

# Monthly Indicators



## December 2018

Percent changes calculated using year-over-year comparisons.

New Listings were up 7.8 percent for single family homes and 44.9 percent for townhouse-condo properties. Pending Sales decreased 30.4 percent for single family homes and 7.1 percent for townhouse-condo properties.

The Median Sales Price was down 23.4 percent to \$402,500 for single family homes but increased 45.7 percent to \$670,000 for townhouse-condo properties. Days on Market decreased 7.5 percent for single family homes but increased 25.0 percent for condo properties.

Unemployment rates remained remarkably low again in 2018, and wages continued to improve for many U.S. households. It is generally good for all parties involved in real estate transactions when wages grow, but the percentage of increase, on average, has not kept pace with home price increases. This created an affordability crux in the second half of 2018. Housing affordability will remain an important storyline in 2019.

## Activity Snapshot

**- 8.4%**

**+ 0.7%**

**- 8.4%**

One-Year Change in <b>Sold Listings All Properties</b>	One-Year Change in <b>Median Sales Price All Properties</b>	One-Year Change in <b>Active Listings All Properties</b>
---	--	---

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	<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	12-2017	12-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
<b>New Listings</b>		64	<b>69</b>	+ 7.8%	1,411	<b>1,412</b>	+ 0.1%
<b>Pending Sales</b>		56	<b>39</b>	- 30.4%	944	<b>959</b>	+ 1.6%
<b>Sold Listings</b>		78	<b>52</b>	- 33.3%	948	<b>970</b>	+ 2.3%
<b>Median Sales Price</b>		\$525,500	<b>\$402,500</b>	- 23.4%	\$515,000	<b>\$525,000</b>	+ 1.9%
<b>Avg. Sales Price</b>		\$1,147,192	<b>\$756,960</b>	- 34.0%	\$1,491,737	<b>\$1,240,065</b>	- 16.9%
<b>Pct. of List Price Received</b>		96.5%	<b>96.9%</b>	+ 0.4%	96.3%	<b>96.8%</b>	+ 0.5%
<b>Days on Market</b>		107	<b>99</b>	- 7.5%	118	<b>100</b>	- 15.3%
<b>Affordability Index</b>		68	<b>85</b>	+ 25.0%	69	<b>65</b>	- 5.8%
<b>Active Listings</b>		630	<b>555</b>	- 11.9%	--	--	--
<b>Months Supply</b>		8.0	<b>6.9</b>	- 13.8%	--	--	--

# Townhouse-Condo Market Overview



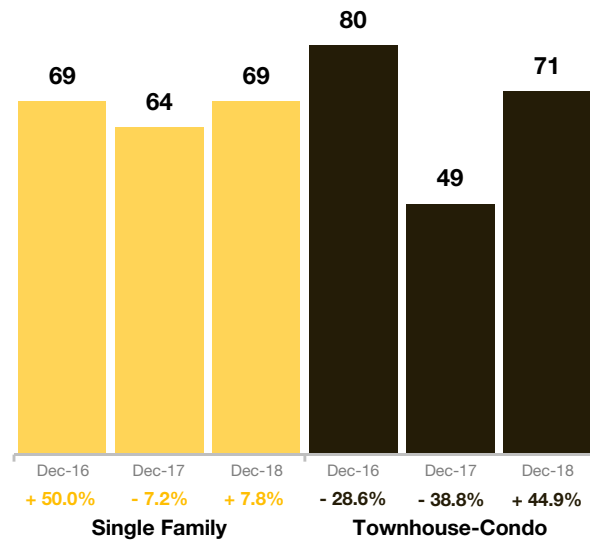
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	12-2017	12-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
<b>New Listings</b>		49	71	+ 44.9%	785	929	+ 18.3%
<b>Pending Sales</b>		42	39	- 7.1%	656	644	- 1.8%
<b>Sold Listings</b>		53	68	+ 28.3%	642	650	+ 1.2%
<b>Median Sales Price</b>		\$460,000	\$670,000	+ 45.7%	\$468,000	\$465,300	- 0.6%
<b>Avg. Sales Price</b>		\$861,252	\$1,412,181	+ 64.0%	\$963,252	\$987,185	+ 2.5%
<b>Pct. of List Price Received</b>		96.6%	96.2%	- 0.4%	96.5%	96.7%	+ 0.2%
<b>Days on Market</b>		112	140	+ 25.0%	135	119	- 11.9%
<b>Affordability Index</b>		86	57	- 33.7%	85	81	- 4.7%
<b>Active Listings</b>		360	352	- 2.2%	--	--	--
<b>Months Supply</b>		6.7	6.5	- 3.0%	--	--	--

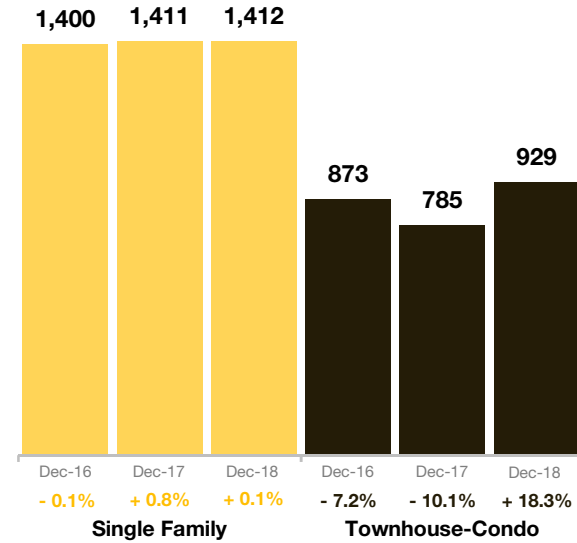
# New Listings



## December

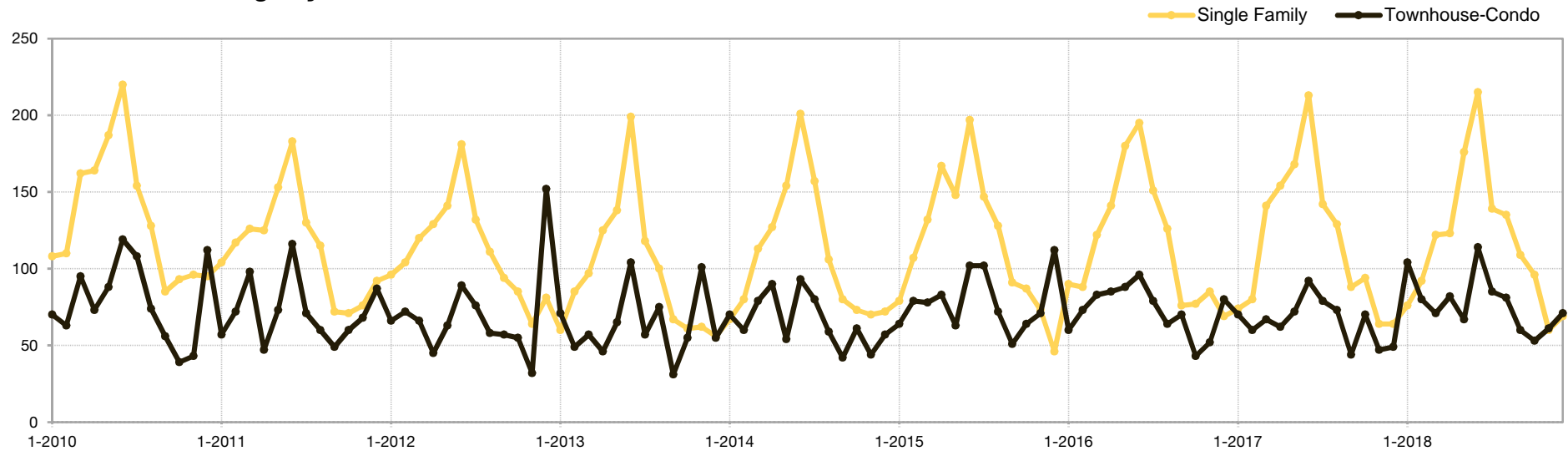


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2018	76	+2.7%	104	+48.6%
Feb-2018	92	+15.0%	80	+33.3%
Mar-2018	122	-13.5%	71	+6.0%
Apr-2018	123	-20.1%	82	+32.3%
May-2018	176	+4.8%	67	-6.9%
Jun-2018	215	+0.9%	114	+23.9%
Jul-2018	139	-2.1%	85	+7.6%
Aug-2018	135	+4.7%	81	+11.0%
Sep-2018	109	+23.9%	60	+36.4%
Oct-2018	96	+2.1%	53	-24.3%
Nov-2018	60	-6.3%	61	+29.8%
<b>Dec-2018</b>	<b>69</b>	<b>+7.8%</b>	<b>71</b>	<b>+44.9%</b>

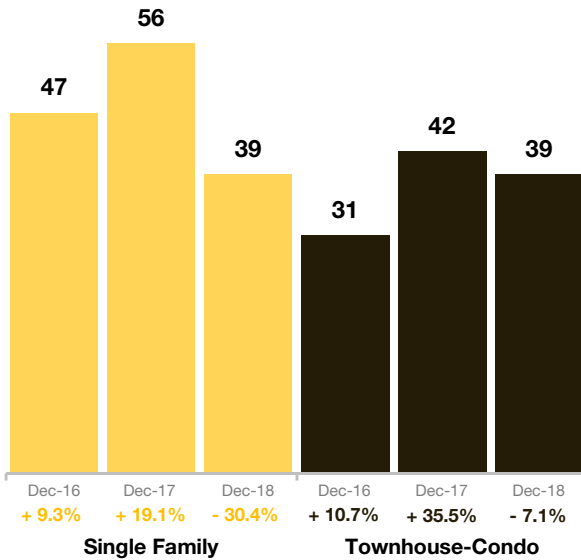
## Historical New Listings by Month



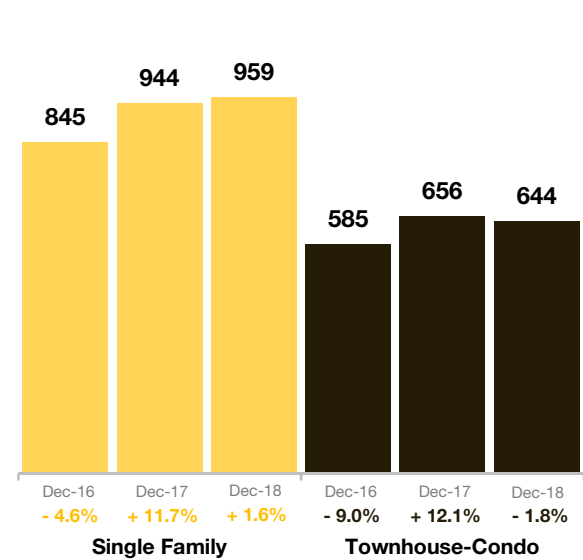
# Pending Sales



## December

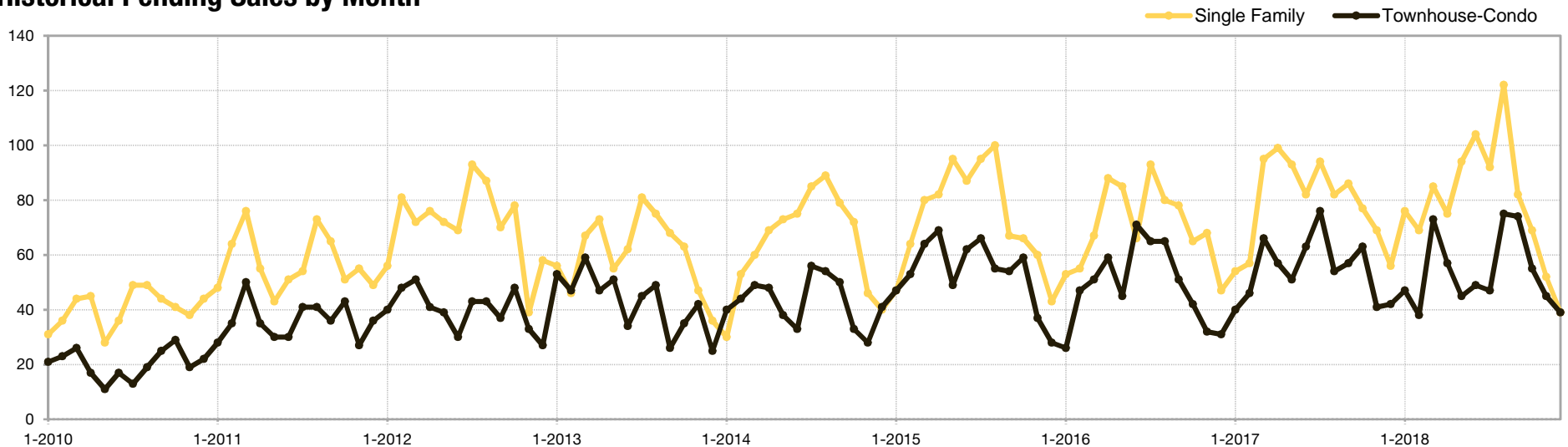


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2018	76	+40.7%	47	+17.5%
Feb-2018	69	+21.1%	38	-17.4%
Mar-2018	85	-10.5%	73	+10.6%
Apr-2018	75	-24.2%	57	0.0%
May-2018	94	+1.1%	45	-11.8%
Jun-2018	104	+26.8%	49	-22.2%
Jul-2018	92	-2.1%	47	-38.2%
Aug-2018	122	+48.8%	75	+38.9%
Sep-2018	82	-4.7%	74	+29.8%
Oct-2018	69	-10.4%	55	-12.7%
Nov-2018	52	-24.6%	45	+9.8%
<b>Dec-2018</b>	<b>39</b>	<b>-30.4%</b>	<b>39</b>	<b>-7.1%</b>

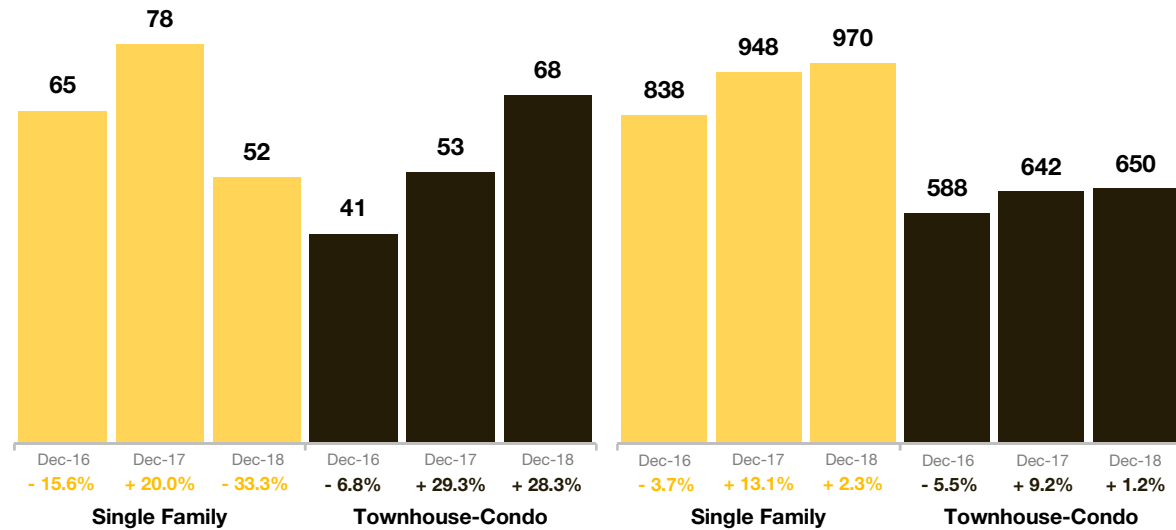
## Historical Pending Sales by Month



# Sold Listings

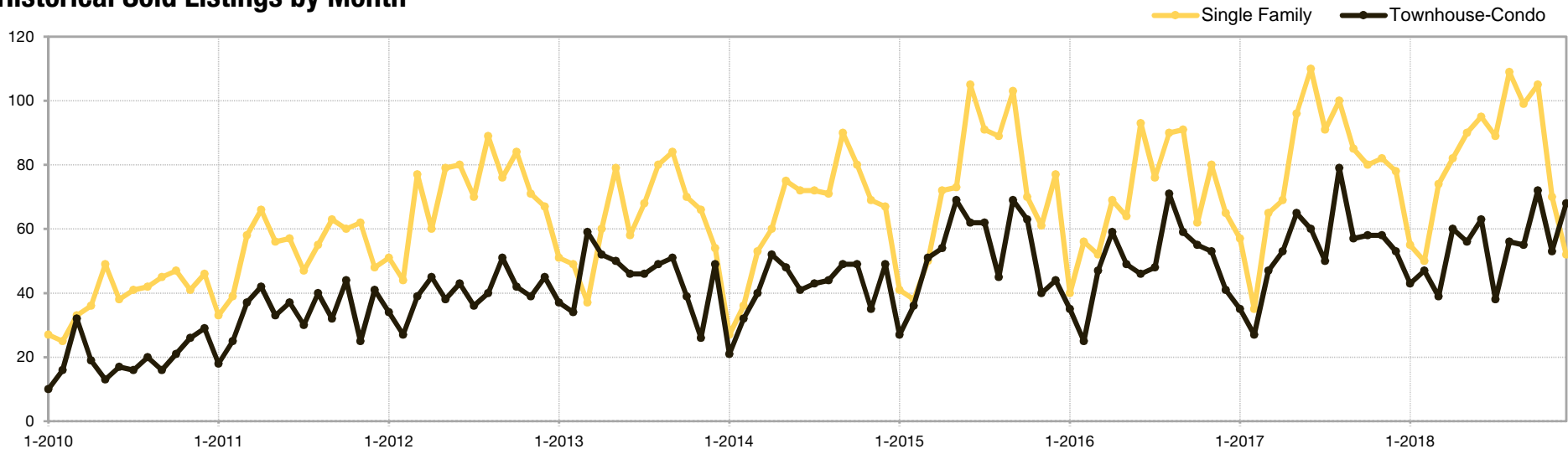


## December



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2018	55	-3.5%	43	+22.9%
Feb-2018	50	+42.9%	47	+74.1%
Mar-2018	74	+13.8%	39	-17.0%
Apr-2018	82	+18.8%	60	+13.2%
May-2018	90	-6.3%	56	-13.8%
Jun-2018	95	-13.6%	63	+5.0%
Jul-2018	89	-2.2%	38	-24.0%
Aug-2018	109	+9.0%	56	-29.1%
Sep-2018	99	+16.5%	55	-3.5%
Oct-2018	105	+31.3%	72	+24.1%
Nov-2018	70	-14.6%	53	-8.6%
<b>Dec-2018</b>	<b>52</b>	<b>-33.3%</b>	<b>68</b>	<b>+28.3%</b>

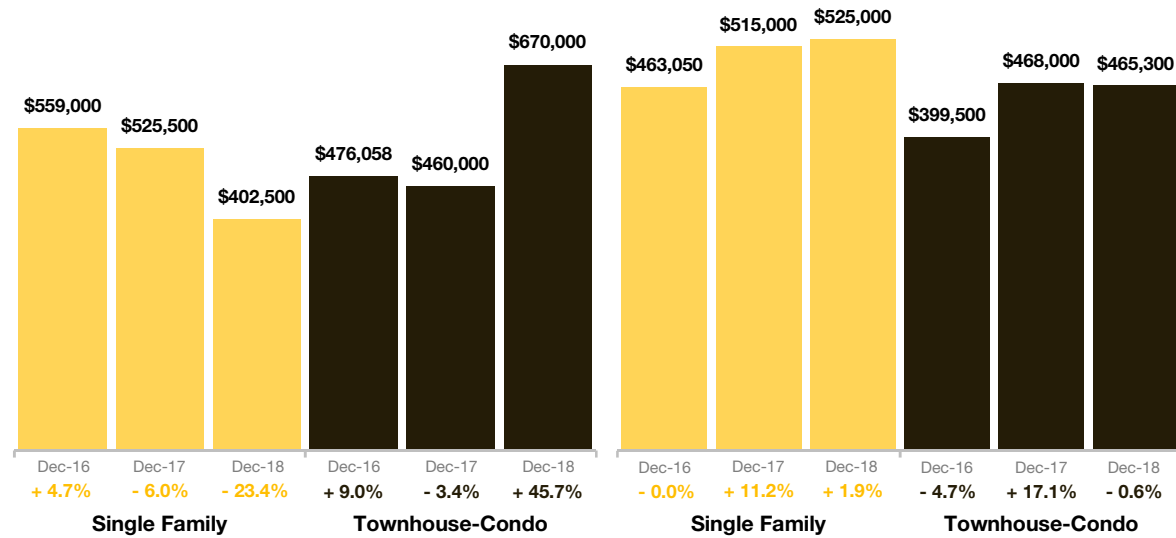
## Historical Sold Listings by Month



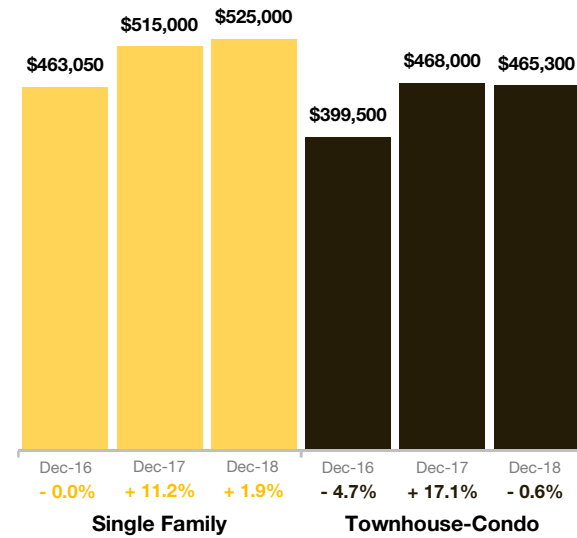
# Median Sales Price



## December

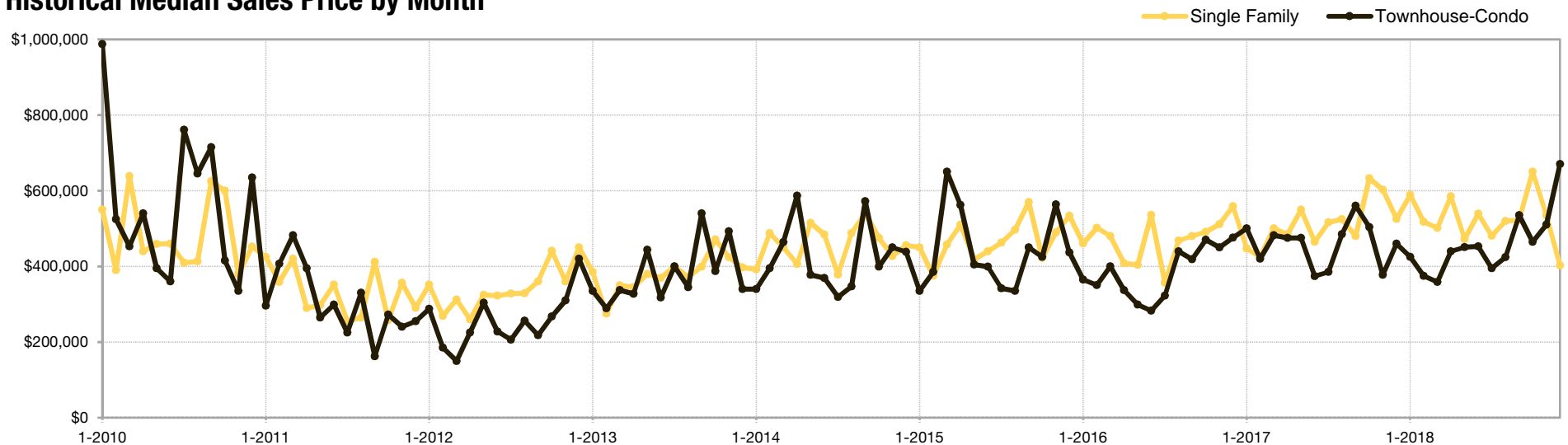


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2018	\$589,000	+31.8%	\$425,000	-15.0%
Feb-2018	\$517,500	+21.8%	\$375,000	-10.7%
Mar-2018	\$501,500	+0.3%	\$359,000	-25.5%
Apr-2018	\$585,000	+20.6%	\$440,000	-7.4%
May-2018	\$472,500	-14.1%	\$451,004	-5.1%
Jun-2018	\$539,000	+15.9%	\$453,000	+21.2%
Jul-2018	\$481,000	-6.8%	\$395,000	+2.6%
Aug-2018	\$519,500	-1.0%	\$424,500	-12.5%
Sep-2018	\$522,500	+8.9%	\$535,000	-4.5%
Oct-2018	\$650,000	+2.7%	\$465,000	-7.7%
Nov-2018	\$535,000	-11.3%	\$510,000	+35.1%
<b>Dec-2018</b>	<b>\$402,500</b>	<b>-23.4%</b>	<b>\$670,000</b>	<b>+45.7%</b>

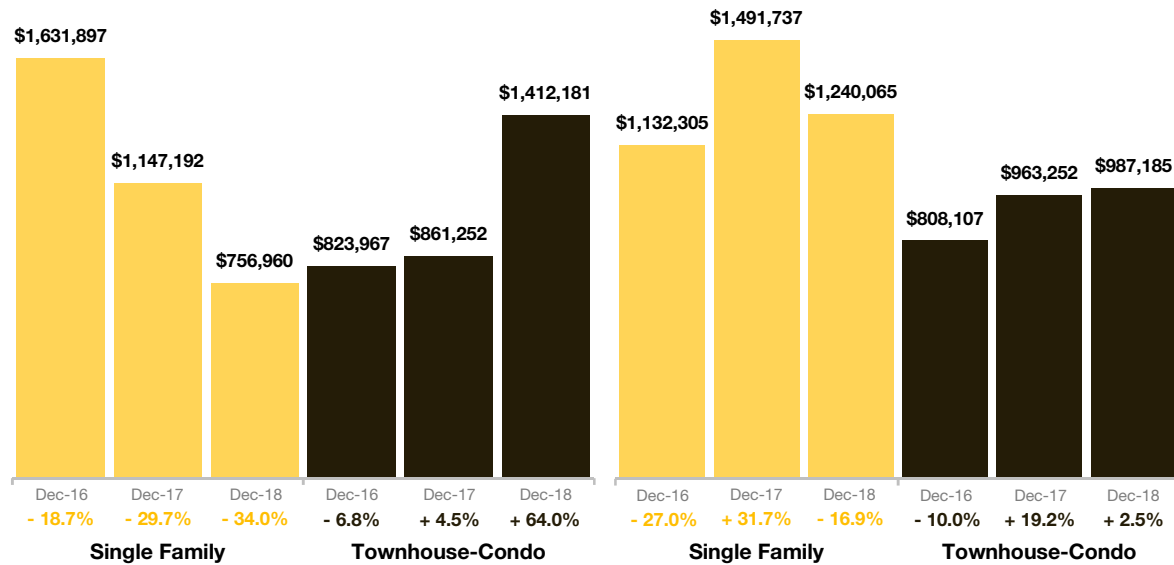
## Historical Median Sales Price by Month



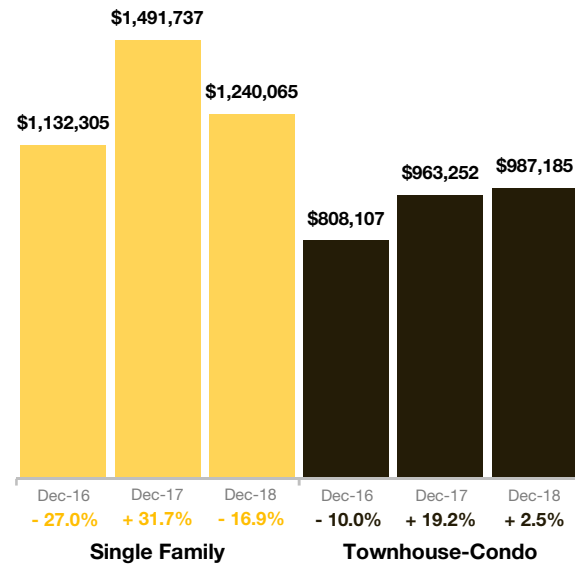
# Average Sales Price



## December

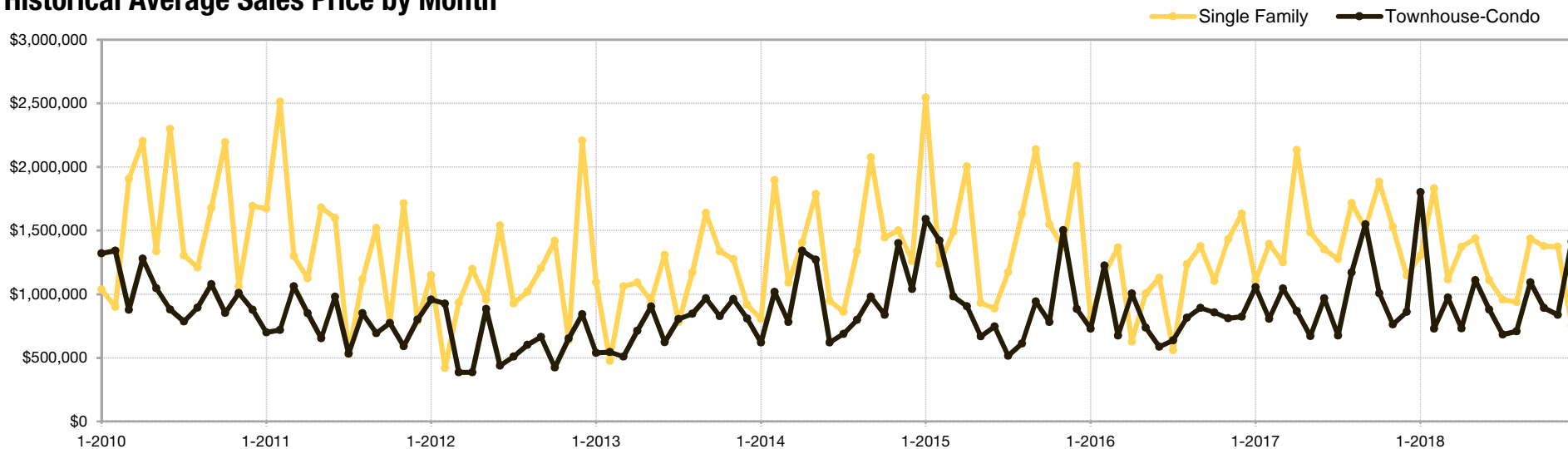


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2018	\$1,304,751	+18.0%	\$1,802,527	+70.6%
Feb-2018	\$1,830,371	+31.2%	\$728,569	-9.8%
Mar-2018	\$1,115,226	-10.7%	\$974,357	-6.8%
Apr-2018	\$1,370,707	-35.7%	\$731,463	-15.7%
May-2018	\$1,438,359	-3.2%	\$1,109,066	+65.4%
Jun-2018	\$1,108,841	-18.1%	\$879,005	-9.2%
Jul-2018	\$958,120	-25.0%	\$684,293	+1.3%
Aug-2018	\$939,428	-45.3%	\$708,746	-39.5%
Sep-2018	\$1,435,411	-5.2%	\$1,094,158	-29.3%
Oct-2018	\$1,377,418	-26.9%	\$892,661	-11.4%
Nov-2018	\$1,373,210	-10.3%	\$837,262	+9.7%
<b>Dec-2018</b>	<b>\$756,960</b>	<b>-34.0%</b>	<b>\$1,412,181</b>	<b>+64.0%</b>

## Historical Average Sales Price by Month



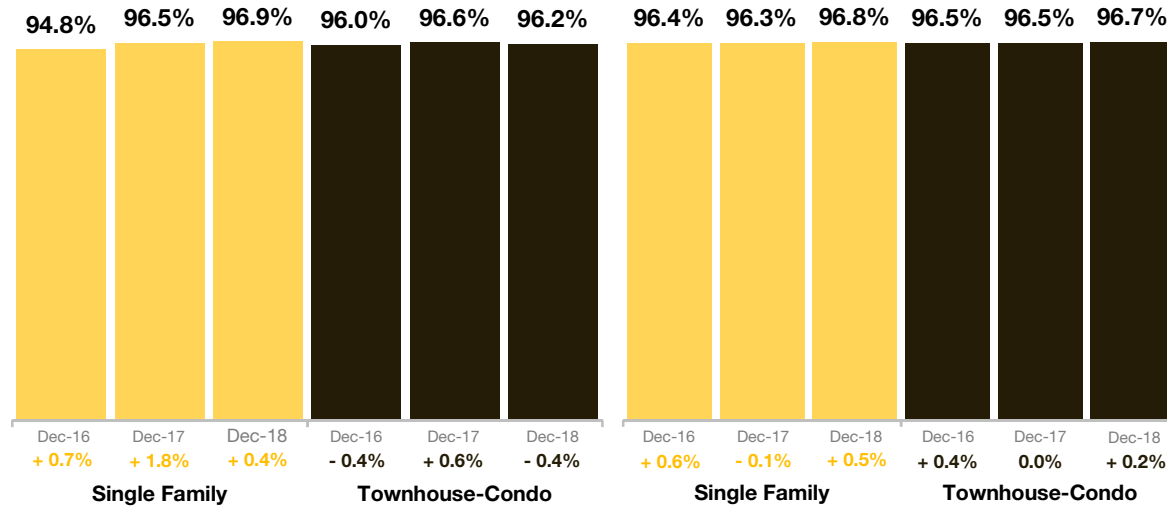


# Percent of List Price Received



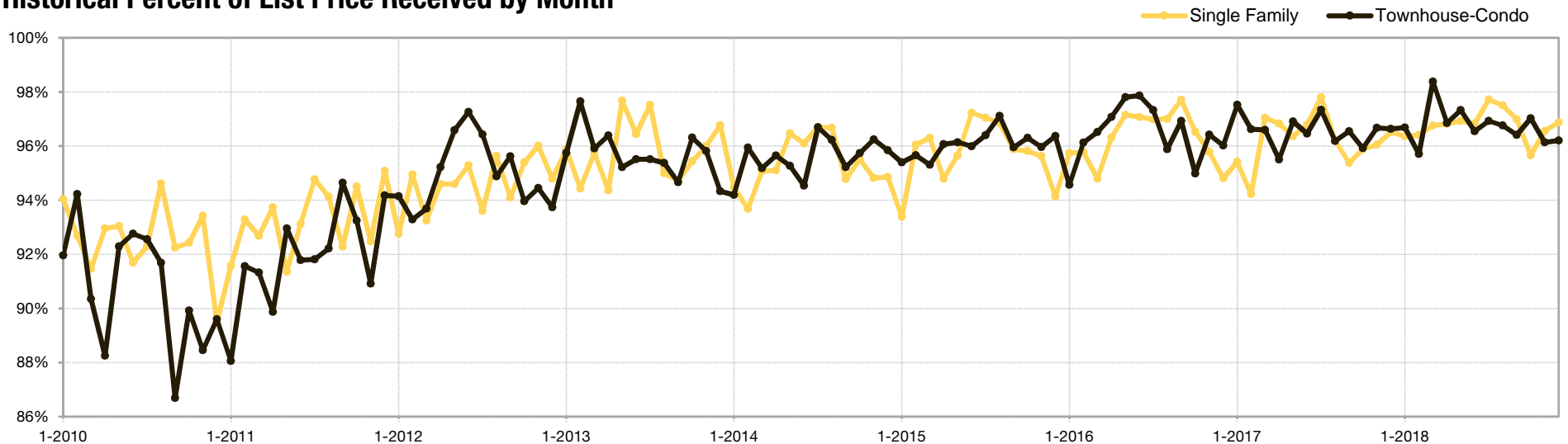
## December

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2018	96.4%	+1.0%	96.7%	-0.8%
Feb-2018	96.4%	+2.3%	95.7%	-0.9%
Mar-2018	96.8%	-0.2%	98.4%	+1.9%
Apr-2018	96.8%	0.0%	96.9%	+1.5%
May-2018	96.9%	+0.5%	97.3%	+0.4%
Jun-2018	96.8%	0.0%	96.5%	0.0%
Jul-2018	97.7%	-0.1%	96.9%	-0.4%
Aug-2018	97.5%	+1.4%	96.8%	+0.6%
Sep-2018	97.0%	+1.7%	96.4%	-0.1%
Oct-2018	95.7%	-0.2%	97.0%	+1.1%
Nov-2018	96.6%	+0.6%	96.1%	-0.6%
<b>Dec-2018</b>	<b>96.9%</b>	<b>+0.4%</b>	<b>96.2%</b>	<b>-0.4%</b>

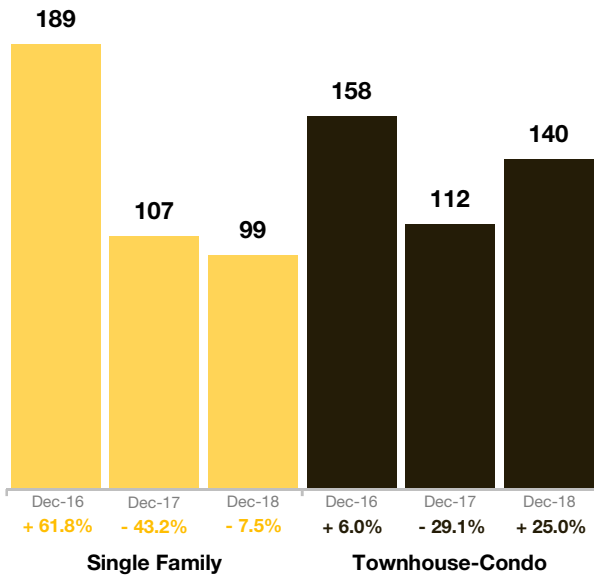
## Historical Percent of List Price Received by Month



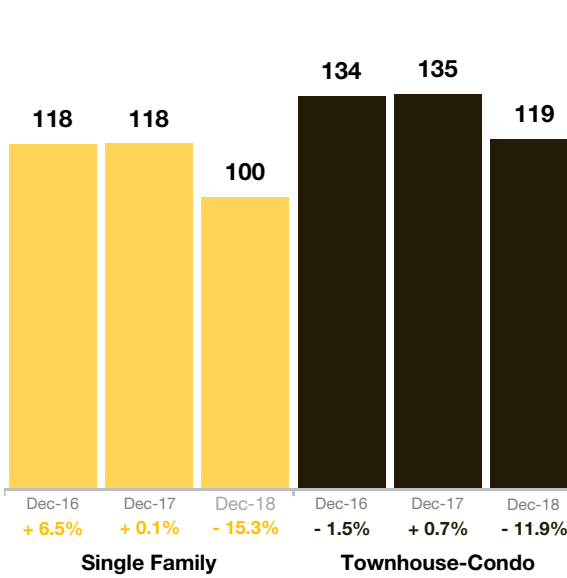
# Days on Market Until Sale



## December

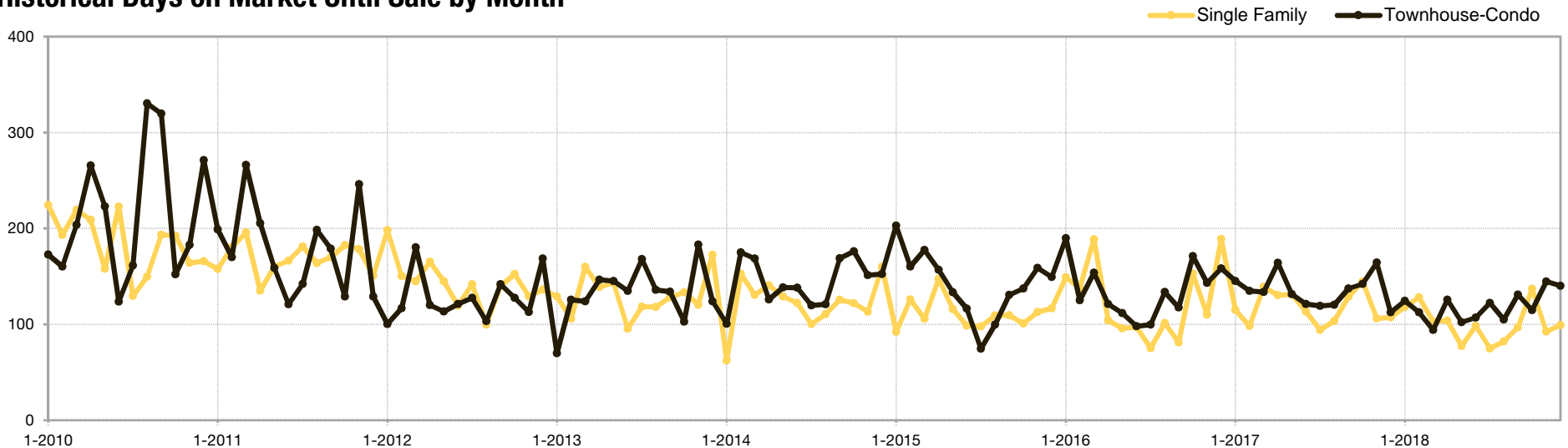


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2018	118	+2.6%	125	-13.8%
Feb-2018	128	+30.6%	112	-17.0%
Mar-2018	103	-25.9%	94	-29.9%
Apr-2018	104	-20.0%	126	-23.2%
May-2018	77	-41.2%	102	-22.1%
Jun-2018	98	-13.3%	107	-11.6%
Jul-2018	75	-20.2%	122	+2.5%
Aug-2018	82	-21.2%	105	-12.5%
Sep-2018	97	-24.8%	131	-5.1%
Oct-2018	137	-5.5%	115	-19.0%
Nov-2018	93	-12.3%	145	-11.6%
<b>Dec-2018</b>	<b>99</b>	<b>-7.5%</b>	<b>140</b>	<b>+25.0%</b>

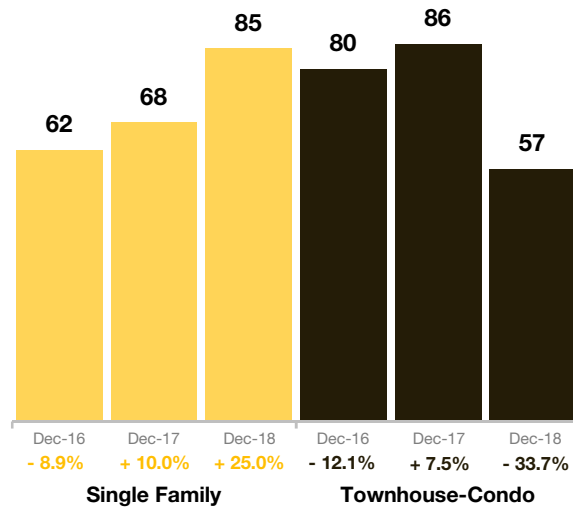
## Historical Days on Market Until Sale by Month



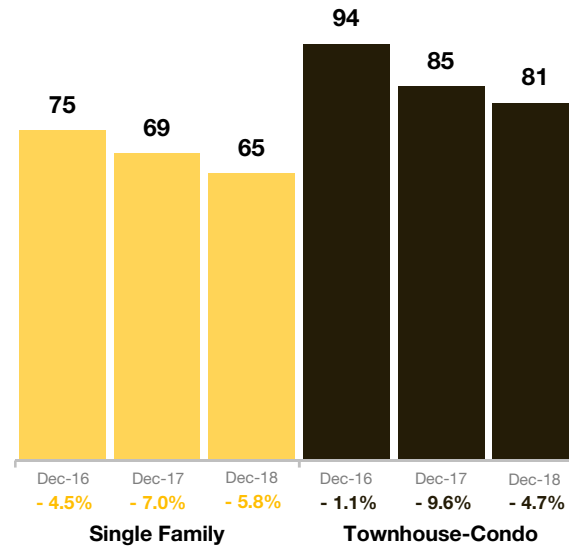
# Housing Affordability Index



## December

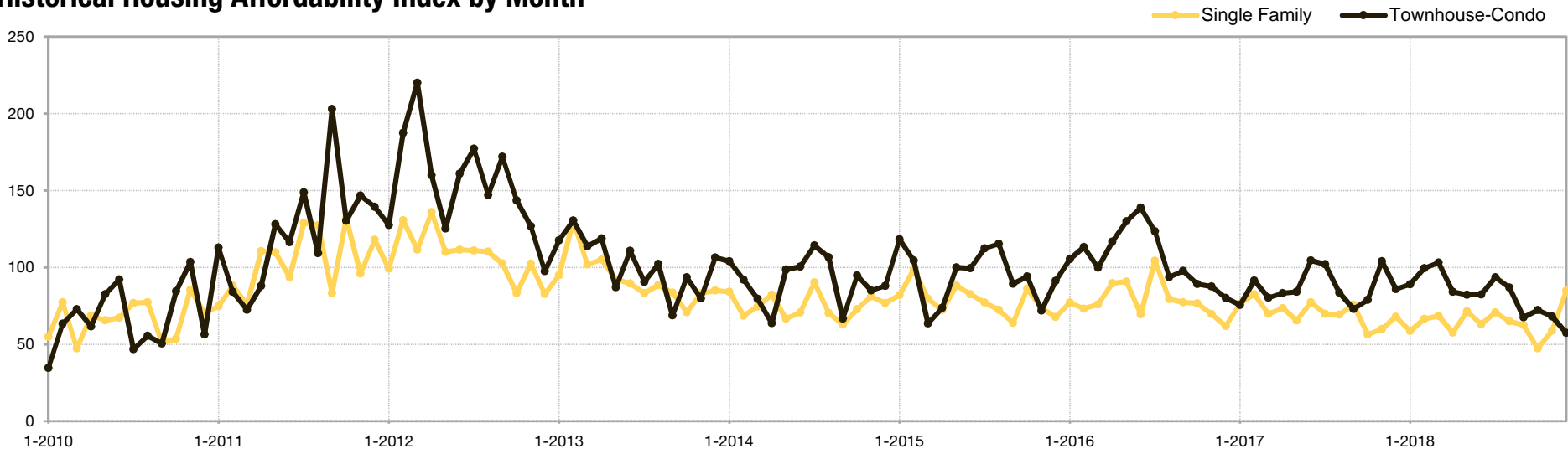


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2018	59	-22.4%	89	+17.1%
Feb-2018	67	-19.3%	100	+8.7%
Mar-2018	68	-2.9%	103	+28.8%
Apr-2018	58	-21.6%	84	+1.2%
May-2018	71	+9.2%	82	-2.4%
Jun-2018	63	-18.2%	82	-21.2%
Jul-2018	71	+1.4%	94	-7.8%
Aug-2018	65	-5.8%	87	+3.6%
Sep-2018	62	-18.4%	68	-6.8%
Oct-2018	47	-16.1%	72	-8.9%
Nov-2018	59	-1.7%	68	-34.6%
<b>Dec-2018</b>	<b>85</b>	<b>+25.0%</b>	<b>57</b>	<b>-33.7%</b>

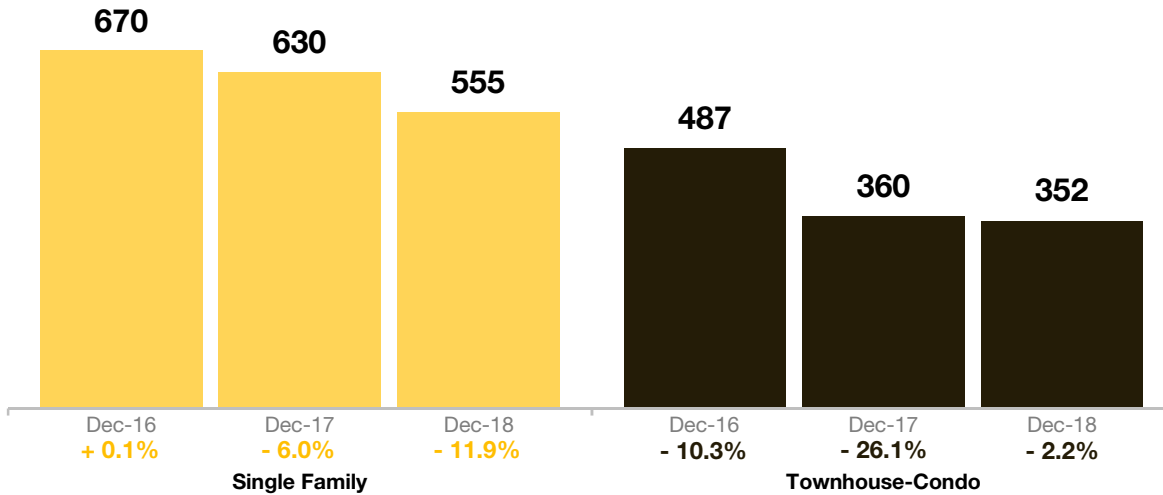
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

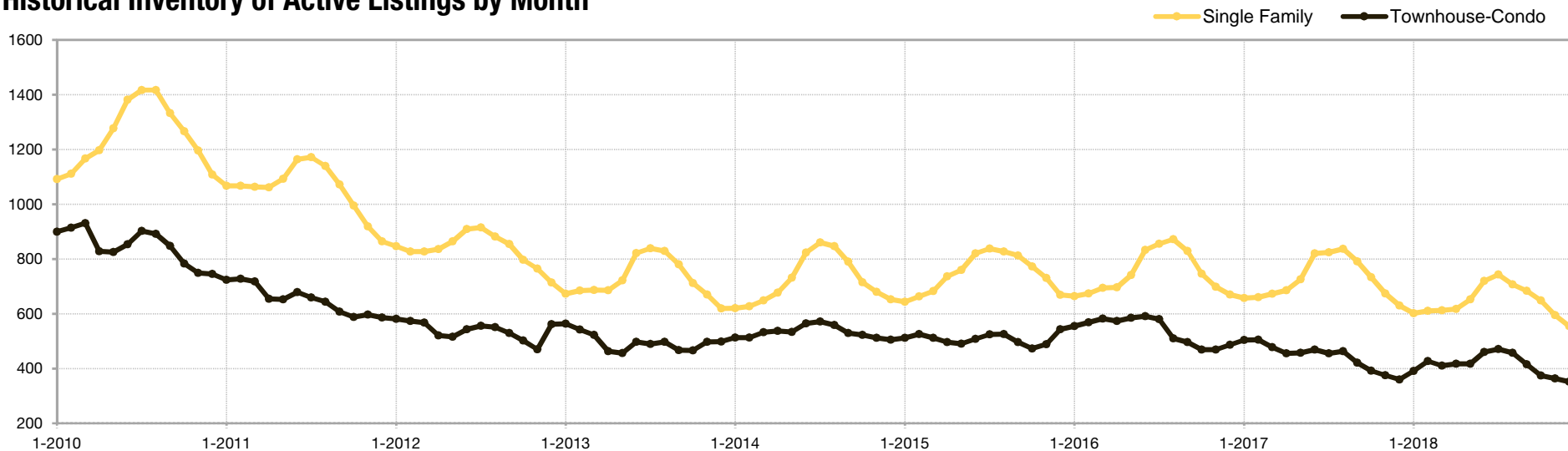


## December



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2018	602	-8.4%	391	-22.4%
Feb-2018	611	-7.4%	427	-15.4%
Mar-2018	613	-8.9%	411	-14.0%
Apr-2018	617	-10.1%	417	-8.4%
May-2018	653	-10.1%	417	-8.8%
Jun-2018	720	-12.2%	460	-1.9%
Jul-2018	743	-9.8%	471	+3.5%
Aug-2018	707	-15.5%	457	-1.3%
Sep-2018	684	-13.5%	415	-1.4%
Oct-2018	649	-11.6%	374	-4.6%
Nov-2018	595	-11.7%	364	-2.9%
<b>Dec-2018</b>	<b>555</b>	<b>-11.9%</b>	<b>352</b>	<b>-2.2%</b>

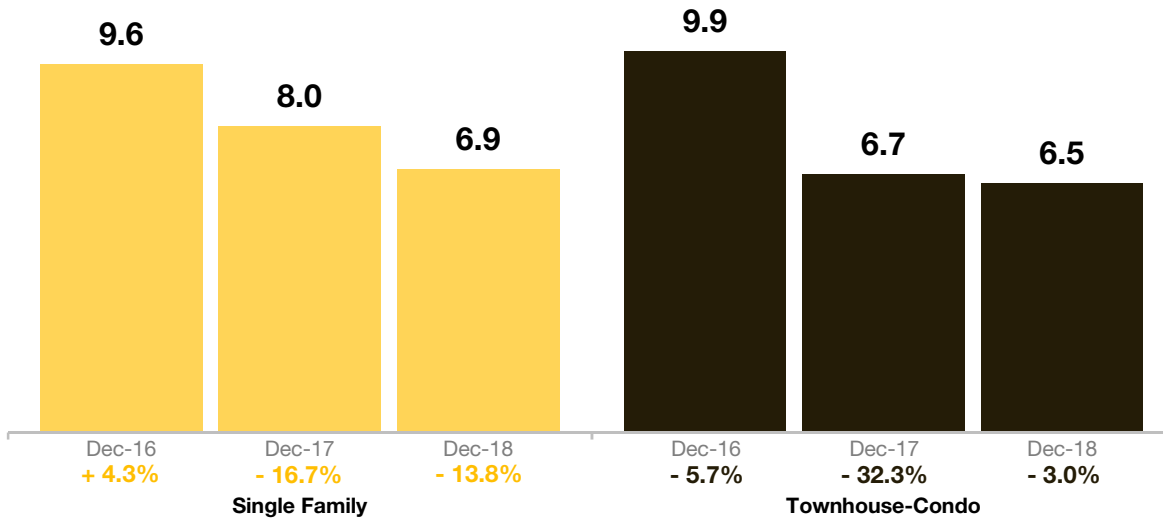
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

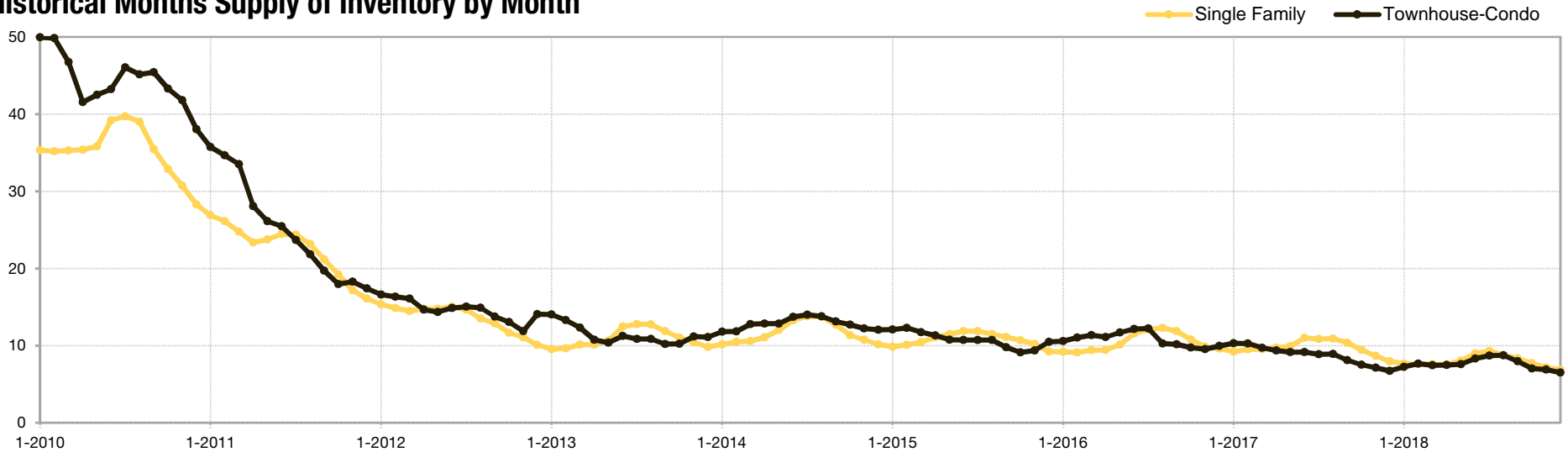


## December



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2018	7.6	-17.4%	7.2	-30.1%
Feb-2018	7.6	-20.0%	7.6	-26.2%
Mar-2018	7.6	-20.0%	7.5	-22.7%
Apr-2018	7.5	-22.7%	7.5	-19.4%
May-2018	8.0	-19.2%	7.6	-16.5%
Jun-2018	9.0	-18.2%	8.3	-9.8%
Jul-2018	9.3	-14.7%	8.7	-2.2%
Aug-2018	8.8	-19.3%	8.7	-2.2%
Sep-2018	8.3	-20.2%	8.0	-1.2%
Oct-2018	7.7	-18.1%	7.0	-6.7%
Nov-2018	7.2	-17.2%	6.9	-2.8%
<b>Dec-2018</b>	<b>6.9</b>	<b>-13.8%</b>	<b>6.5</b>	<b>-3.0%</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.

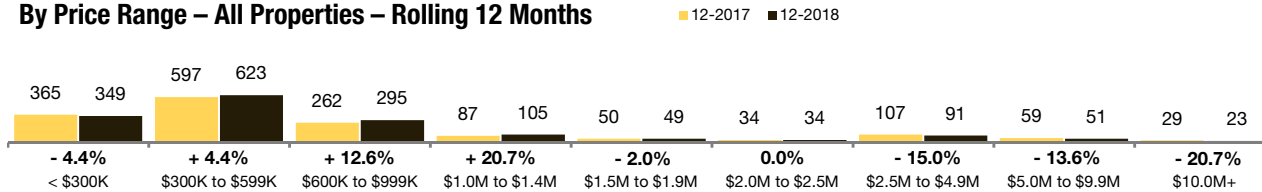
Key Metrics	Historical Sparkbars	12-2017	12-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
<b>New Listings</b>		113	140	+ 23.9%	2,196	2,341	+ 6.6%
<b>Pending Sales</b>		98	78	- 20.4%	1,600	1,603	+ 0.2%
<b>Sold Listings</b>		131	120	- 8.4%	1,590	1,620	+ 1.9%
<b>Median Sales Price</b>		\$489,000	\$492,500	+ 0.7%	\$489,000	\$500,000	+ 2.2%
<b>Avg. Sales Price</b>		\$1,031,507	\$1,128,252	+ 9.4%	\$1,278,547	\$1,138,413	- 11.0%
<b>Pct. of List Price Received</b>		96.6%	96.5%	- 0.1%	96.4%	96.8%	+ 0.4%
<b>Days on Market</b>		109	122	+ 11.9%	125	107	- 14.4%
<b>Affordability Index</b>		73	69	- 5.5%	73	68	- 6.8%
<b>Active Listings</b>		990	907	- 8.4%	--	--	--
<b>Months Supply</b>		7.5	6.7	- 10.7%	--	--	--

# Sold Listings

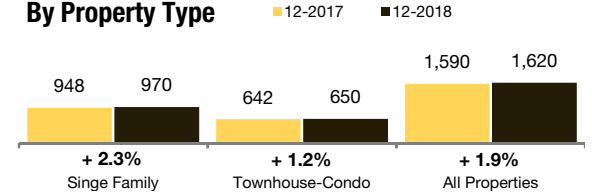
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	12-2017	12-2018	Change	12-2017	12-2018	Change
\$299,999 and Below	179	160	- 10.6%	186	189	+ 1.6%
\$300,000 to \$599,999	382	402	+ 5.2%	215	221	+ 2.8%
\$600,000 to \$999,999	174	199	+ 14.4%	88	96	+ 9.1%
\$1,000,000 to \$1,499,999	44	56	+ 27.3%	43	49	+ 14.0%
\$1,500,00 to \$1,999,999	21	26	+ 23.8%	29	23	- 20.7%
\$2,000,000 to \$2,499,999	20	16	- 20.0%	14	18	+ 28.6%
\$2,500,000 to \$4,999,999	56	58	+ 3.6%	51	33	- 35.3%
\$5,000,000 to \$9,999,999	45	35	- 22.2%	14	16	+ 14.3%
\$10,000,000 and Above	27	18	- 33.3%	2	5	+ 150.0%
<b>All Price Ranges</b>	<b>948</b>	<b>970</b>	<b>+ 2.3%</b>	<b>642</b>	<b>650</b>	<b>+ 1.2%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	11-2018	12-2018	Change	11-2018	12-2018	Change
\$299,999 and Below	12	13	+ 8.3%	15	18	+ 20.0%
\$300,000 to \$599,999	29	21	- 27.6%	14	12	- 14.3%
\$600,000 to \$999,999	14	10	- 28.6%	12	11	- 8.3%
\$1,000,000 to \$1,499,999	2	4	+ 100.0%	6	6	0.0%
\$1,500,00 to \$1,999,999	1	1	0.0%	1	6	+ 500.0%
\$2,000,000 to \$2,499,999	3	0	- 100.0%	1	5	+ 400.0%
\$2,500,000 to \$4,999,999	5	2	- 60.0%	3	7	+ 133.3%
\$5,000,000 to \$9,999,999	2	1	- 50.0%	1	3	+ 200.0%
\$10,000,000 and Above	2	0	- 100.0%	0	0	--
<b>All Price Ranges</b>	<b>70</b>	<b>52</b>	<b>- 25.7%</b>	<b>53</b>	<b>68</b>	<b>+ 28.3%</b>

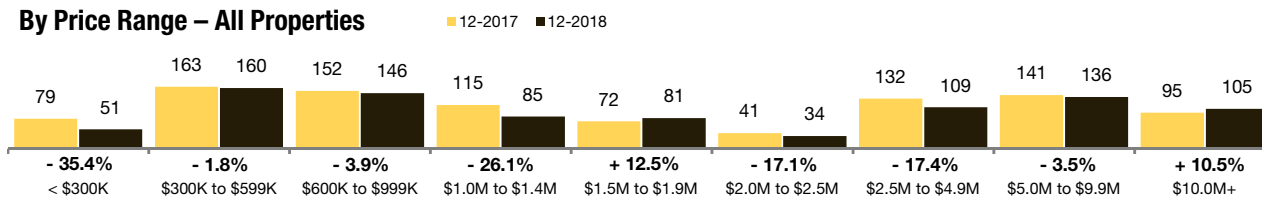
### Year to Date

By Price Range	Single Family			Condo		
	12-2017	12-2018	Change	12-2017	12-2018	Change
\$299,999 and Below	179	160	- 10.6%	186	189	+ 1.6%
\$300,000 to \$599,999	382	402	+ 5.2%	215	221	+ 2.8%
\$600,000 to \$999,999	174	199	+ 14.4%	88	96	+ 9.1%
\$1,000,000 to \$1,499,999	44	56	+ 27.3%	43	49	+ 14.0%
\$1,500,00 to \$1,999,999	21	26	+ 23.8%	29	23	- 20.7%
\$2,000,000 to \$2,499,999	20	16	- 20.0%	14	18	+ 28.6%
\$2,500,000 to \$4,999,999	56	58	+ 3.6%	51	33	- 35.3%
\$5,000,000 to \$9,999,999	45	35	- 22.2%	14	16	+ 14.3%
\$10,000,000 and Above	27	18	- 33.3%	2	5	+ 150.0%
<b>All Price Ranges</b>	<b>948</b>	<b>970</b>	<b>+ 2.3%</b>	<b>642</b>	<b>650</b>	<b>+ 1.2%</b>

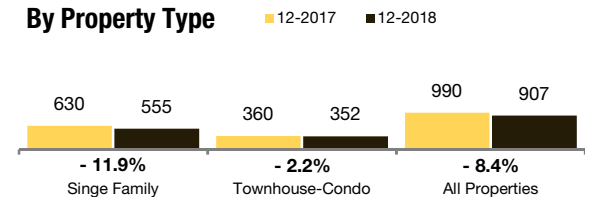
# Inventory of Active Listings

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		
	12-2017	12-2018	Change	12-2017	12-2018	Change
\$299,999 and Below	37	18	- 51.4%	42	33	- 21.4%
\$300,000 to \$599,999	94	70	- 25.5%	69	90	+ 30.4%
\$600,000 to \$999,999	80	81	+ 1.3%	72	65	- 9.7%
\$1,000,000 to \$1,499,999	61	50	- 18.0%	54	35	- 35.2%
\$1,500,00 to \$1,999,999	47	52	+ 10.6%	25	29	+ 16.0%
\$2,000,000 to \$2,499,999	27	18	- 33.3%	14	16	+ 14.3%
\$2,500,000 to \$4,999,999	86	66	- 23.3%	46	43	- 6.5%
\$5,000,000 to \$9,999,999	113	110	- 2.7%	28	26	- 7.1%
\$10,000,000 and Above	85	90	+ 5.9%	10	15	+ 50.0%
<b>All Price Ranges</b>	<b>630</b>	<b>555</b>	<b>- 11.9%</b>	<b>360</b>	<b>352</b>	<b>- 2.2%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	11-2018	12-2018	Change	11-2018	12-2018	Change
\$299,999 and Below	18	18	0.0%	41	33	- 19.5%
\$300,000 to \$599,999	90	70	- 22.2%	104	90	- 13.5%
\$600,000 to \$999,999	100	81	- 19.0%	70	65	- 7.1%
\$1,000,000 to \$1,499,999	55	50	- 9.1%	31	35	+ 12.9%
\$1,500,00 to \$1,999,999	55	52	- 5.5%	27	29	+ 7.4%
\$2,000,000 to \$2,499,999	20	18	- 10.0%	13	16	+ 23.1%
\$2,500,000 to \$4,999,999	66	66	0.0%	42	43	+ 2.4%
\$5,000,000 to \$9,999,999	107	110	+ 2.8%	23	26	+ 13.0%
\$10,000,000 and Above	84	90	+ 7.1%	13	15	+ 15.4%
<b>All Price Ranges</b>	<b>595</b>	<b>555</b>	<b>- 6.7%</b>	<b>364</b>	<b>352</b>	<b>- 3.3%</b>

### Year to Date

By Price Range	Single Family			Condo		
	12-2017	12-2018	Change	12-2017	12-2018	Change
\$299,999 and Below	37	18	- 51.4%	42	33	- 21.4%
\$300,000 to \$599,999	94	70	- 25.5%	69	90	+ 30.4%
\$600,000 to \$999,999	80	81	+ 1.3%	72	65	- 9.7%
\$1,000,000 to \$1,499,999	61	50	- 18.0%	54	35	- 35.2%
\$1,500,00 to \$1,999,999	47	52	+ 10.6%	25	29	+ 16.0%
\$2,000,000 to \$2,499,999	27	18	- 33.3%	14	16	+ 14.3%
\$2,500,000 to \$4,999,999	86	66	- 23.3%	46	43	- 6.5%
\$5,000,000 to \$9,999,999	113	110	- 2.7%	28	26	- 7.1%
\$10,000,000 and Above	85	90	+ 5.9%	10	15	+ 50.0%
<b>All Price Ranges</b>	<b>630</b>	<b>555</b>	<b>- 11.9%</b>	<b>360</b>	<b>352</b>	<b>- 2.2%</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.