Sales Price by Month



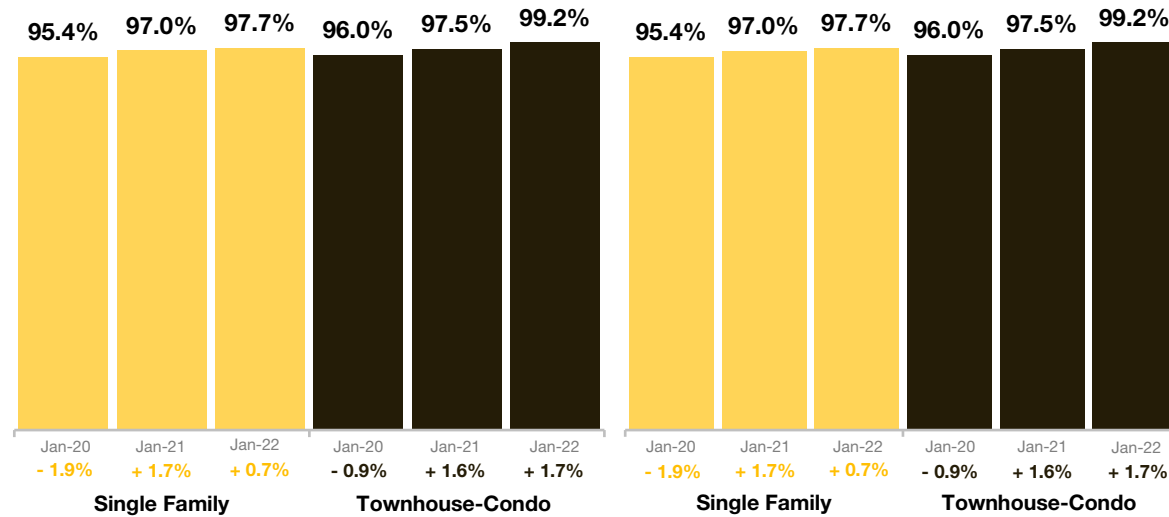


# Percent of List Price Received



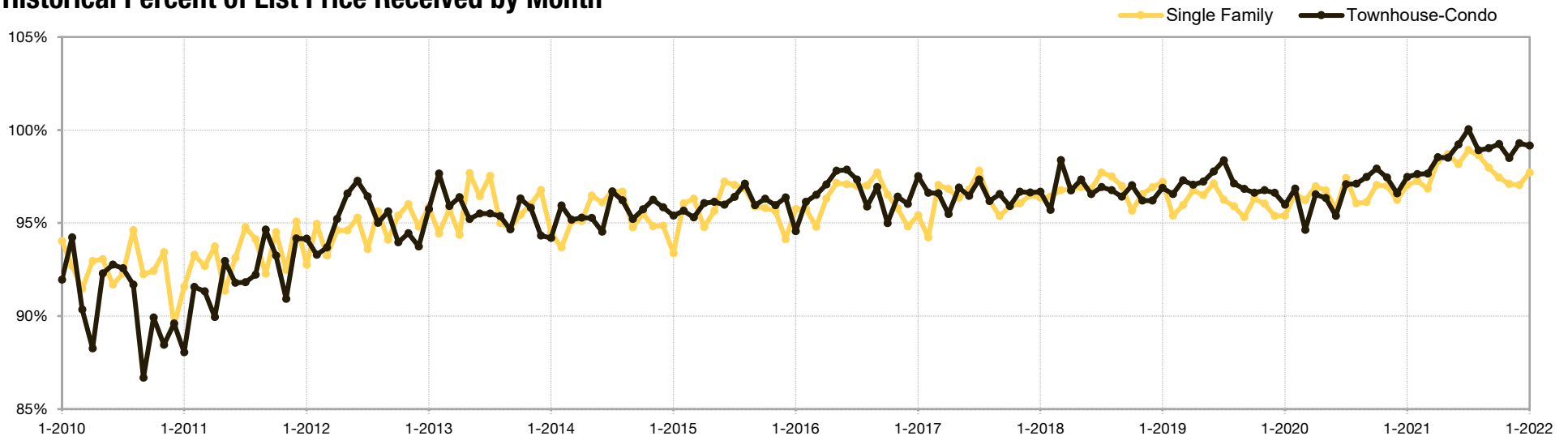
## January

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2021	97.3%	+0.7%	97.6%	+0.8%
Mar-2021	96.8%	+0.6%	97.7%	+3.3%
Apr-2021	98.3%	+1.3%	98.5%	+2.1%
May-2021	98.7%	+2.1%	98.5%	+2.3%
Jun-2021	98.2%	+2.5%	99.2%	+4.0%
Jul-2021	98.9%	+1.5%	100.0%	+3.0%
Aug-2021	98.6%	+2.6%	98.9%	+1.9%
Sep-2021	98.0%	+2.0%	99.0%	+1.5%
Oct-2021	97.5%	+0.5%	99.2%	+1.3%
Nov-2021	97.1%	+0.1%	98.5%	+1.1%
Dec-2021	97.0%	+0.8%	99.3%	+2.8%
<b>Jan-2022</b>	<b>97.7%</b>	<b>+0.7%</b>	<b>99.2%</b>	<b>+1.7%</b>

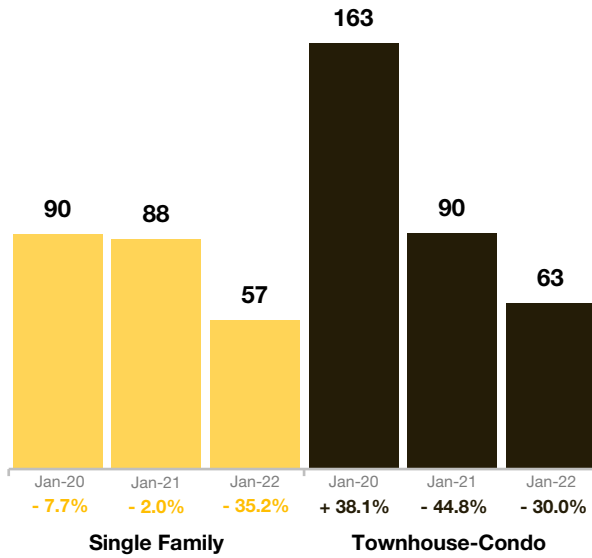
## Historical Percent of List Price Received by Month



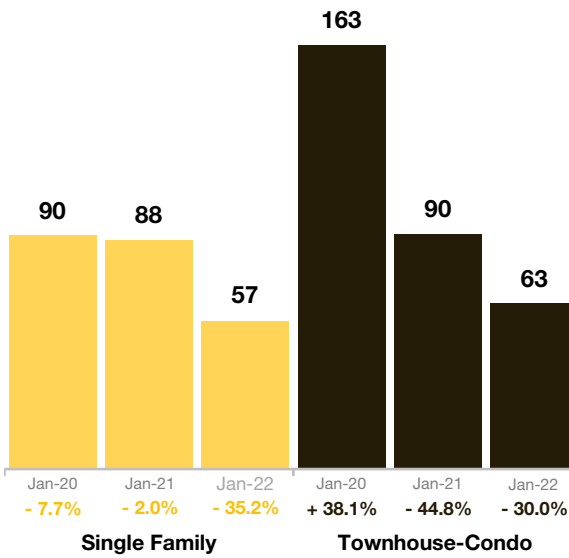
# Days on Market Until Sale



## January

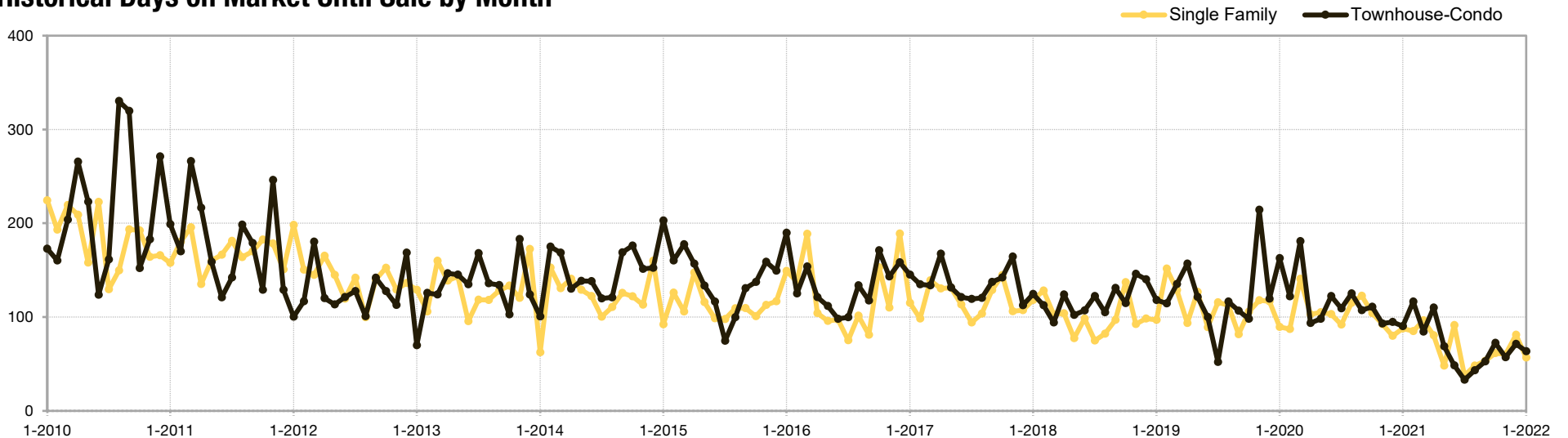


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2021	85	-2.3%	116	-4.9%
Mar-2021	96	-31.9%	84	-53.6%
Apr-2021	81	-21.4%	110	+17.0%
May-2021	48	-54.3%	69	-29.6%
Jun-2021	92	-10.7%	49	-59.8%
Jul-2021	38	-58.7%	33	-69.7%
Aug-2021	48	-58.3%	43	-65.6%
Sep-2021	53	-56.9%	53	-50.5%
Oct-2021	62	-40.4%	72	-35.1%
Nov-2021	60	-34.8%	57	-38.7%
Dec-2021	81	+1.3%	71	-25.3%
<b>Jan-2022</b>	<b>57</b>	<b>-35.2%</b>	<b>63</b>	<b>-30.0%</b>

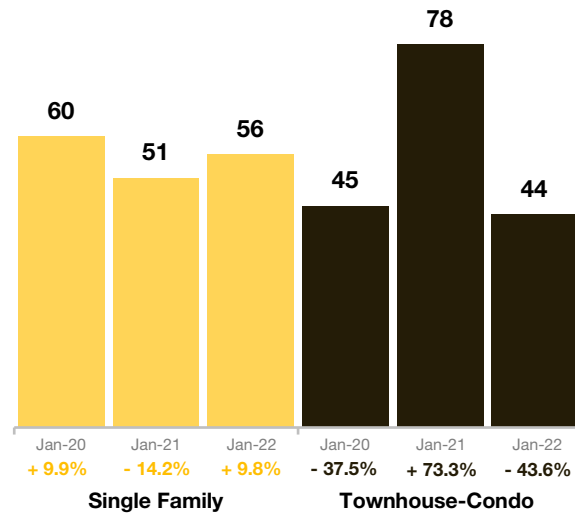
## Historical Days on Market Until Sale by Month



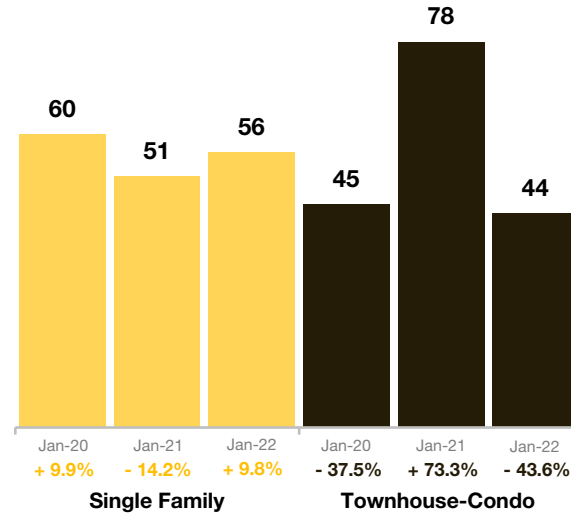
# Housing Affordability Index



## January

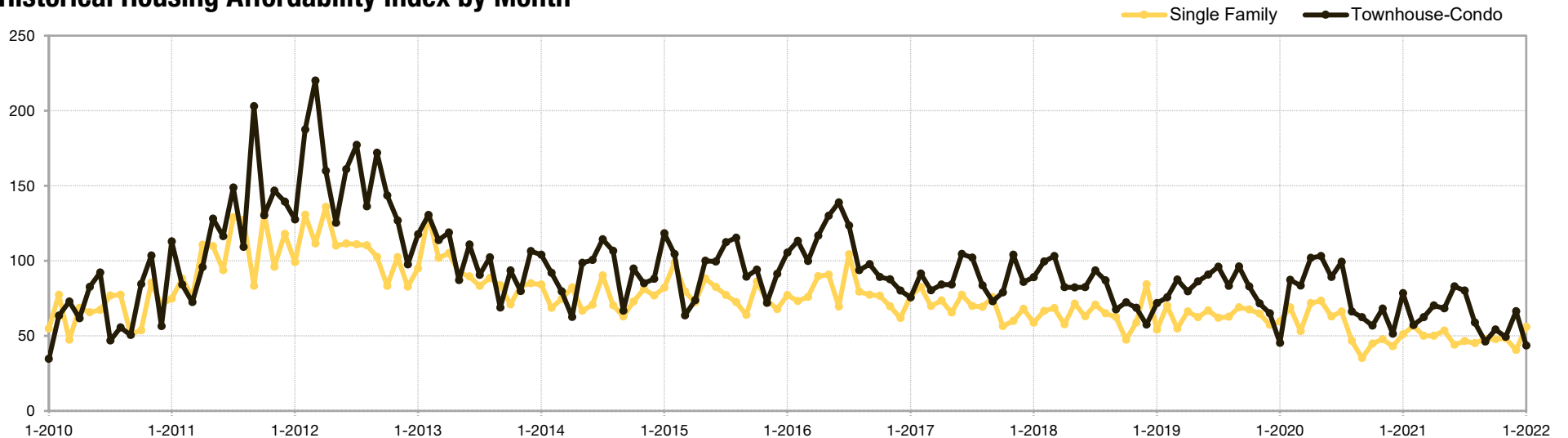


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2021	57	-17.4%	57	-34.5%
Mar-2021	50	-5.7%	62	-25.3%
Apr-2021	50	-30.6%	70	-31.4%
May-2021	53	-27.4%	68	-34.0%
Jun-2021	44	-30.2%	83	-6.7%
Jul-2021	46	-30.3%	80	-19.2%
Aug-2021	45	-4.3%	59	-10.6%
Sep-2021	48	+37.1%	46	-25.8%
Oct-2021	48	+6.7%	54	-5.3%
Nov-2021	48	0.0%	49	-27.9%
Dec-2021	41	-4.7%	66	+29.4%
<b>Jan-2022</b>	<b>56</b>	<b>+9.8%</b>	<b>44</b>	<b>-43.6%</b>

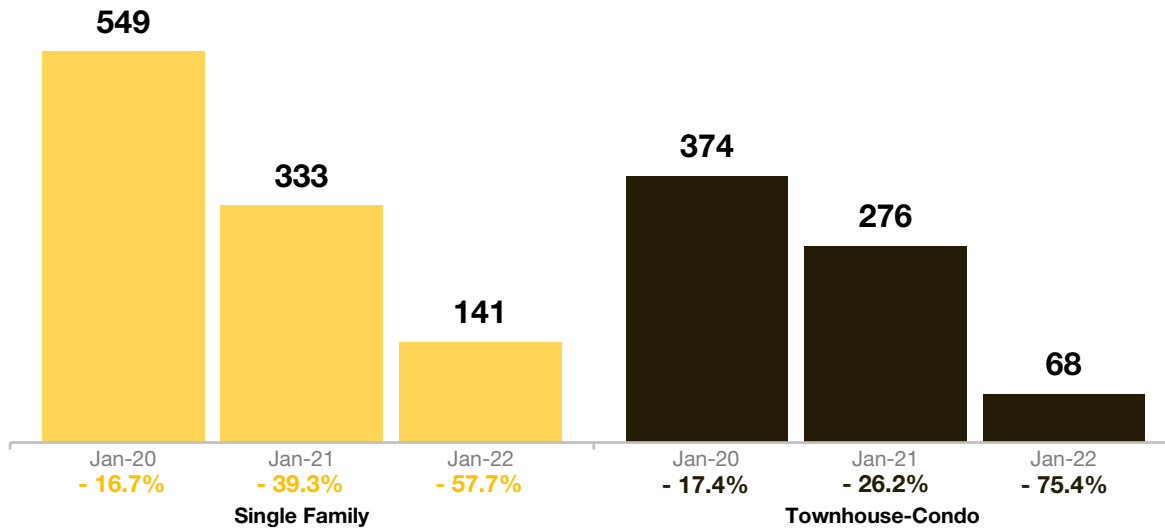
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

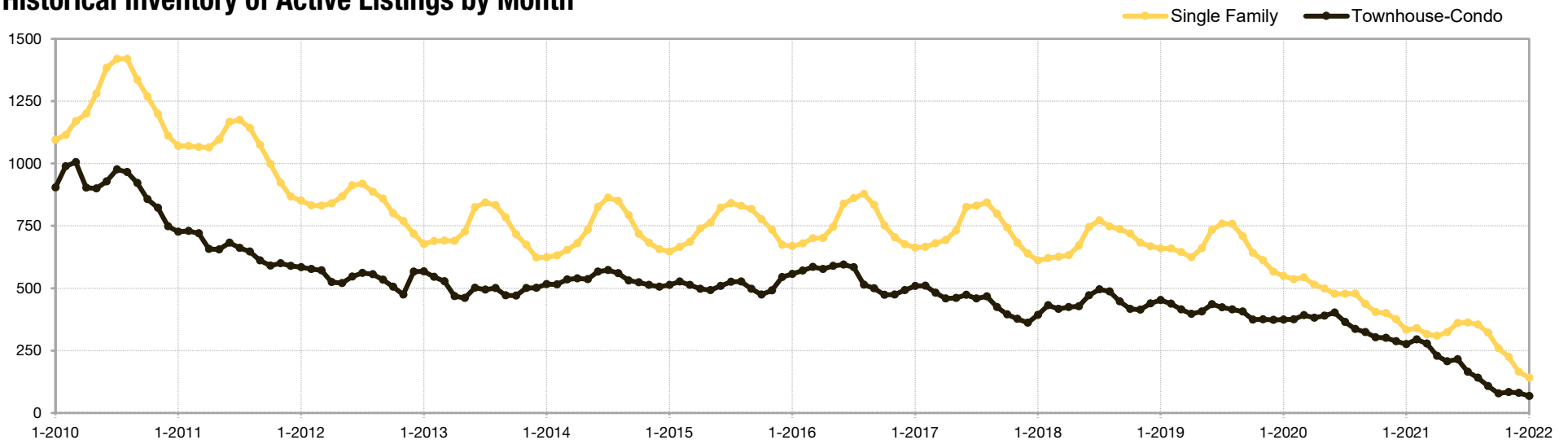


## January



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2021	340	-36.6%	295	-21.3%
Mar-2021	316	-41.8%	278	-29.1%
Apr-2021	309	-39.9%	229	-39.9%
May-2021	324	-34.9%	207	-46.9%
Jun-2021	361	-24.5%	215	-46.5%
Jul-2021	363	-24.1%	165	-54.8%
Aug-2021	354	-26.1%	141	-58.0%
Sep-2021	322	-26.3%	107	-67.0%
Oct-2021	259	-35.9%	78	-74.3%
Nov-2021	225	-43.8%	83	-72.4%
Dec-2021	165	-56.0%	80	-72.1%
<b>Jan-2022</b>	<b>141</b>	<b>-57.7%</b>	<b>68</b>	<b>-75.4%</b>

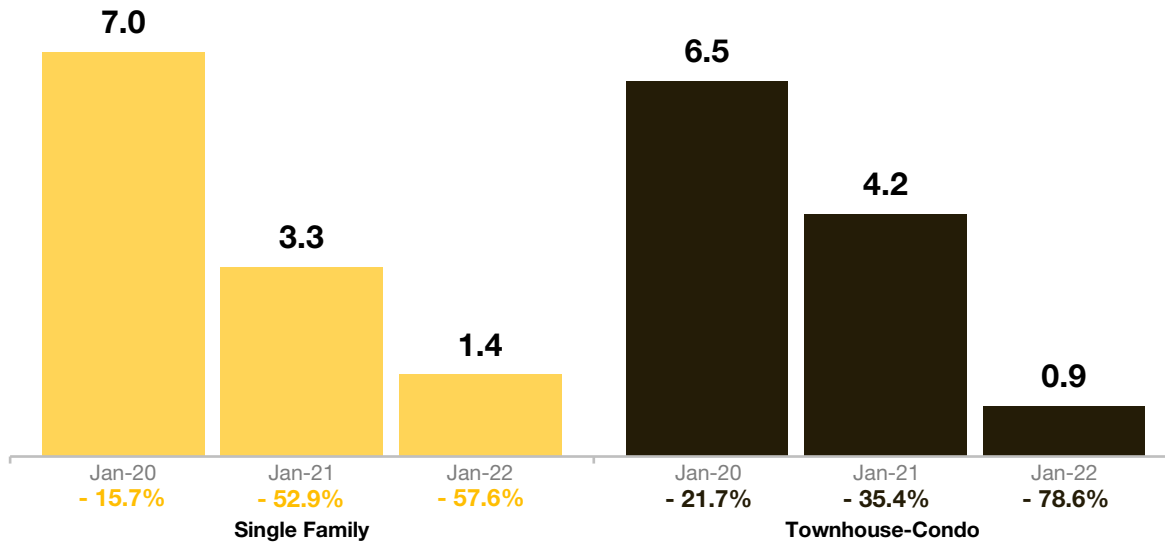
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

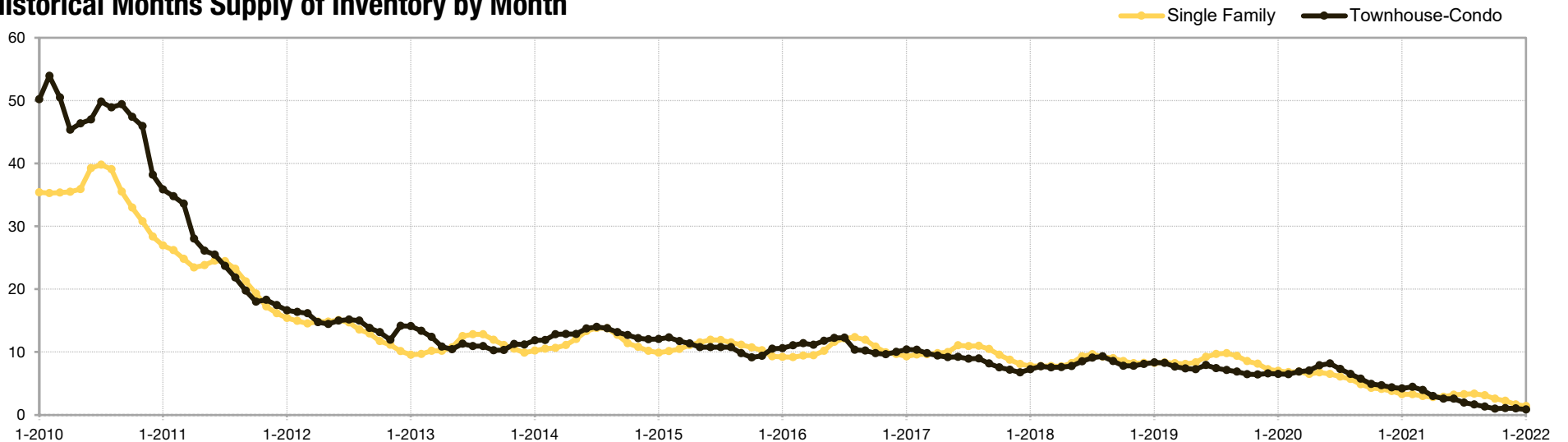


## January



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2021	3.3	-51.5%	4.5	-30.8%
Mar-2021	3.0	-56.5%	4.0	-42.0%
Apr-2021	2.8	-56.9%	3.0	-57.7%
May-2021	2.9	-57.4%	2.6	-67.1%
Jun-2021	3.2	-50.8%	2.6	-68.3%
Jul-2021	3.3	-45.9%	2.0	-72.6%
Aug-2021	3.4	-40.4%	1.7	-73.8%
Sep-2021	3.1	-36.7%	1.3	-77.2%
Oct-2021	2.6	-39.5%	1.0	-79.6%
Nov-2021	2.2	-46.3%	1.1	-76.6%
Dec-2021	1.6	-57.9%	1.0	-77.3%
<b>Jan-2022</b>	<b>1.4</b>	<b>-57.6%</b>	<b>0.9</b>	<b>-78.6%</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.

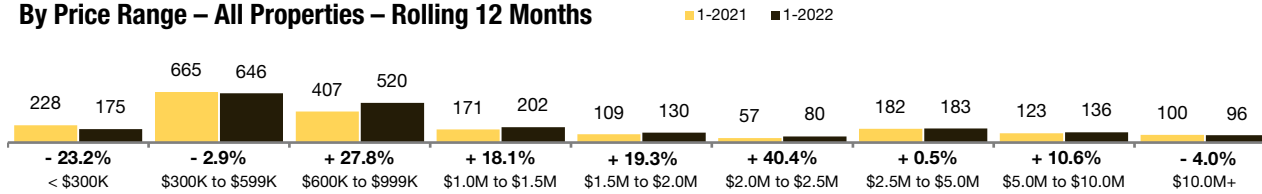
Key Metrics	Historical Sparkbars	1-2021	1-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
<b>New Listings</b>		143	101	- 29.4%	143	101	- 29.4%
<b>Pending Sales</b>		155	104	- 32.9%	155	104	- 32.9%
<b>Sold Listings</b>		119	90	- 24.4%	119	90	- 24.4%
<b>Median Sales Price</b>		\$650,000	\$805,500	+ 23.9%	\$650,000	\$805,500	+ 23.9%
<b>Avg. Sales Price</b>		\$2,144,205	\$2,630,713	+ 22.7%	\$2,144,205	\$2,630,713	+ 22.7%
<b>Pct. of List Price Received</b>		97.2%	97.9%	+ 0.7%	97.2%	97.9%	+ 0.7%
<b>Days on Market</b>		88	58	- 34.1%	88	58	- 34.1%
<b>Affordability Index</b>		61	45	- 26.2%	61	45	- 26.2%
<b>Active Listings</b>		628	234	- 62.7%	--	--	--
<b>Months Supply</b>		3.7	1.3	- 64.9%	--	--	--

# Sold Listings

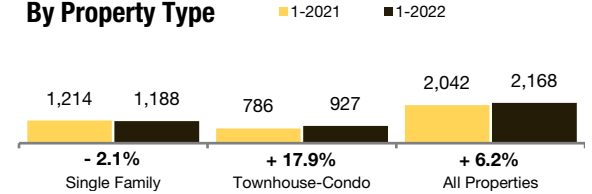
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	1-2021	1-2022	Change	1-2021	1-2022	Change
\$299,999 and Below	70	29	-58.6%	138	117	-15.2%
\$300,000 to \$599,999	413	366	-11.4%	248	271	+9.3%
\$600,000 to \$999,999	262	314	+19.8%	142	202	+42.3%
\$1,000,000 to \$1,499,999	109	108	-0.9%	59	93	+57.6%
\$1,500,000 to \$1,999,999	67	72	+7.5%	40	54	+35.0%
\$2,000,000 to \$2,499,999	24	37	+54.2%	32	43	+34.4%
\$2,500,000 to \$4,999,999	96	82	-14.6%	82	100	+22.0%
\$5,000,000 to \$9,999,999	86	96	+11.6%	34	38	+11.8%
\$10,000,000 and Above	87	84	-3.4%	11	9	-18.2%
<b>All Price Ranges</b>	<b>1,214</b>	<b>1,188</b>	<b>-2.1%</b>	<b>786</b>	<b>927</b>	<b>+17.9%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	12-2021	1-2022	Change	12-2021	1-2022	Change
\$299,999 and Below	1	1	0.0%	12	3	-75.0%
\$300,000 to \$599,999	38	23	-39.5%	22	6	-72.7%
\$600,000 to \$999,999	22	10	-54.5%	14	7	-50.0%
\$1,000,000 to \$1,499,999	9	5	-44.4%	8	3	-62.5%
\$1,500,000 to \$1,999,999	8	4	-50.0%	3	2	-33.3%
\$2,000,000 to \$2,499,999	3	1	-66.7%	2	0	-100.0%
\$2,500,000 to \$4,999,999	8	1	-87.5%	9	6	-33.3%
\$5,000,000 to \$9,999,999	13	4	-69.2%	3	4	+33.3%
\$10,000,000 and Above	10	6	-40.0%	4	0	-100.0%
<b>All Price Ranges</b>	<b>112</b>	<b>55</b>	<b>-50.9%</b>	<b>77</b>	<b>31</b>	<b>-59.7%</b>

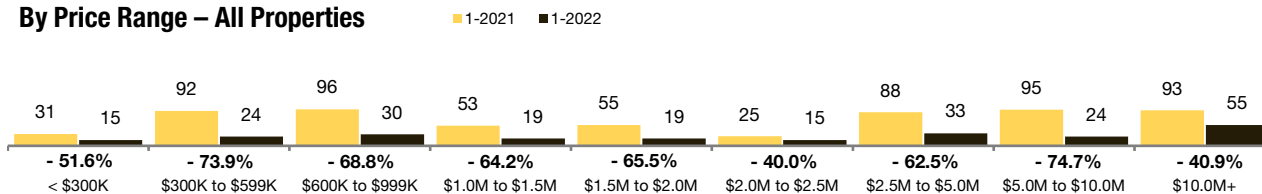
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	1-2021	1-2022	Change	1-2021	1-2022	Change
\$299,999 and Below	4	1	-75.0%	9	3	-66.7%
\$300,000 to \$599,999	22	23	+4.5%	18	6	-66.7%
\$600,000 to \$999,999	13	10	-23.1%	11	7	-36.4%
\$1,000,000 to \$1,499,999	7	5	-28.6%	3	3	0.0%
\$1,500,000 to \$1,999,999	6	4	-33.3%	1	2	+100.0%
\$2,000,000 to \$2,499,999	0	1	--	3	0	-100.0%
\$2,500,000 to \$4,999,999	5	1	-80.0%	3	6	+100.0%
\$5,000,000 to \$9,999,999	6	4	-33.3%	2	4	+100.0%
\$10,000,000 and Above	5	6	+20.0%	0	0	--
<b>All Price Ranges</b>	<b>68</b>	<b>55</b>	<b>-19.1%</b>	<b>50</b>	<b>31</b>	<b>-38.0%</b>

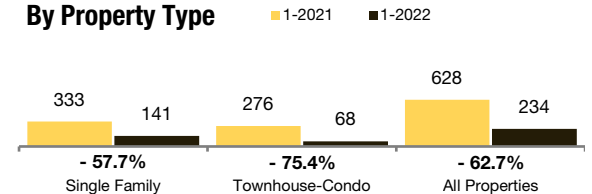
# Inventory of Active Listings

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			Townhouse-Condo		
	1-2021	1-2022	Change	1-2021	1-2022	Change
\$299,999 and Below	6	0	-100.0%	22	9	-59.1%
\$300,000 to \$599,999	36	18	-50.0%	54	3	-94.4%
\$600,000 to \$999,999	49	20	-59.2%	46	10	-78.3%
\$1,000,000 to \$1,499,999	18	8	-55.6%	35	9	-74.3%
\$1,500,000 to \$1,999,999	30	11	-63.3%	24	8	-66.7%
\$2,000,000 to \$2,499,999	11	6	-45.5%	13	9	-30.8%
\$2,500,000 to \$4,999,999	42	20	-52.4%	43	10	-76.7%
\$5,000,000 to \$9,999,999	65	15	-76.9%	28	8	-71.4%
\$10,000,000 and Above	76	43	-43.4%	11	2	-81.8%
<b>All Price Ranges</b>	<b>333</b>	<b>141</b>	<b>-57.7%</b>	<b>276</b>	<b>68</b>	<b>-75.4%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	12-2021	1-2022	Change	12-2021	1-2022	Change
\$299,999 and Below	0	0	--	7	9	+28.6%
\$300,000 to \$599,999	24	18	-25.0%	9	3	-66.7%
\$600,000 to \$999,999	25	20	-20.0%	14	10	-28.6%
\$1,000,000 to \$1,499,999	9	8	-11.1%	10	9	-10.0%
\$1,500,000 to \$1,999,999	16	11	-31.3%	8	8	0.0%
\$2,000,000 to \$2,499,999	9	6	-33.3%	8	9	+12.5%
\$2,500,000 to \$4,999,999	21	20	-4.8%	13	10	-23.1%
\$5,000,000 to \$9,999,999	19	15	-21.1%	9	8	-11.1%
\$10,000,000 and Above	42	43	+2.4%	2	2	0.0%
<b>All Price Ranges</b>	<b>165</b>	<b>141</b>	<b>-14.5%</b>	<b>80</b>	<b>68</b>	<b>-15.0%</b>

### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	1-2021	1-2022	Change	1-2021	1-2022	Change
\$299,999 and Below	0	0	-100.0%	0	0	-100.0%
\$300,000 to \$599,999	0	0	-100.0%	0	0	-100.0%
\$600,000 to \$999,999	0	0	-100.0%	0	0	-100.0%
\$1,000,000 to \$1,499,999	0	0	-100.0%	0	0	-100.0%
\$1,500,000 to \$1,999,999	0	0	-100.0%	0	0	-100.0%
\$2,000,000 to \$2,499,999	0	0	-100.0%	0	0	-100.0%
\$2,500,000 to \$4,999,999	0	0	-100.0%	0	0	-100.0%
\$5,000,000 to \$9,999,999	0	0	-100.0%	0	0	-100.0%
\$10,000,000 and Above	0	0	-100.0%	0	0	-100.0%
<b>All Price Ranges</b>	<b>0</b>	<b>0</b>	<b>-100.0%</b>	<b>0</b>	<b>0</b>	<b>-100.0%</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.