

# Monthly Indicators



## March 2022

Percent changes calculated using year-over-year comparisons.

New Listings were down 42.7 percent for single family homes and 6.5 percent for townhouse-condo properties. Pending Sales decreased 40.6 percent for single family homes and 6.9 percent for townhouse-condo properties.

The Median Sales Price was up 1.4 percent to \$583,000 for single family homes but decreased 6.7 percent to \$333,045 for townhouse-condo properties. Days on Market decreased 28.4 percent for single family homes but increased 18.6 percent for townhouse-condo properties.

Across the country, consumers are feeling the bite of inflation and surging mortgage interest rates, which recently hit 4.6% in March, according to Freddie Mac, rising 1.4 percent since January and the highest rate in more than 3 years. Monthly payments have increased significantly compared to this time last year, and as housing affordability declines, an increasing number of would-be homebuyers are turning to the rental market, only to face similar challenges as rental prices skyrocket and vacancy rates remain at near-record low.

## Activity Snapshot

<b>- 19.7%</b>	<b>- 1.7%</b>	<b>- 44.8%</b>
<b>One-Year Change in Sold Listings All Properties</b>	<b>One-Year Change in Median Sales Price All Properties</b>	<b>One-Year Change in Active Listings All Properties</b>

Residential real estate activity in Garfield County composed 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	3-2021	3-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
<b>New Listings</b>		103	<b>59</b>	- 42.7%	258	<b>165</b>	- 36.0%
<b>Pending Sales</b>		101	<b>60</b>	- 40.6%	258	<b>165</b>	- 36.0%
<b>Sold Listings</b>		83	<b>61</b>	- 26.5%	200	<b>145</b>	- 27.5%
<b>Median Sales Price</b>		\$575,000	<b>\$583,000</b>	+ 1.4%	\$526,000	<b>\$561,000</b>	+ 6.7%
<b>Avg. Sales Price</b>		\$768,580	<b>\$818,493</b>	+ 6.5%	\$725,583	<b>\$791,333</b>	+ 9.1%
<b>Pct. of List Price Received</b>		97.9%	<b>99.1%</b>	+ 1.2%	97.9%	<b>98.8%</b>	+ 0.9%
<b>Days on Market</b>		67	<b>48</b>	- 28.4%	53	<b>55</b>	+ 3.8%
<b>Affordability Index</b>		66	<b>57</b>	- 13.6%	72	<b>59</b>	- 18.1%
<b>Active Listings</b>		156	<b>82</b>	- 47.4%	--	<b>--</b>	--
<b>Months Supply</b>		1.9	<b>1.1</b>	- 42.1%	--	<b>--</b>	--

# Townhouse-Condo Market Overview



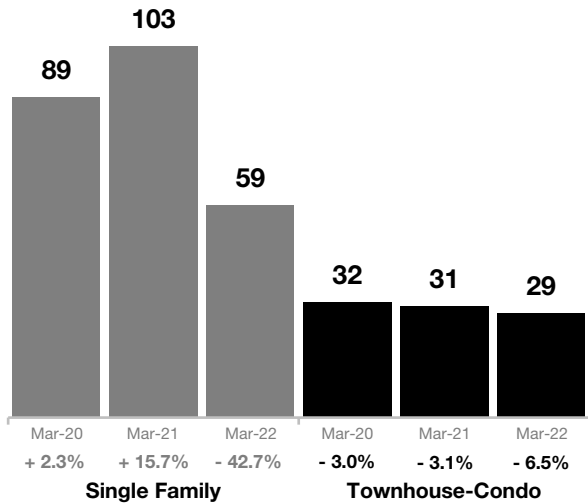
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	3-2021	3-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
<b>New Listings</b>		31	29	- 6.5%	77	68	- 11.7%
<b>Pending Sales</b>		29	27	- 6.9%	87	68	- 21.8%
<b>Sold Listings</b>		29	28	- 3.4%	68	65	- 4.4%
<b>Median Sales Price</b>		\$357,000	\$333,045	- 6.7%	\$346,700	\$349,250	+ 0.7%
<b>Avg. Sales Price</b>		\$416,943	\$396,700	- 4.9%	\$418,346	\$471,407	+ 12.7%
<b>Pct. of List Price Received</b>		100.4%	98.9%	- 1.5%	99.8%	99.3%	- 0.5%
<b>Days on Market</b>		59	70	+ 18.6%	65	80	+ 23.1%
<b>Affordability Index</b>		106	99	- 6.6%	110	94	- 14.5%
<b>Active Listings</b>		59	21	- 64.4%	--	--	--
<b>Months Supply</b>		2.1	0.6	- 71.4%	--	--	--

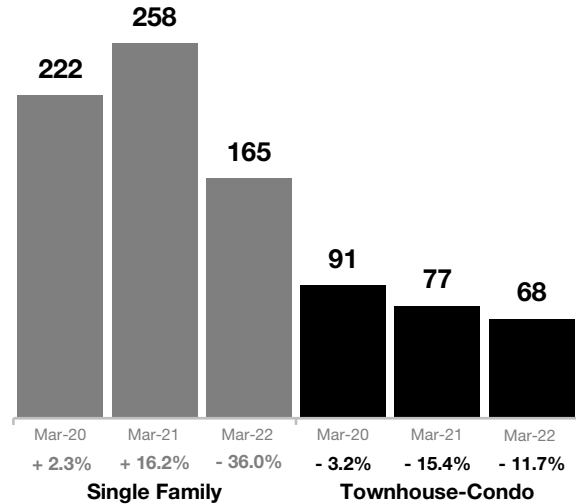
# New Listings



## March

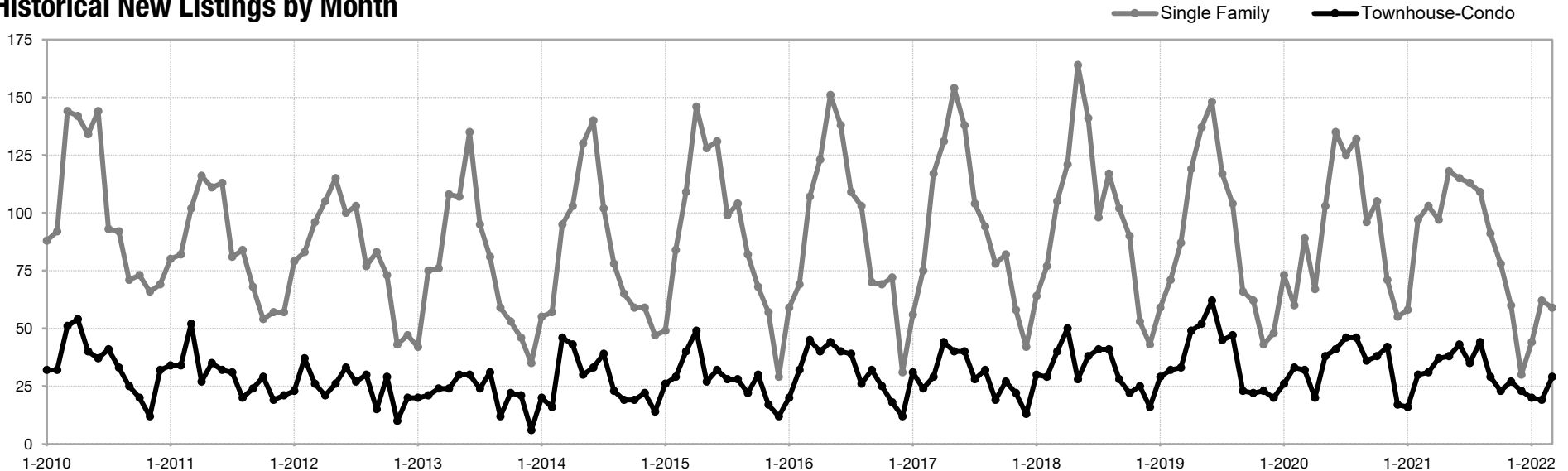


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	97	+44.8%	37	+85.0%
May-2021	118	+14.6%	38	0.0%
Jun-2021	115	-14.8%	43	+4.9%
Jul-2021	113	-9.6%	35	-23.9%
Aug-2021	109	-17.4%	44	-4.3%
Sep-2021	91	-5.2%	29	-19.4%
Oct-2021	78	-25.7%	23	-39.5%
Nov-2021	60	-15.5%	27	-35.7%
Dec-2021	30	-45.5%	23	+35.3%
Jan-2022	44	-24.1%	20	+25.0%
Feb-2022	62	-36.1%	19	-36.7%
<b>Mar-2022</b>	<b>59</b>	<b>-42.7%</b>	<b>29</b>	<b>-6.5%</b>

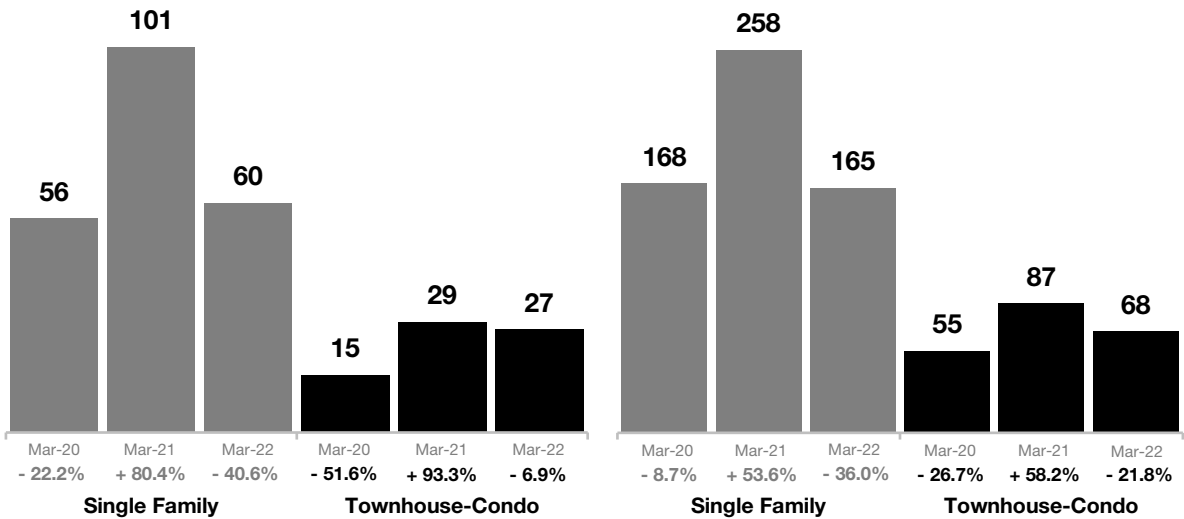
## Historical New Listings by Month



# Pending Sales

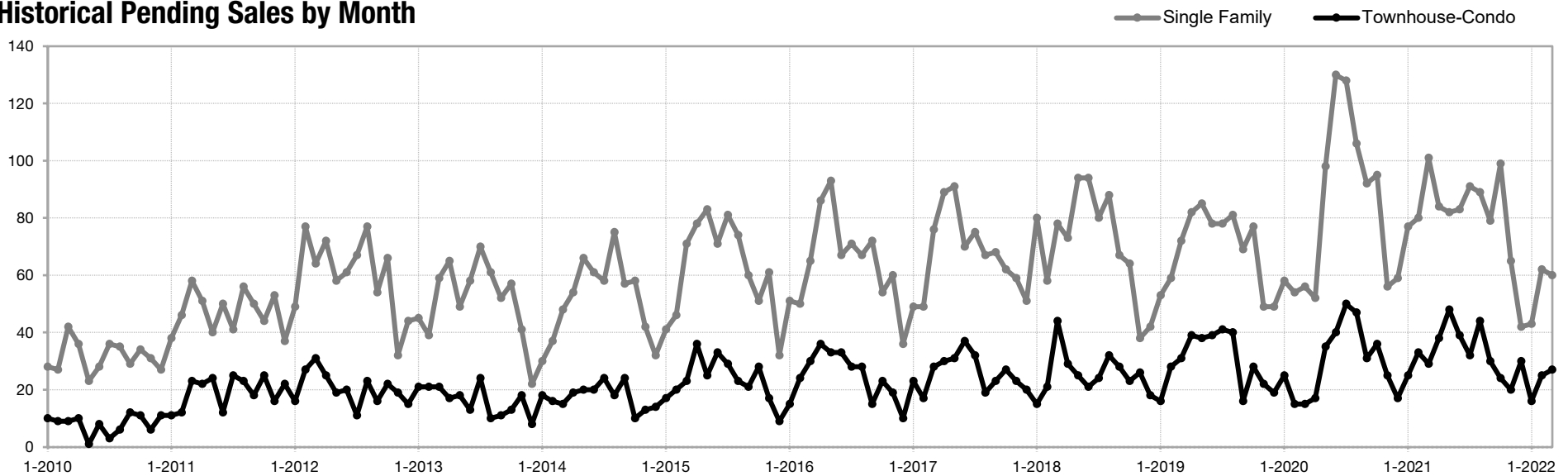


## March

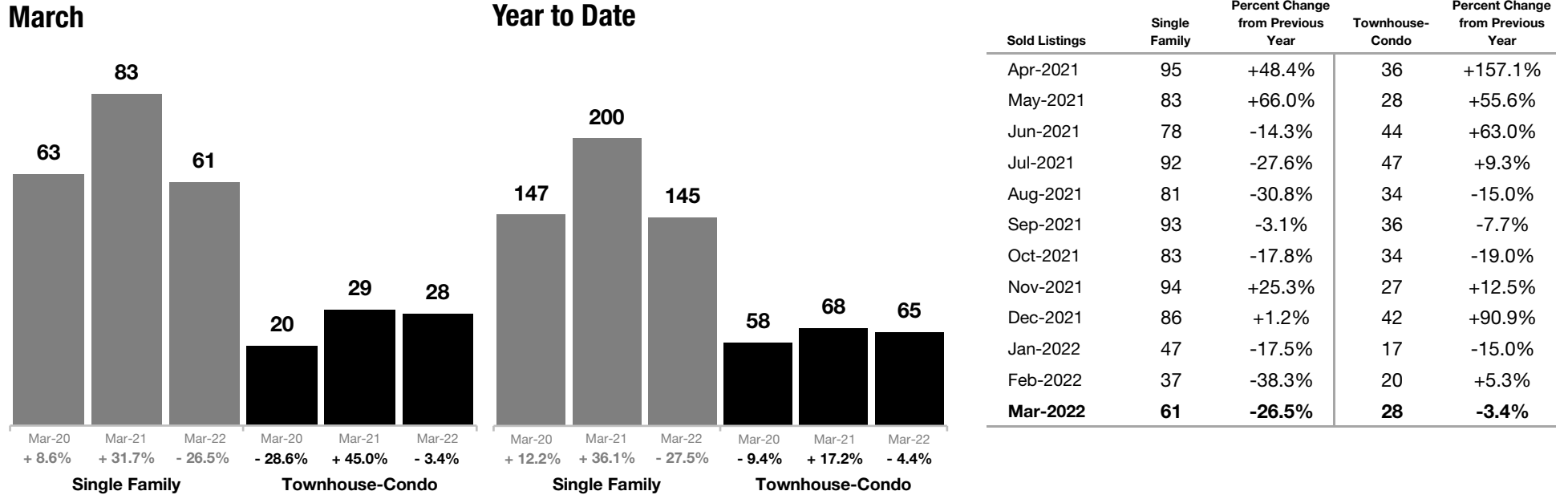


Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	84	+61.5%	38	+123.5%
May-2021	82	-16.3%	48	+37.1%
Jun-2021	83	-36.2%	39	-2.5%
Jul-2021	91	-28.9%	32	-36.0%
Aug-2021	89	-16.0%	44	-6.4%
Sep-2021	79	-14.1%	30	-3.2%
Oct-2021	99	+4.2%	24	-33.3%
Nov-2021	65	+16.1%	20	-20.0%
Dec-2021	42	-28.8%	30	+76.5%
Jan-2022	43	-44.2%	16	-36.0%
Feb-2022	62	-22.5%	25	-24.2%
<b>Mar-2022</b>	<b>60</b>	<b>-40.6%</b>	<b>27</b>	<b>-6.9%</b>

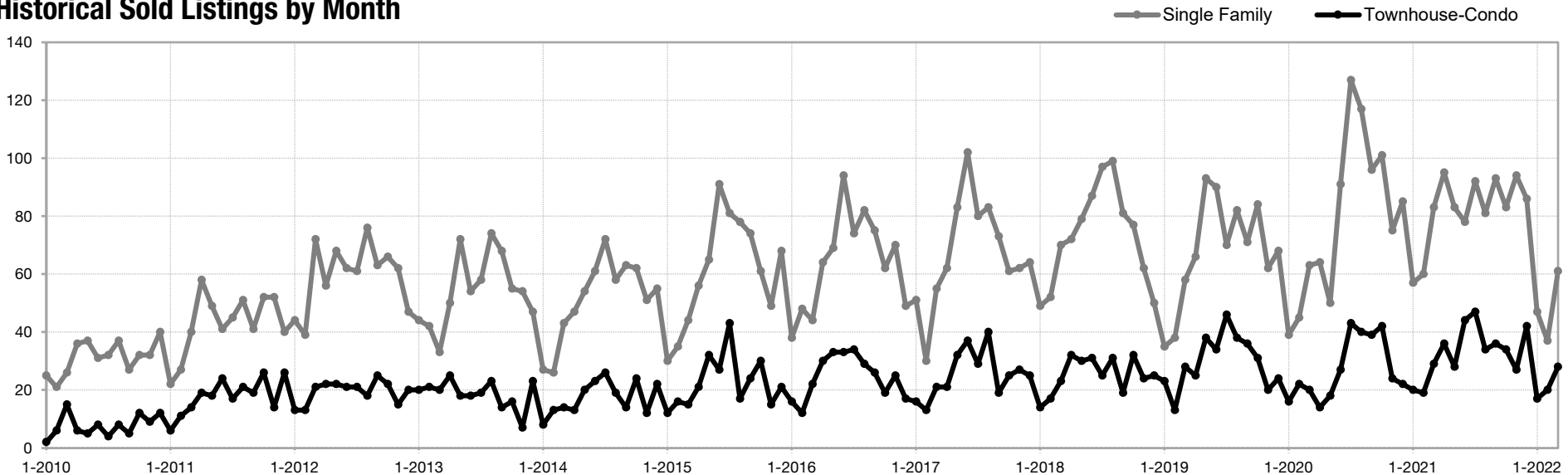
## Historical Pending Sales by Month



# Sold Listings



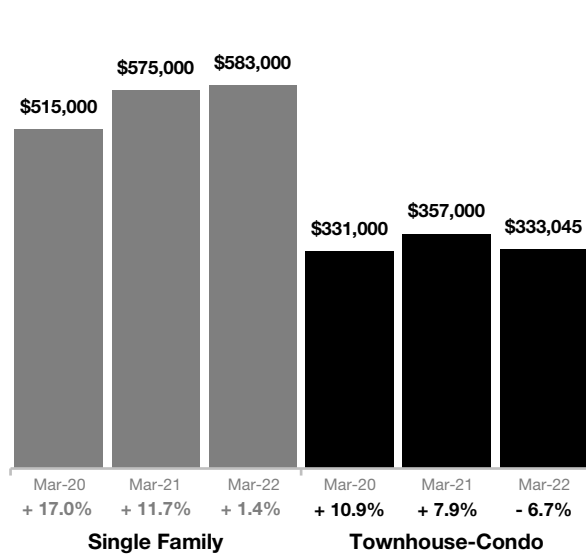
## Historical Sold Listings by Month



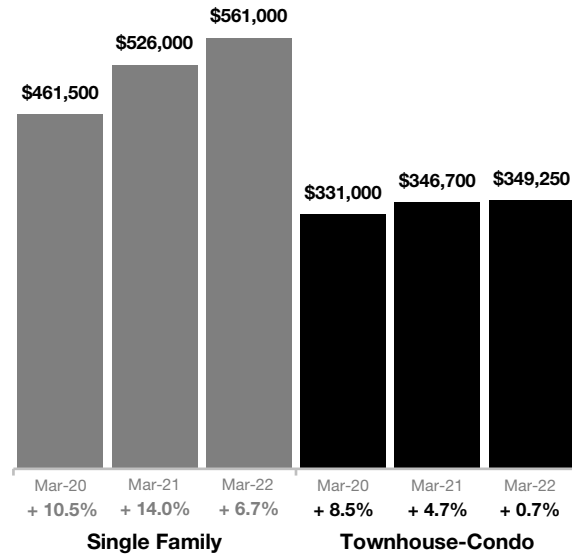
# Median Sales Price



## March

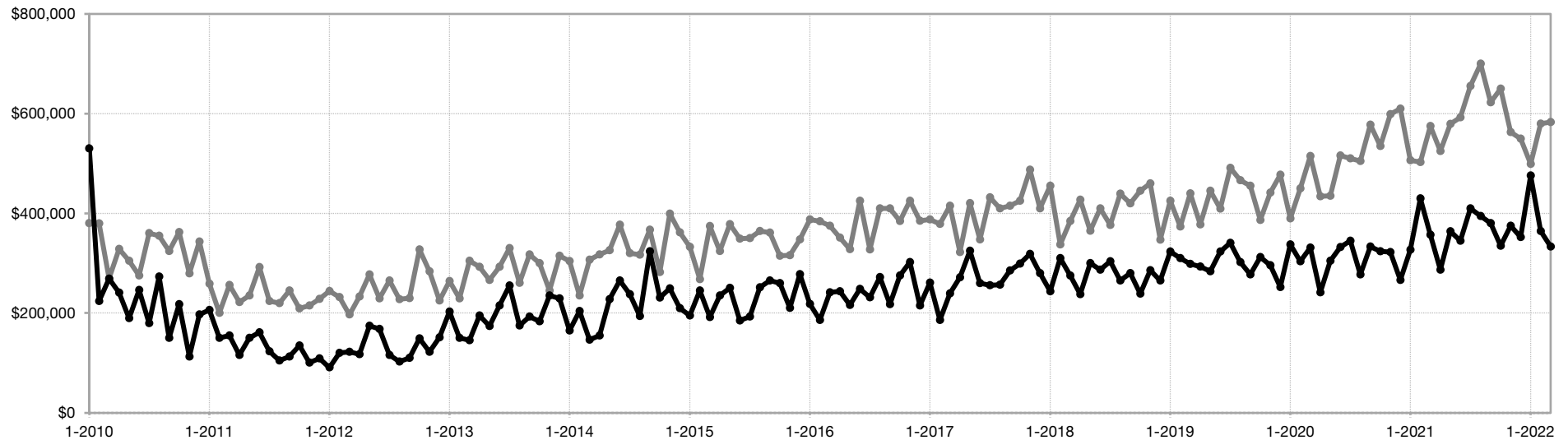


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	\$525,000	+21.0%	\$287,000	+18.8%
May-2021	\$579,000	+33.1%	\$364,000	+19.5%
Jun-2021	\$592,500	+14.8%	\$345,000	+3.9%
Jul-2021	\$655,020	+28.4%	\$410,000	+18.8%
Aug-2021	\$700,000	+38.6%	\$394,250	+42.1%
Sep-2021	\$622,500	+7.8%	\$380,000	+14.1%
Oct-2021	\$650,000	+21.5%	\$335,000	+3.5%
Nov-2021	\$563,068	-6.0%	\$375,000	+16.5%
Dec-2021	\$549,750	-9.9%	\$352,100	+32.4%
Jan-2022	\$499,000	-1.4%	\$476,000	+45.7%
Feb-2022	\$580,000	+15.4%	\$364,625	-15.2%
<b>Mar-2022</b>	<b>\$583,000</b>	<b>+1.4%</b>	<b>\$333,045</b>	<b>-6.7%</b>

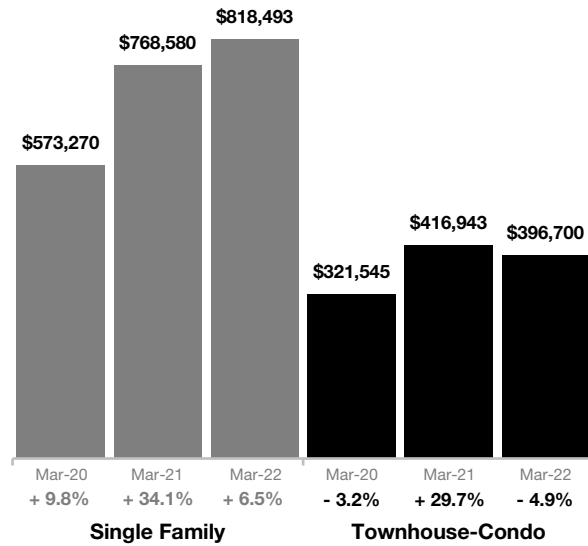
## Historical Median Sales Price by Month



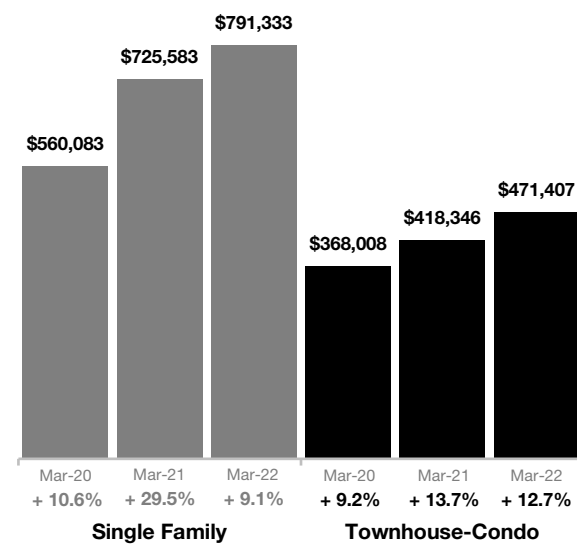
# Average Sales Price



## March

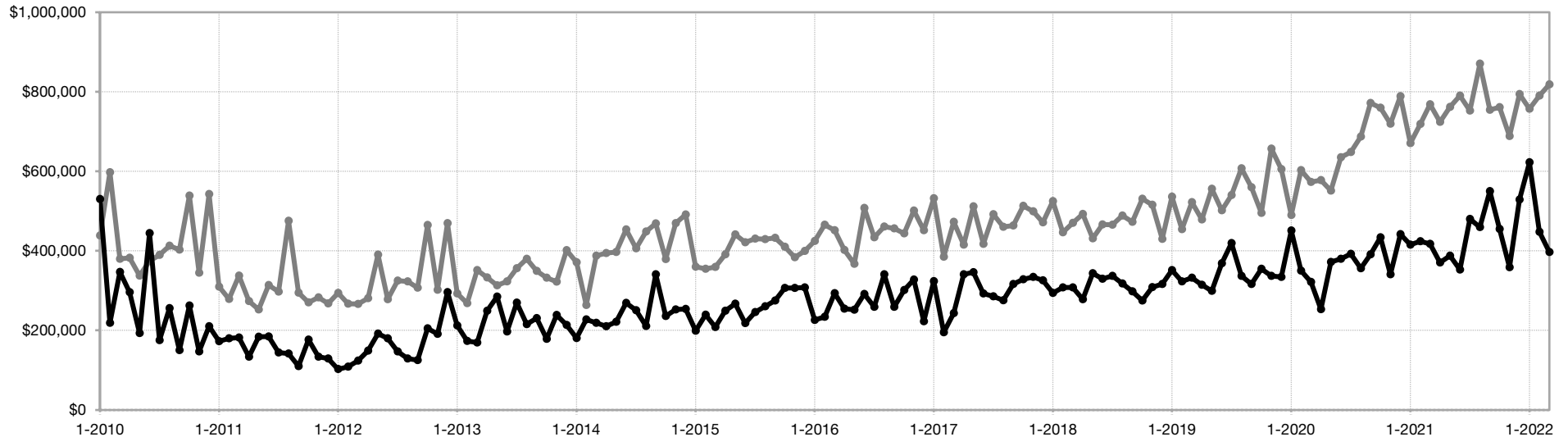


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	\$724,281	+25.5%	\$370,046	+46.3%
May-2021	\$761,356	+38.1%	\$387,611	+4.3%
Jun-2021	\$790,358	+24.4%	\$352,827	-7.0%
Jul-2021	\$752,474	+16.1%	\$480,182	+22.5%
Aug-2021	\$870,240	+26.6%	\$459,606	+29.2%
Sep-2021	\$754,554	-2.2%	\$549,768	+40.6%
Oct-2021	\$761,205	+0.2%	\$454,707	+4.8%
Nov-2021	\$688,613	-4.3%	\$358,672	+5.2%
Dec-2021	\$794,082	+0.6%	\$528,514	+19.7%
Jan-2022	\$757,018	+12.9%	\$622,285	+49.8%
Feb-2022	\$790,144	+10.0%	\$447,750	+5.7%
<b>Mar-2022</b>	<b>\$818,493</b>	<b>+6.5%</b>	<b>\$396,700</b>	<b>-4.9%</b>

## Historical Average Sales Price by Month

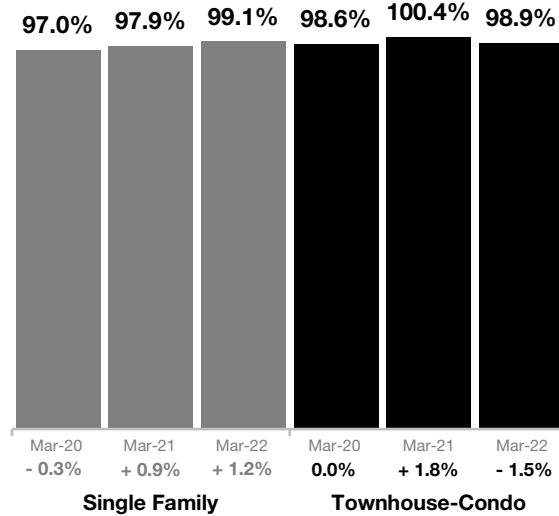




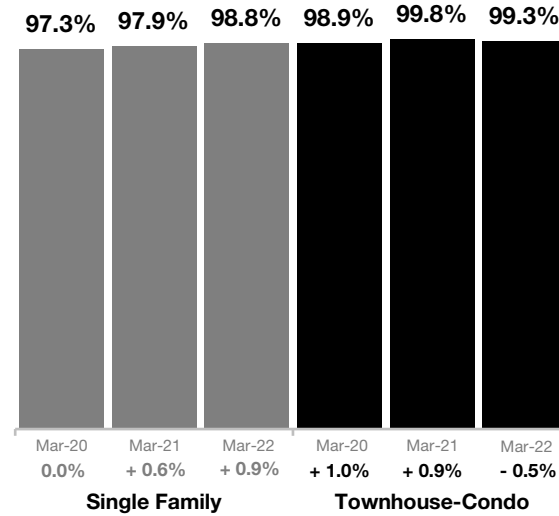
# Percent of List Price Received



## March

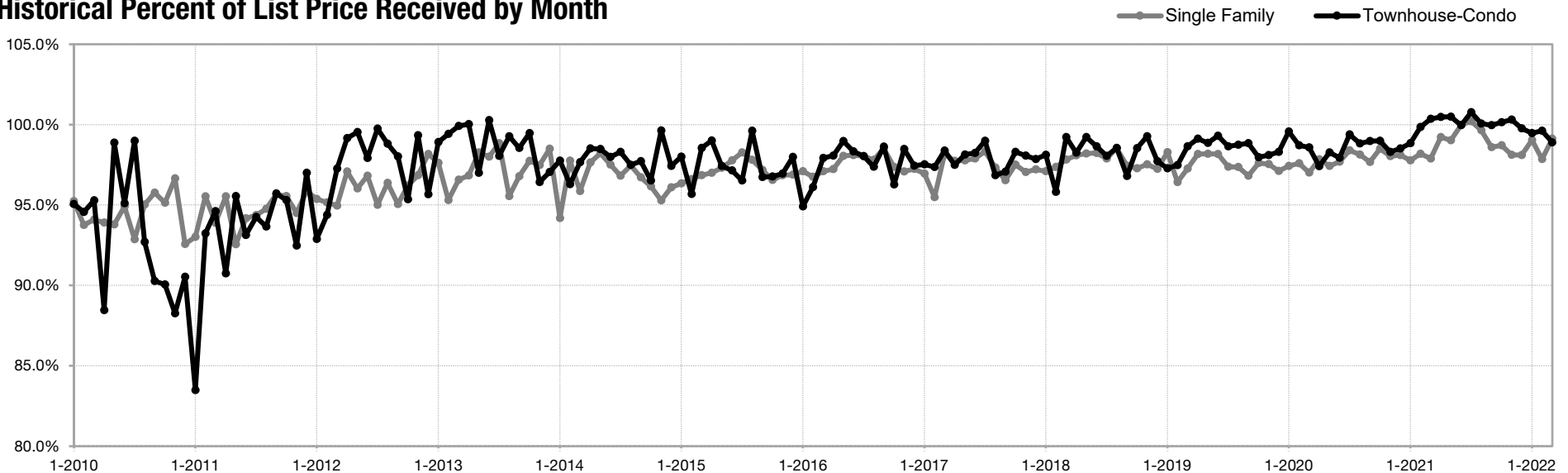


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	99.2%	+1.4%	100.5%	+3.2%
May-2021	99.0%	+1.6%	100.5%	+2.2%
Jun-2021	100.0%	+2.4%	100.0%	+2.1%
Jul-2021	100.2%	+1.8%	100.8%	+1.4%
Aug-2021	99.6%	+1.5%	100.1%	+1.3%
Sep-2021	98.6%	+0.9%	100.0%	+1.0%
Oct-2021	98.7%	+0.2%	100.1%	+1.1%
Nov-2021	98.1%	+0.1%	100.3%	+2.0%
Dec-2021	98.1%	0.0%	99.8%	+1.3%
Jan-2022	99.0%	+1.2%	99.5%	+0.7%
Feb-2022	97.8%	-0.4%	99.6%	-0.2%
<b>Mar-2022</b>	<b>99.1%</b>	<b>+1.2%</b>	<b>98.9%</b>	<b>-1.5%</b>

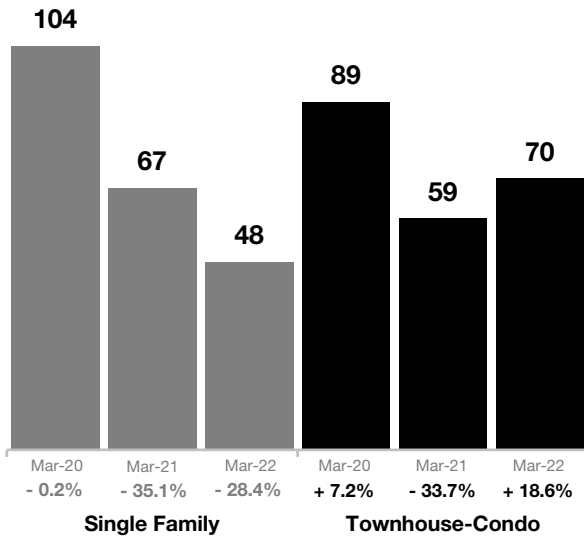
## Historical Percent of List Price Received by Month



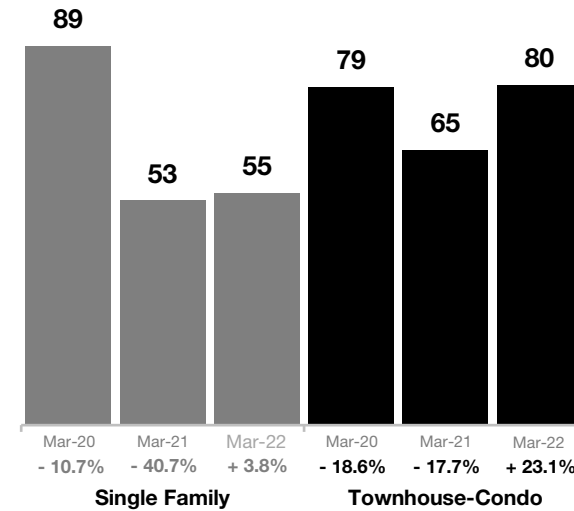
# Days on Market Until Sale



## March

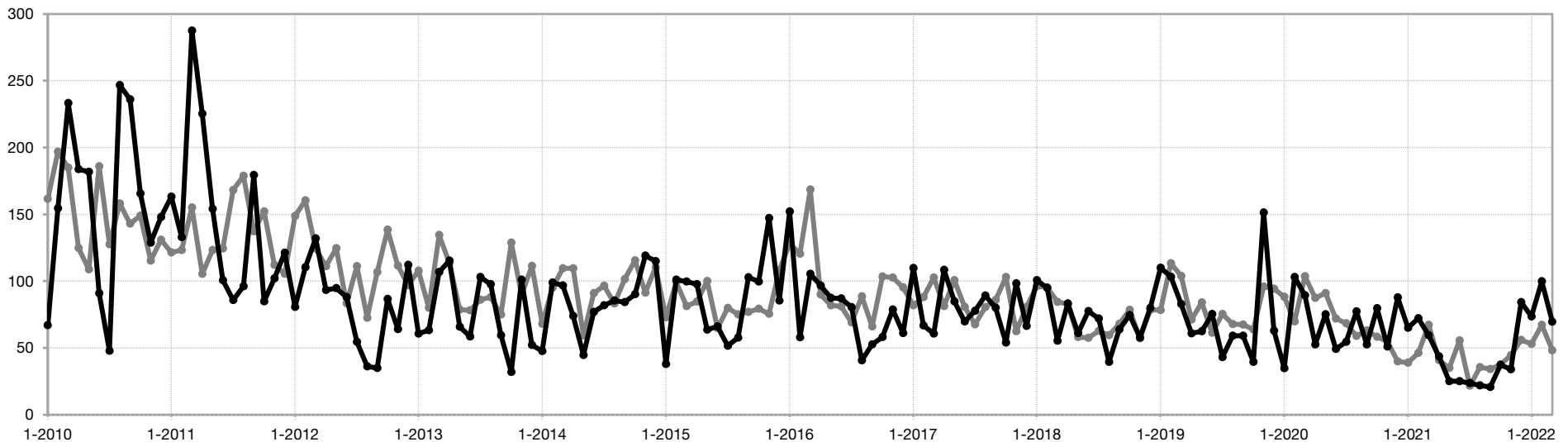


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	41	-52.9%	44	-15.4%
May-2021	35	-61.5%	25	-66.7%
Jun-2021	56	-22.2%	25	-49.0%
Jul-2021	22	-67.6%	24	-55.6%
Aug-2021	35	-40.7%	22	-71.4%
Sep-2021	34	-46.0%	21	-59.6%
Oct-2021	38	-34.5%	37	-53.8%
Nov-2021	44	-20.0%	34	-33.3%
Dec-2021	56	+40.0%	84	-4.5%
Jan-2022	53	+35.9%	73	+12.3%
Feb-2022	67	+45.7%	100	+38.9%
<b>Mar-2022</b>	<b>48</b>	<b>-28.4%</b>	<b>70</b>	<b>+18.6%</b>

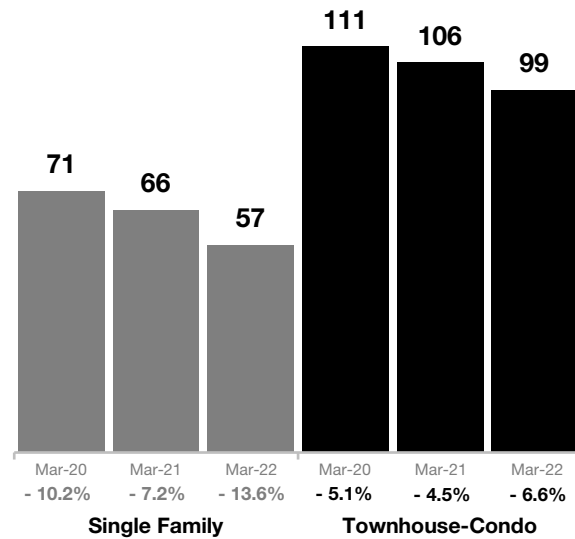
## Historical Days on Market Until Sale by Month



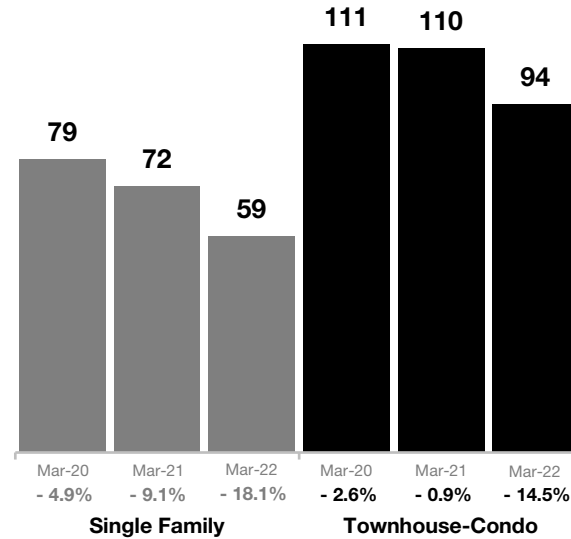
# Housing Affordability Index



## March

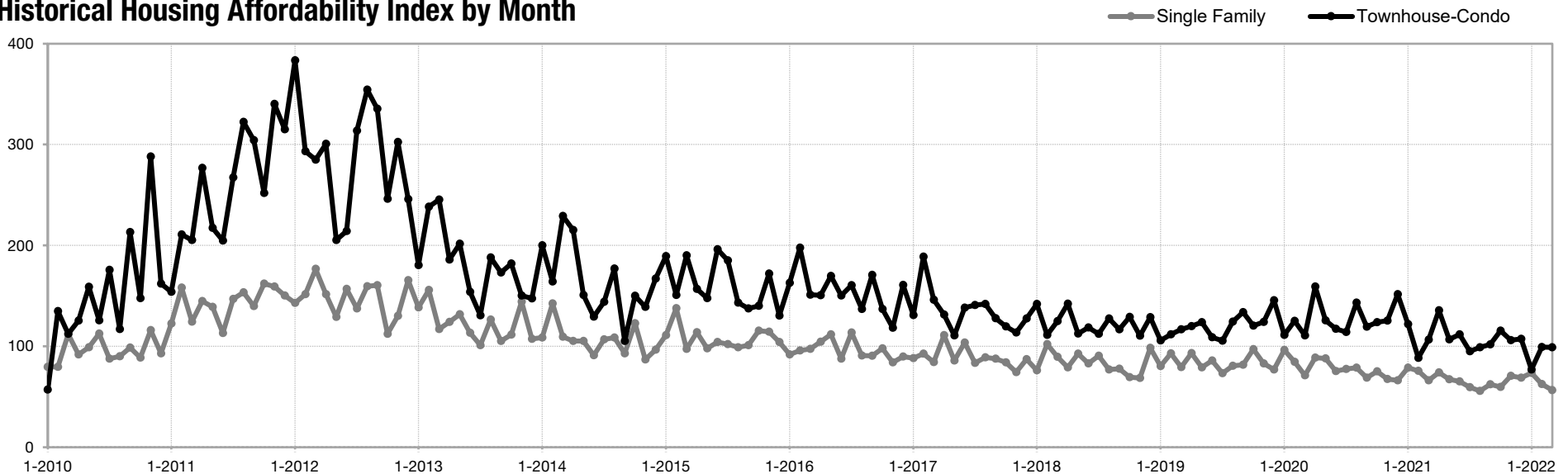


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	74	-16.9%	136	-14.5%
May-2021	67	-23.9%	107	-15.1%
Jun-2021	65	-13.3%	112	-4.3%
Jul-2021	59	-23.4%	95	-16.7%
Aug-2021	56	-29.1%	99	-30.8%
Sep-2021	62	-10.1%	102	-14.3%
Oct-2021	60	-20.0%	115	-7.3%
Nov-2021	71	+6.0%	106	-15.2%
Dec-2021	69	+4.5%	107	-29.6%
Jan-2022	73	-7.6%	77	-36.9%
Feb-2022	62	-18.4%	99	+12.5%
<b>Mar-2022</b>	<b>57</b>	<b>-13.6%</b>	<b>99</b>	<b>-6.6%</b>

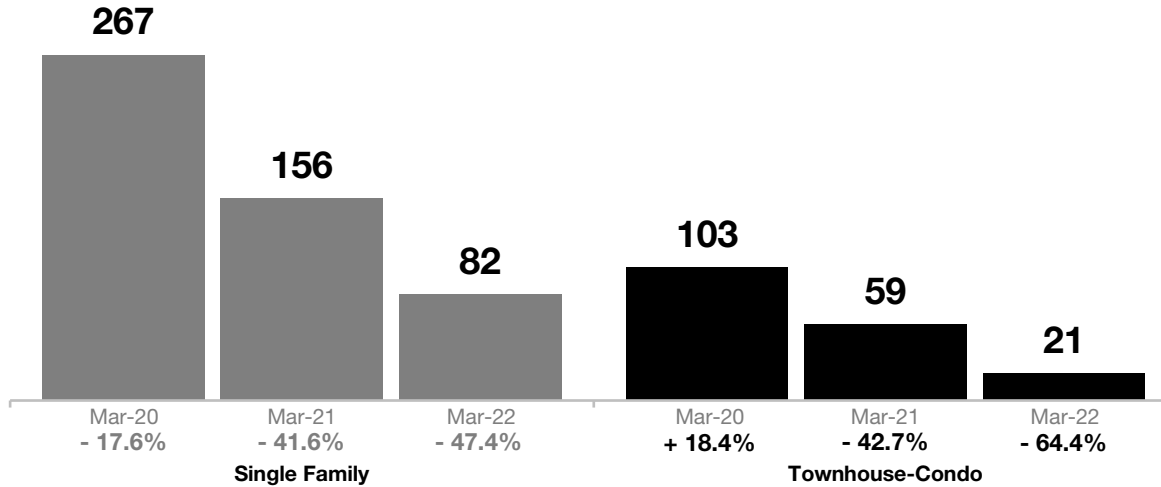
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

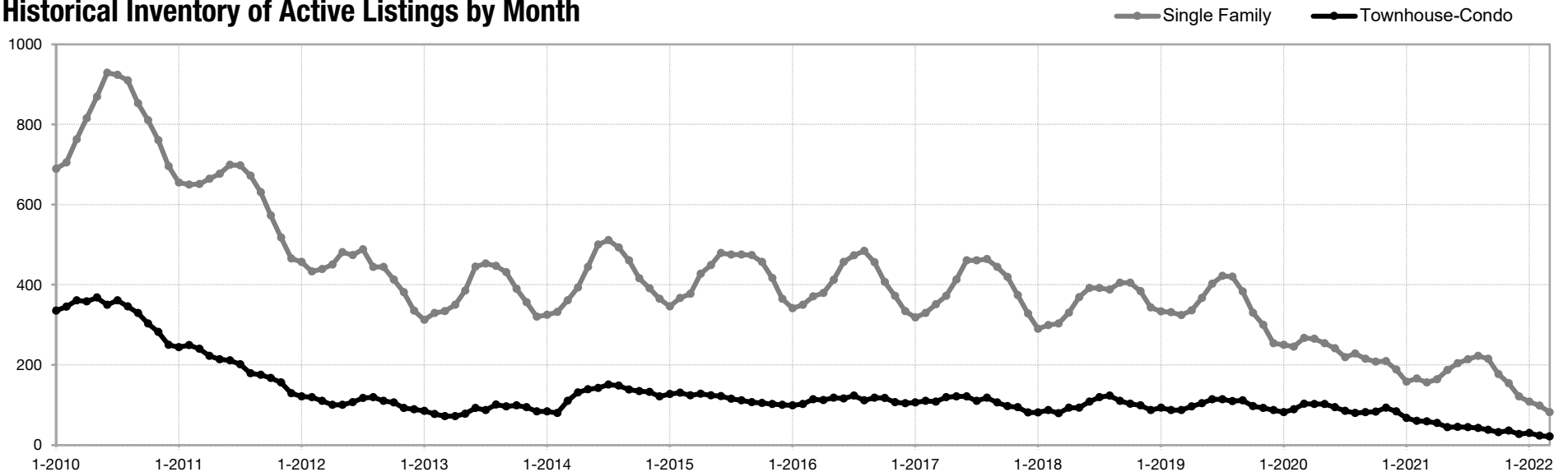


## March



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	164	-38.1%	55	-46.1%
May-2021	187	-26.4%	44	-56.9%
Jun-2021	204	-15.4%	45	-52.1%
Jul-2021	214	-2.3%	44	-48.2%
Aug-2021	222	-2.6%	42	-47.5%
Sep-2021	215	0.0%	38	-53.7%
Oct-2021	177	-14.9%	32	-61.4%
Nov-2021	154	-26.3%	36	-61.3%
Dec-2021	121	-35.6%	27	-67.9%
Jan-2022	108	-31.6%	30	-55.2%
Feb-2022	98	-41.0%	23	-61.7%
<b>Mar-2022</b>	<b>82</b>	<b>-47.4%</b>	<b>21</b>	<b>-64.4%</b>

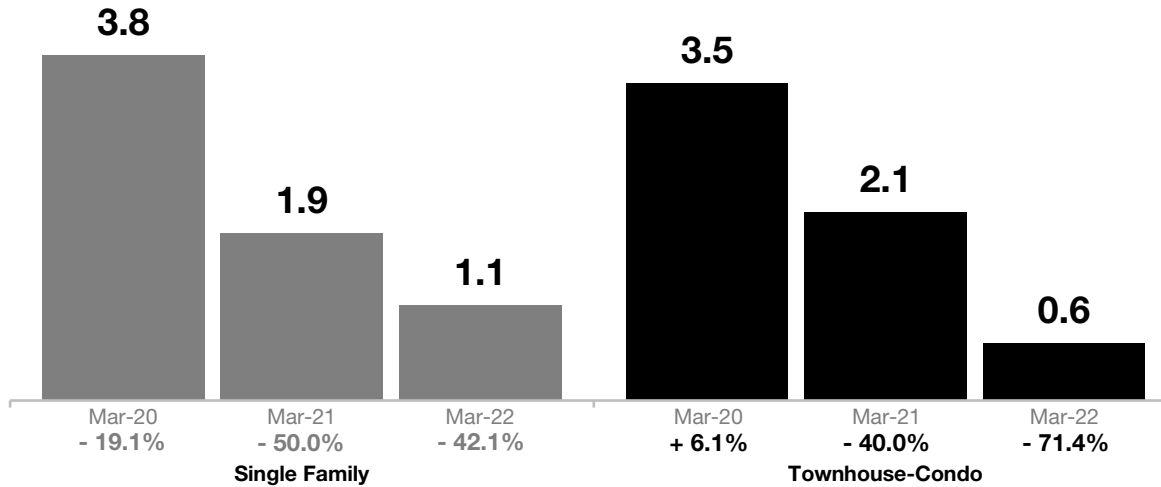
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

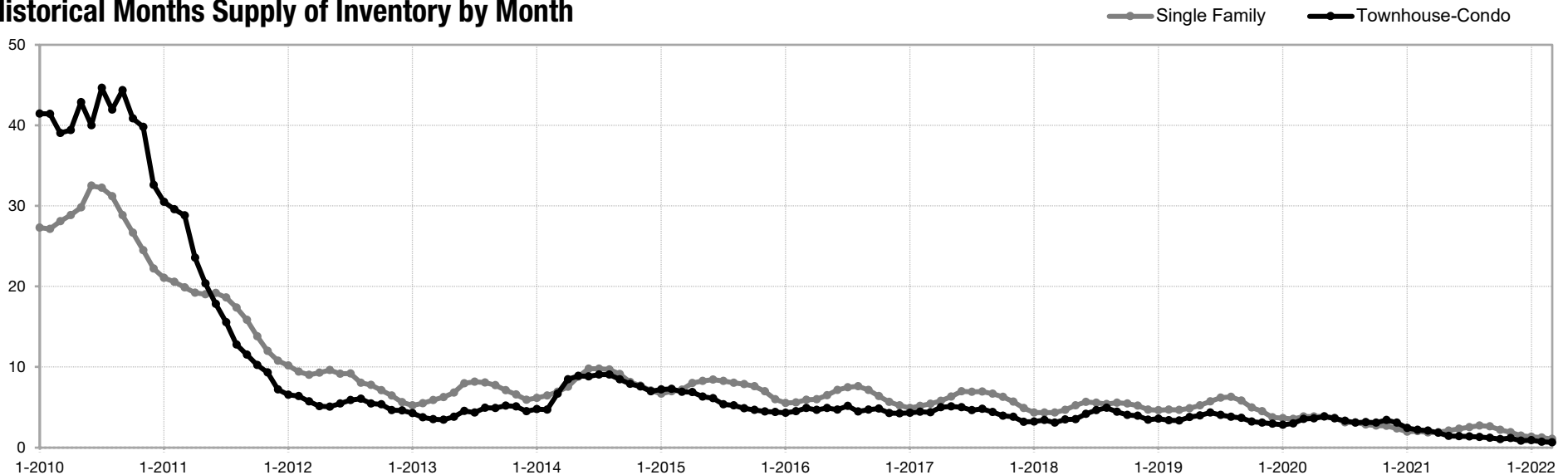


## March



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	1.9	-50.0%	1.8	-50.0%
May-2021	2.1	-46.2%	1.4	-63.2%
Jun-2021	2.3	-37.8%	1.4	-61.1%
Jul-2021	2.5	-19.4%	1.4	-57.6%
Aug-2021	2.7	-12.9%	1.3	-58.1%
Sep-2021	2.6	-7.1%	1.2	-61.3%
Oct-2021	2.2	-18.5%	1.0	-67.7%
Nov-2021	1.9	-29.6%	1.1	-67.6%
Dec-2021	1.5	-37.5%	0.8	-74.2%
Jan-2022	1.3	-35.0%	0.9	-62.5%
Feb-2022	1.2	-40.0%	0.7	-68.2%
<b>Mar-2022</b>	<b>1.1</b>	<b>-42.1%</b>	<b>0.6</b>	<b>-71.4%</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.



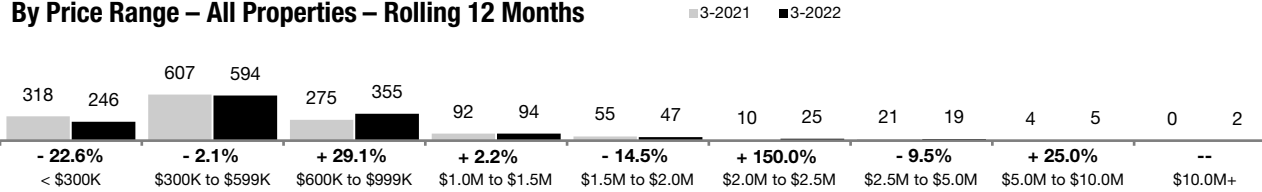
Key Metrics	Historical Sparkbars	3-2021	3-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
<b>New Listings</b>		141	<b>98</b>	- 30.5%	351	<b>258</b>	- 26.5%
<b>Pending Sales</b>		134	<b>94</b>	- 29.9%	358	<b>248</b>	- 30.7%
<b>Sold Listings</b>		117	<b>94</b>	- 19.7%	278	<b>220</b>	- 20.9%
<b>Median Sales Price</b>		\$485,000	<b>\$476,750</b>	- 1.7%	\$479,000	<b>\$482,500</b>	+ 0.7%
<b>Avg. Sales Price</b>		\$660,269	<b>\$658,183</b>	- 0.3%	\$639,382	<b>\$670,249</b>	+ 4.8%
<b>Pct. of List Price Received</b>		98.4%	<b>98.6%</b>	+ 0.2%	98.2%	<b>98.6%</b>	+ 0.4%
<b>Days on Market</b>		67	<b>53</b>	- 20.9%	58	<b>61</b>	+ 5.2%
<b>Affordability Index</b>		78	<b>69</b>	- 11.5%	79	<b>68</b>	- 13.9%
<b>Active Listings</b>		232	<b>128</b>	- 44.8%	--	<b>--</b>	--
<b>Months Supply</b>		2.0	<b>1.1</b>	- 45.0%	--	<b>--</b>	--

# Closed Sales

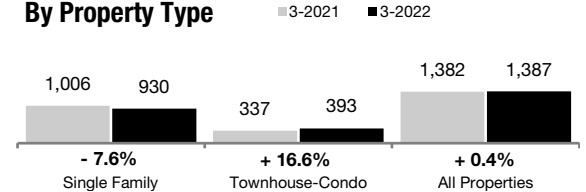
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	3-2021	3-2022	Change	3-2021	3-2022	Change
\$299,999 and Below	142	67	-52.8%	150	135	-10.0%
\$300,000 to \$599,999	463	405	-12.5%	141	181	+28.4%
\$600,000 to \$999,999	240	295	+22.9%	33	56	+69.7%
\$1,000,000 to \$1,499,999	80	80	0.0%	11	13	+18.2%
\$1,500,00 to \$1,999,999	52	38	-26.9%	1	6	+500.0%
\$2,000,000 to \$2,499,999	9	23	+155.6%	1	2	+100.0%
\$2,500,000 to \$4,999,999	17	18	+5.9%	0	0	--
\$5,000,000 to \$9,999,999	3	4	+33.3%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>1,006</b>	<b>930</b>	<b>-7.6%</b>	<b>337</b>	<b>393</b>	<b>+16.6%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	2-2022	3-2022	Change	2-2022	3-2022	Change
\$299,999 and Below	3	4	+33.3%	5	13	+160.0%
\$300,000 to \$599,999	17	27	+58.8%	10	7	-30.0%
\$600,000 to \$999,999	10	20	+100.0%	4	8	+100.0%
\$1,000,000 to \$1,499,999	3	5	+66.7%	0	0	--
\$1,500,00 to \$1,999,999	3	1	-66.7%	1	0	-100.0%
\$2,000,000 to \$2,499,999	0	1	--	0	0	--
\$2,500,000 to \$4,999,999	1	2	+100.0%	0	0	--
\$5,000,000 to \$9,999,999	0	1	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>37</b>	<b>61</b>	<b>+64.9%</b>	<b>20</b>	<b>28</b>	<b>+40.0%</b>

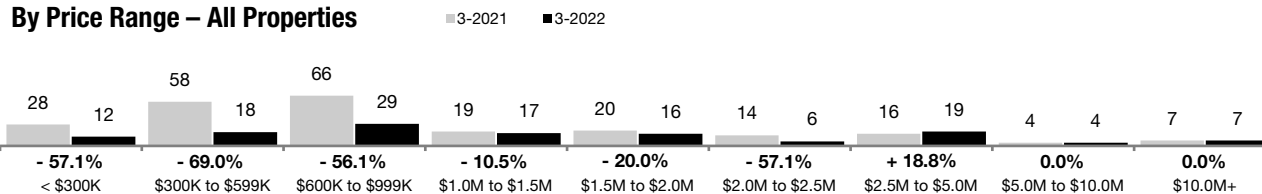
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	3-2021	3-2022	Change	3-2021	3-2022	Change
\$299,999 and Below	20	8	-60.0%	27	23	-14.8%
\$300,000 to \$599,999	96	72	-25.0%	29	23	-20.7%
\$600,000 to \$999,999	46	40	-13.0%	10	15	+50.0%
\$1,000,000 to \$1,499,999	16	12	-25.0%	1	2	+100.0%
\$1,500,00 to \$1,999,999	17	5	-70.6%	1	2	+100.0%
\$2,000,000 to \$2,499,999	3	2	-33.3%	0	0	--
\$2,500,000 to \$4,999,999	1	4	+300.0%	0	0	--
\$5,000,000 to \$9,999,999	1	2	+100.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>200</b>	<b>145</b>	<b>-27.5%</b>	<b>68</b>	<b>65</b>	<b>-4.4%</b>

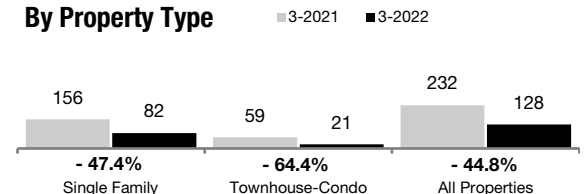
# Inventory of Active Listings

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

## By Price Range – All Properties



## By Property Type



### Year over Year

By Price Range	Single Family			Townhouse-Condo		
	3-2021	3-2022	Change	3-2021	3-2022	Change
\$299,999 and Below	12	0	-100.0%	12	2	-83.3%
\$300,000 to \$599,999	30	13	-56.7%	27	4	-85.2%
\$600,000 to \$999,999	52	19	-63.5%	14	9	-35.7%
\$1,000,000 to \$1,499,999	16	12	-25.0%	3	3	0.0%
\$1,500,00 to \$1,999,999	17	14	-17.6%	2	2	0.0%
\$2,000,000 to \$2,499,999	10	4	-60.0%	1	1	0.0%
\$2,500,000 to \$4,999,999	14	16	+14.3%	0	0	--
\$5,000,000 to \$9,999,999	4	3	-25.0%	0	0	--
\$10,000,000 and Above	1	1	0.0%	0	0	--
<b>All Price Ranges</b>	<b>156</b>	<b>82</b>	<b>-47.4%</b>	<b>59</b>	<b>21</b>	<b>-64.4%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	2-2022	3-2022	Change	2-2022	3-2022	Change
\$299,999 and Below	2	0	-100.0%	3	2	-33.3%
\$300,000 to \$599,999	25	13	-48.0%	6	4	-33.3%
\$600,000 to \$999,999	22	19	-13.6%	9	9	0.0%
\$1,000,000 to \$1,499,999	12	12	0.0%	1	3	+200.0%
\$1,500,00 to \$1,999,999	13	14	+7.7%	3	2	-33.3%
\$2,000,000 to \$2,499,999	4	4	0.0%	1	1	0.0%
\$2,500,000 to \$4,999,999	15	16	+6.7%	0	0	--
\$5,000,000 to \$9,999,999	3	3	0.0%	0	0	--
\$10,000,000 and Above	2	1	-50.0%	0	0	--
<b>All Price Ranges</b>	<b>98</b>	<b>82</b>	<b>-16.3%</b>	<b>23</b>	<b>21</b>	<b>-8.7%</b>

### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	3-2021	3-2022	Change	3-2021	3-2022	Change
\$299,999 and Below	20	8	-60.0%	27	23	-14.8%
\$300,000 to \$599,999	96	72	-25.0%	29	23	-20.7%
\$600,000 to \$999,999	46	40	-13.0%	10	15	+50.0%
\$1,000,000 to \$1,499,999	16	12	-25.0%	1	2	+100.0%
\$1,500,00 to \$1,999,999	17	5	-70.6%	1	2	+100.0%
\$2,000,000 to \$2,499,999	3	2	-33.3%	0	0	--
\$2,500,000 to \$4,999,999	1	4	+300.0%	0	0	--
\$5,000,000 to \$9,999,999	1	2	+100.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>200</b>	<b>145</b>	<b>-27.5%</b>	<b>68</b>	<b>65</b>	<b>-4.4%</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.