



Monthly Indicators

April 2022

Percent changes calculated using year-over-year comparisons.

New Listings were up 12.4 percent for single family homes but decreased 16.2 percent for townhouse-condo properties. Pending Sales decreased 1.2 percent for single family homes and 31.6 percent for townhouse-condo properties.

The Median Sales Price was up 13.8 percent to \$597,500 for single family homes and 59.4 percent to \$457,500 for townhouse-condo properties. Days on Market increased 26.8 percent for single family homes but decreased 72.7 percent for townhouse-condo properties.

Affordability challenges are limiting buying activity, and early signs suggest competition for homes may be cooling somewhat. Nationally, existing home sales are down 2.7% as of last measure, while pending sales dropped 1.2%, marking 5 straight months of under contract declines, according to the National Association of REALTORS®. Inventory remains low, with only 2 months supply at present, and home prices continue to rise, with the median existing home at \$373,500, a 15% increase from this time last year. Homes are still selling quickly, however, and multiple offers are common in many markets.

Activity Snapshot

- 34.6%	+ 9.9%	- 31.1%
One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Active Listings All Properties

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	4-2021	4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		97	109	+ 12.4%	355	278	- 21.7%
Pending Sales		84	83	- 1.2%	342	245	- 28.4%
Sold Listings		95	52	- 45.3%	295	198	- 32.9%
Median Sales Price		\$525,000	\$597,500	+ 13.8%	\$525,000	\$569,750	+ 8.5%
Avg. Sales Price		\$724,281	\$1,033,450	+ 42.7%	\$725,164	\$853,069	+ 17.6%
Pct. of List Price Received		99.2%	98.5%	- 0.7%	98.4%	98.6%	+ 0.2%
Days on Market		41	52	+ 26.8%	49	55	+ 12.2%
Affordability Index		74	51	- 31.1%	74	54	- 27.0%
Active Listings		164	111	- 32.3%	--	--	--
Months Supply		1.9	1.5	- 21.1%	--	--	--

Townhouse-Condo Market Overview

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

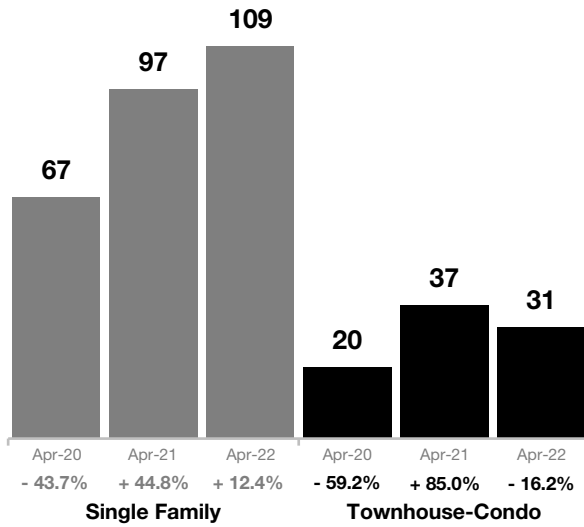


Key Metrics	Historical Sparkbars	4-2021	4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		37	31	- 16.2%	114	102	- 10.5%
Pending Sales		38	26	- 31.6%	125	95	- 24.0%
Sold Listings		36	32	- 11.1%	104	97	- 6.7%
Median Sales Price		\$287,000	\$457,500	+ 59.4%	\$331,750	\$427,500	+ 28.9%
Avg. Sales Price		\$370,046	\$539,842	+ 45.9%	\$401,627	\$493,983	+ 23.0%
Pct. of List Price Received		100.5%	102.0%	+ 1.5%	100.0%	100.2%	+ 0.2%
Days on Market		44	12	- 72.7%	57	58	+ 1.8%
Affordability Index		136	67	- 50.7%	117	72	- 38.5%
Active Listings		55	26	- 52.7%	--	--	--
Months Supply		1.8	0.8	- 55.6%	--	--	--

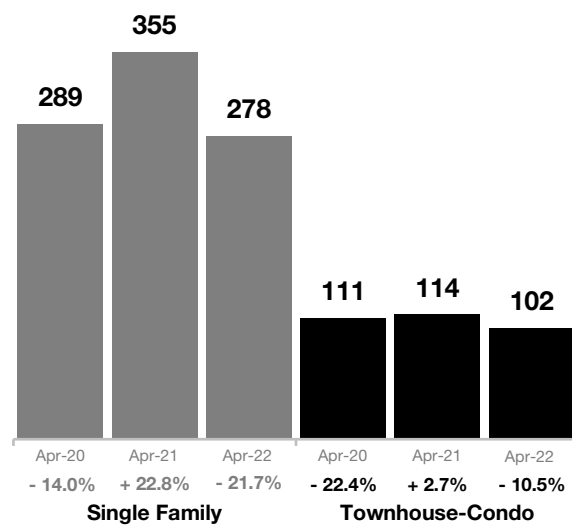
New Listings



April

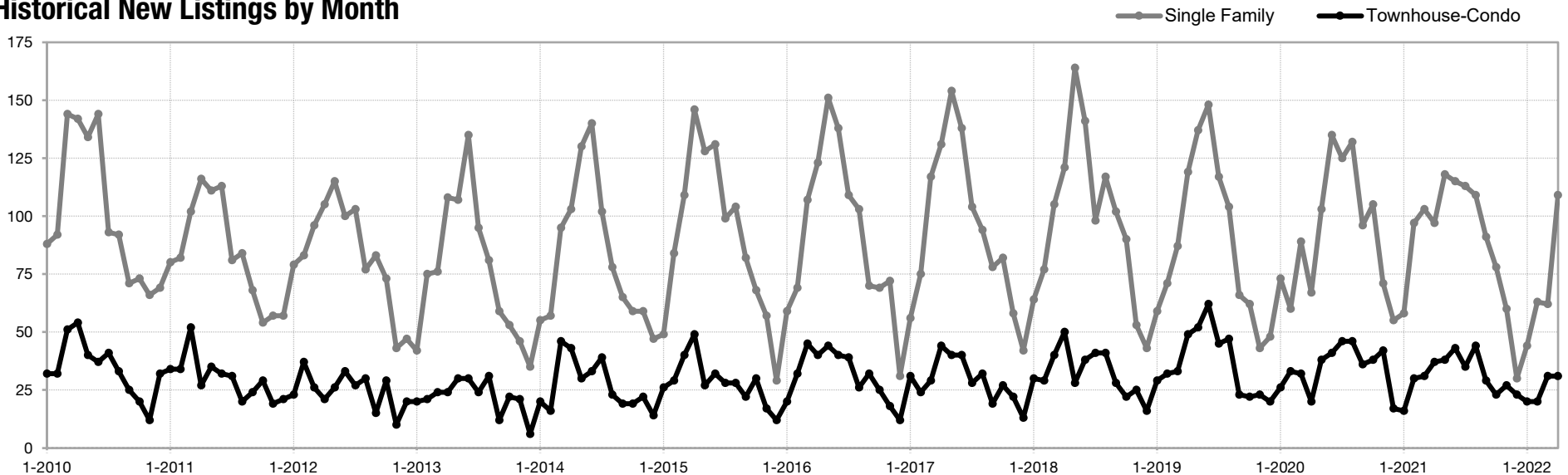


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	63	-35.1%	20	-33.3%
Mar-2022	62	-39.8%	31	0.0%
Apr-2022	109	+12.4%	31	-16.2%

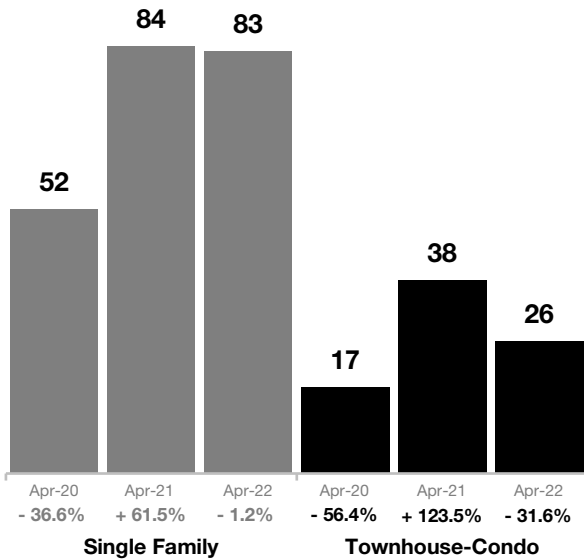
Historical New Listings by Month



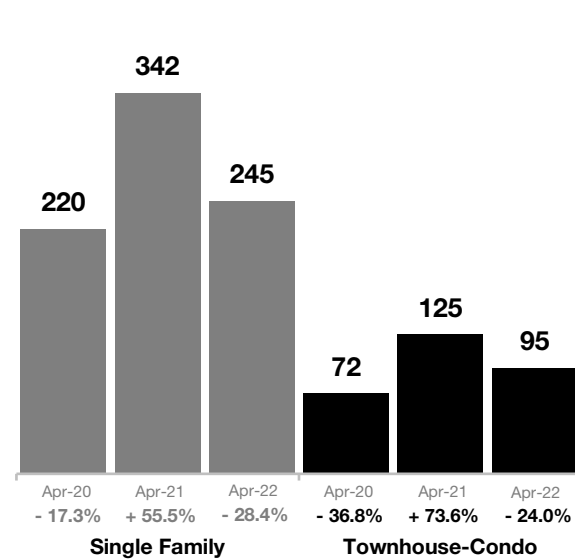
Pending Sales



April

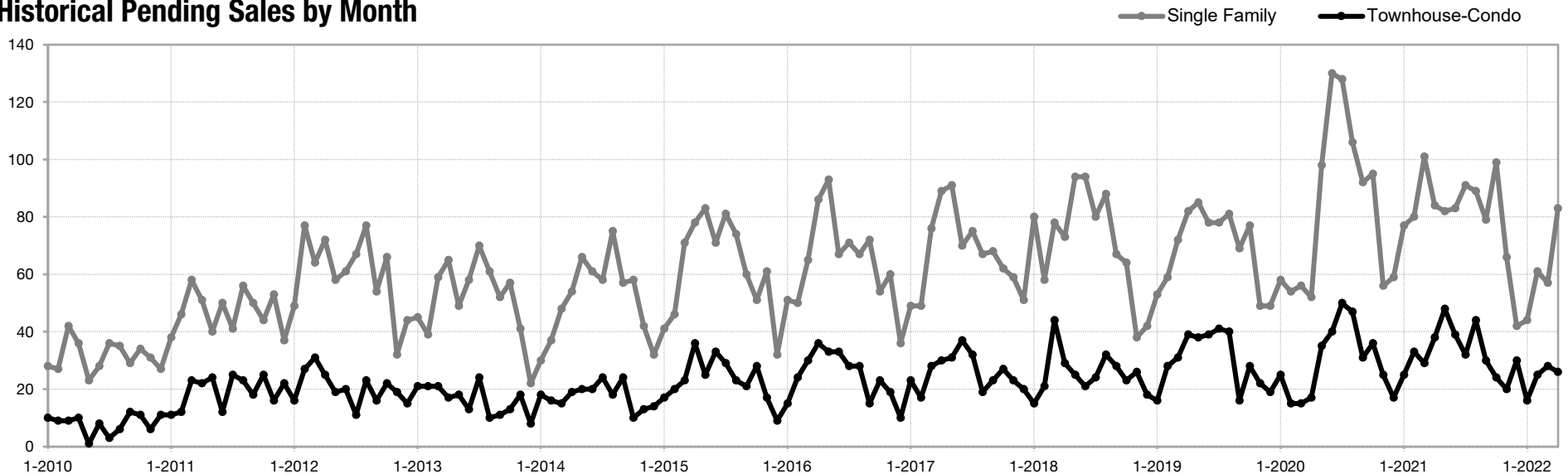


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-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	66	+17.9%	20	-20.0%
Dec-2021	42	-28.8%	30	+76.5%
Jan-2022	44	-42.9%	16	-36.0%
Feb-2022	61	-23.8%	25	-24.2%
Mar-2022	57	-43.6%	28	-3.4%
Apr-2022	83	-1.2%	26	-31.6%

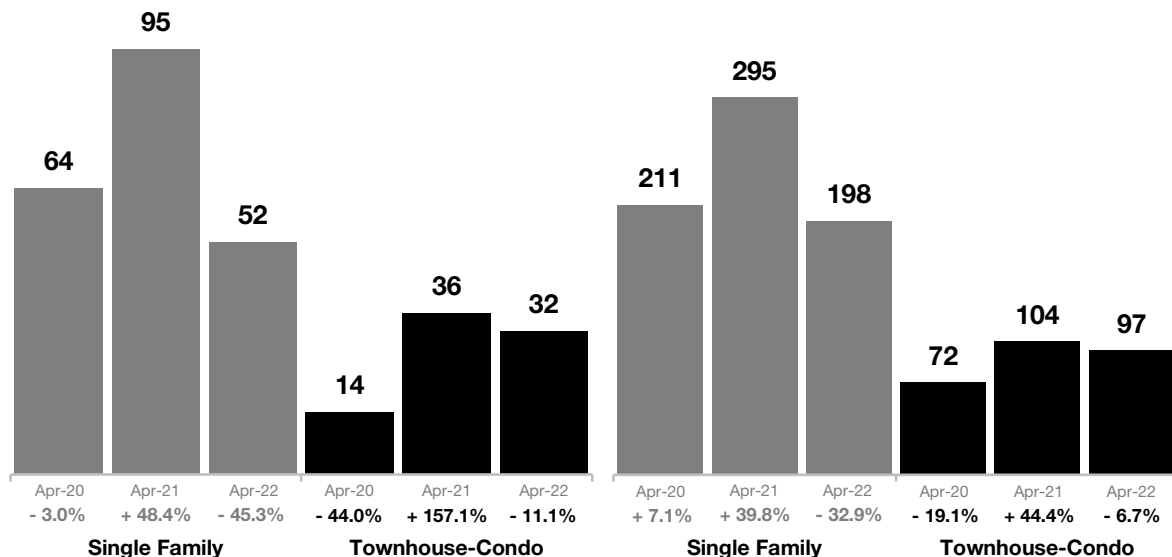
Historical Pending Sales by Month



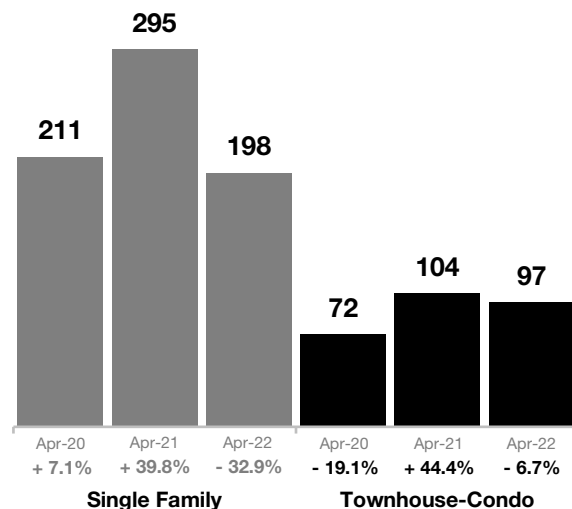
Sold Listings



April

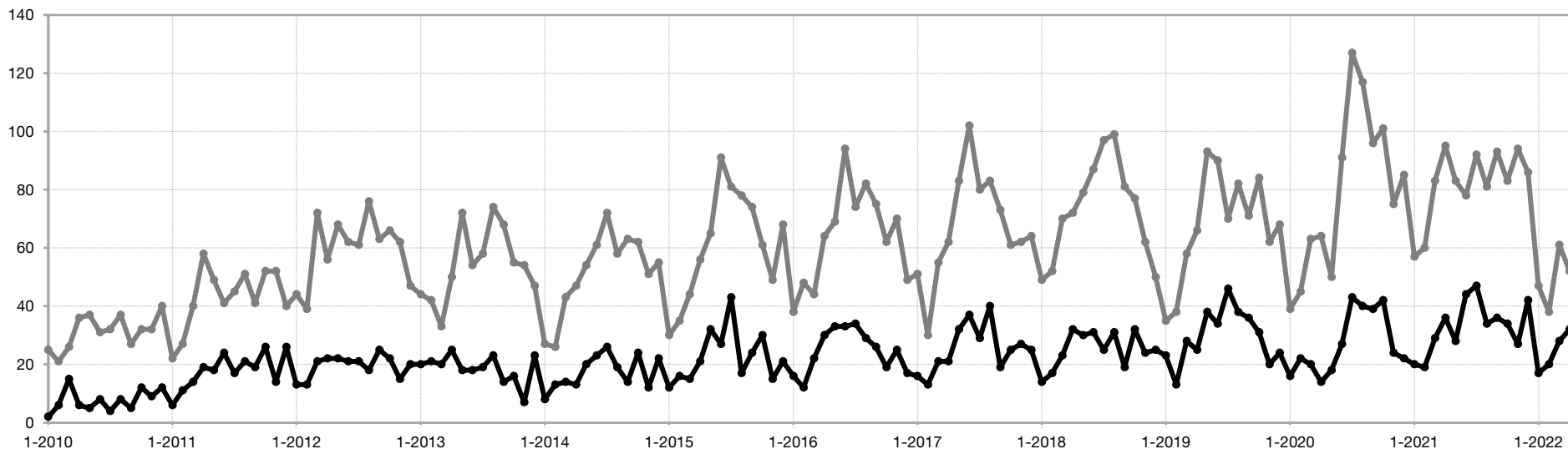


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	83	+66.0%	28	+55.6%
Jun-2021	78	-14.3%	44	+63.0%
Jul-2021	92	-27.6%	47	+9.3%
Aug-2021	81	-30.8%	34	-15.0%
Sep-2021	93	-3.1%	36	-7.7%
Oct-2021	83	-17.8%	34	-19.0%
Nov-2021	94	+25.3%	27	+12.5%
Dec-2021	86	+1.2%	42	+90.9%
Jan-2022	47	-17.5%	17	-15.0%
Feb-2022	38	-36.7%	20	+5.3%
Mar-2022	61	-26.5%	28	-3.4%
Apr-2022	52	-45.3%	32	-11.1%

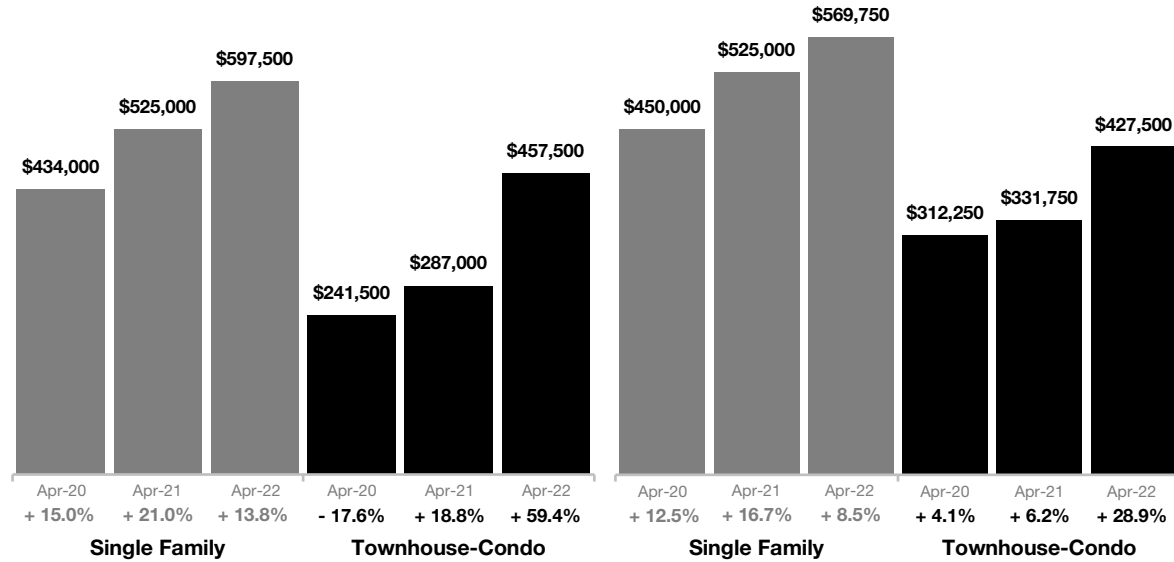
Historical Sold Listings by Month



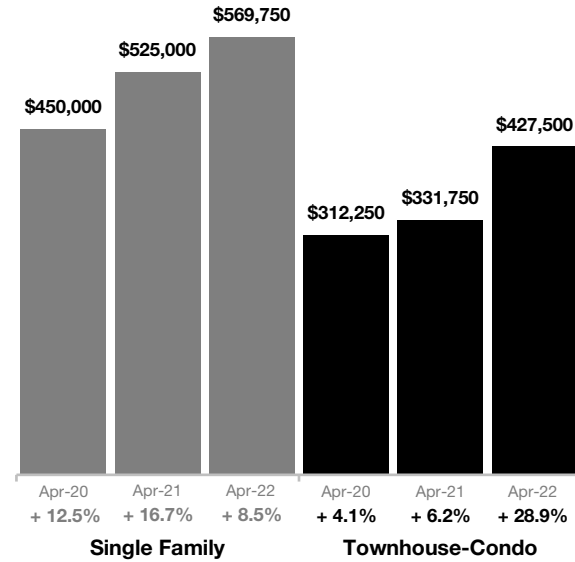
Median Sales Price



April

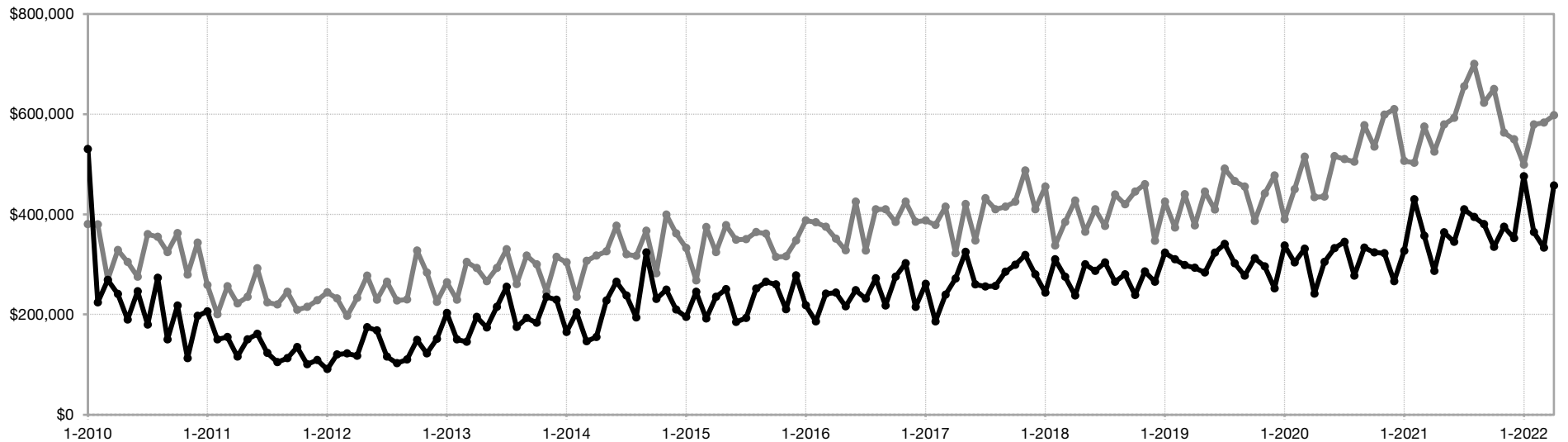


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-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	\$579,500	+15.3%	\$364,625	-15.2%
Mar-2022	\$583,000	+1.4%	\$333,045	-6.7%
Apr-2022	\$597,500	+13.8%	\$457,500	+59.4%

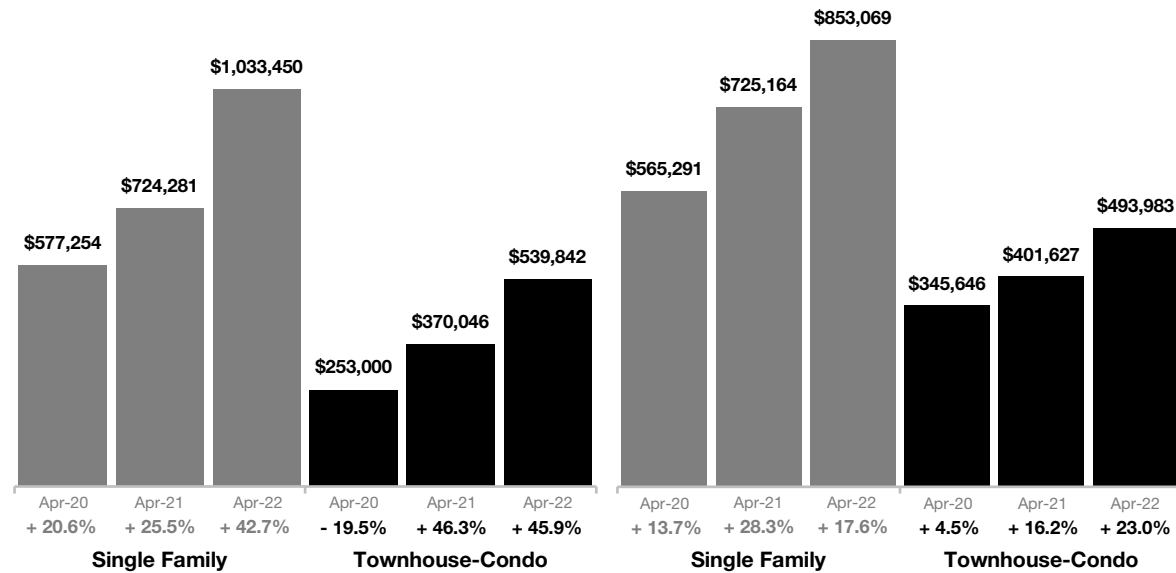
Historical Median Sales Price by Month



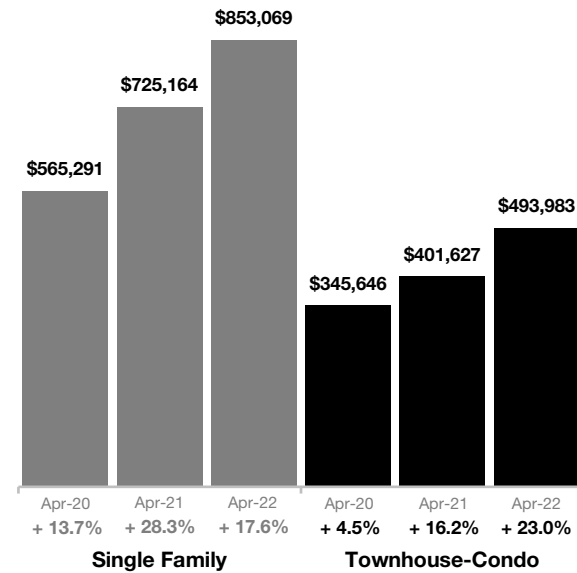
Average Sales Price



April

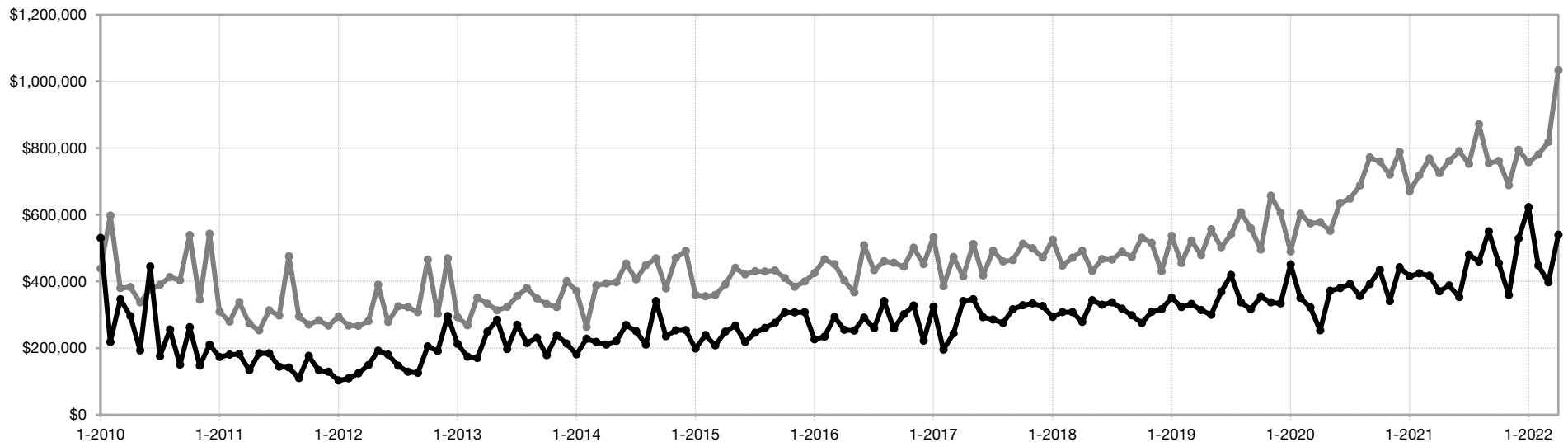


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$780,535	+8.6%	\$447,750	+5.7%
Mar-2022	\$818,493	+6.5%	\$396,700	-4.9%
Apr-2022	\$1,033,450	+42.7%	\$539,842	+45.9%

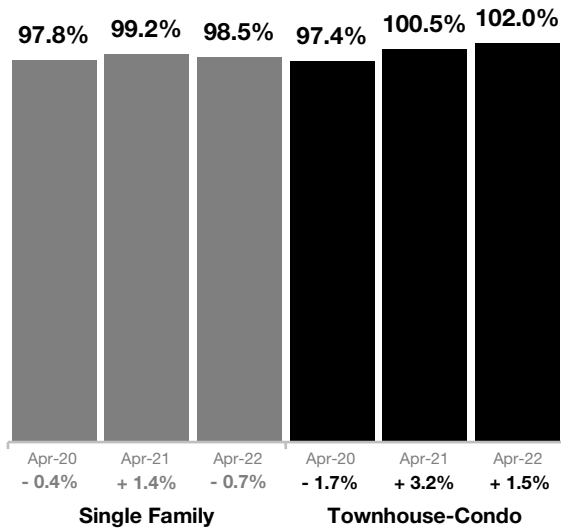
Historical Average Sales Price by Month



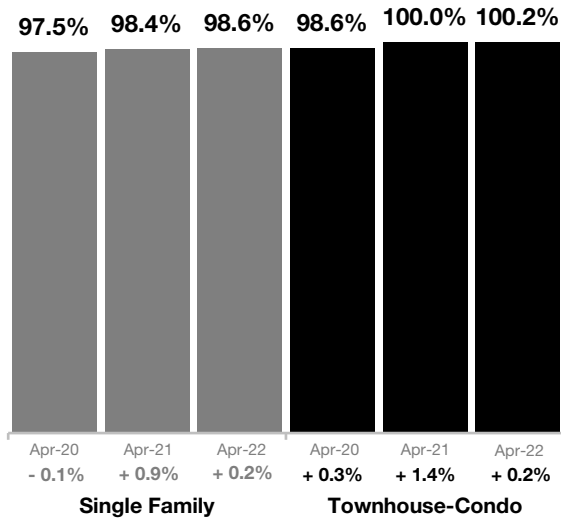
Percent of List Price Received



April

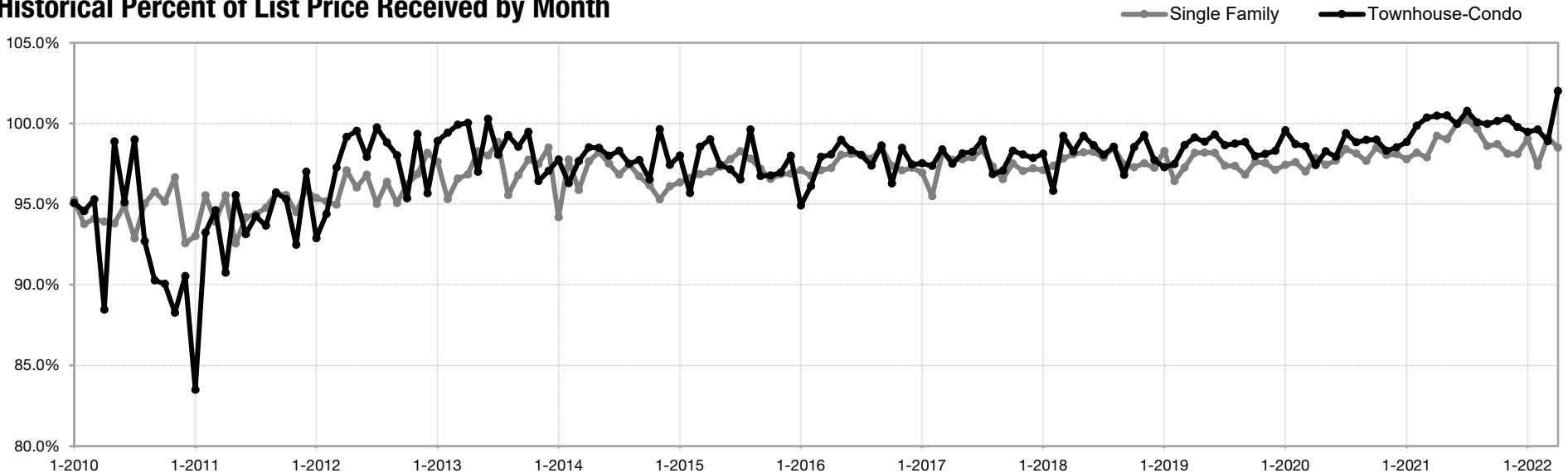


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-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	97.4%	-0.8%	99.6%	-0.2%
Mar-2022	99.1%	+1.2%	98.9%	-1.5%
Apr-2022	98.5%	-0.7%	102.0%	+1.5%

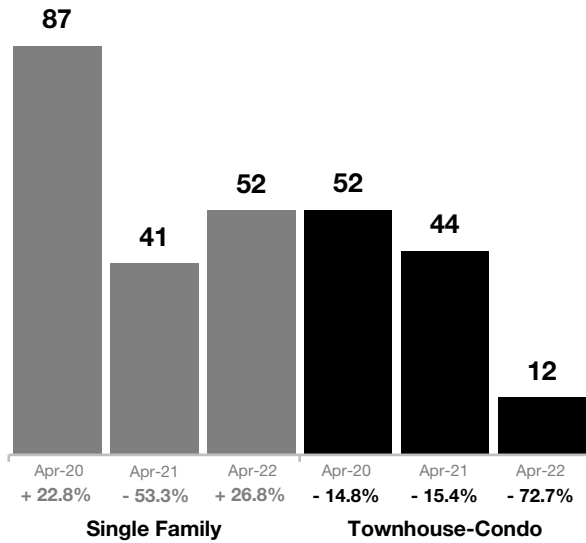
Historical Percent of List Price Received by Month



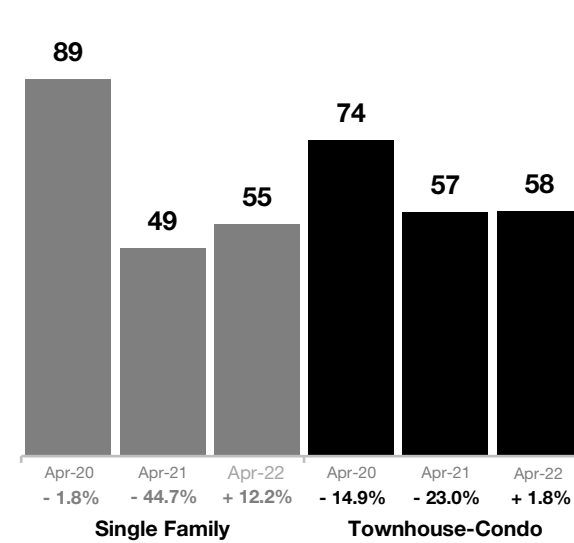
Days on Market Until Sale



April

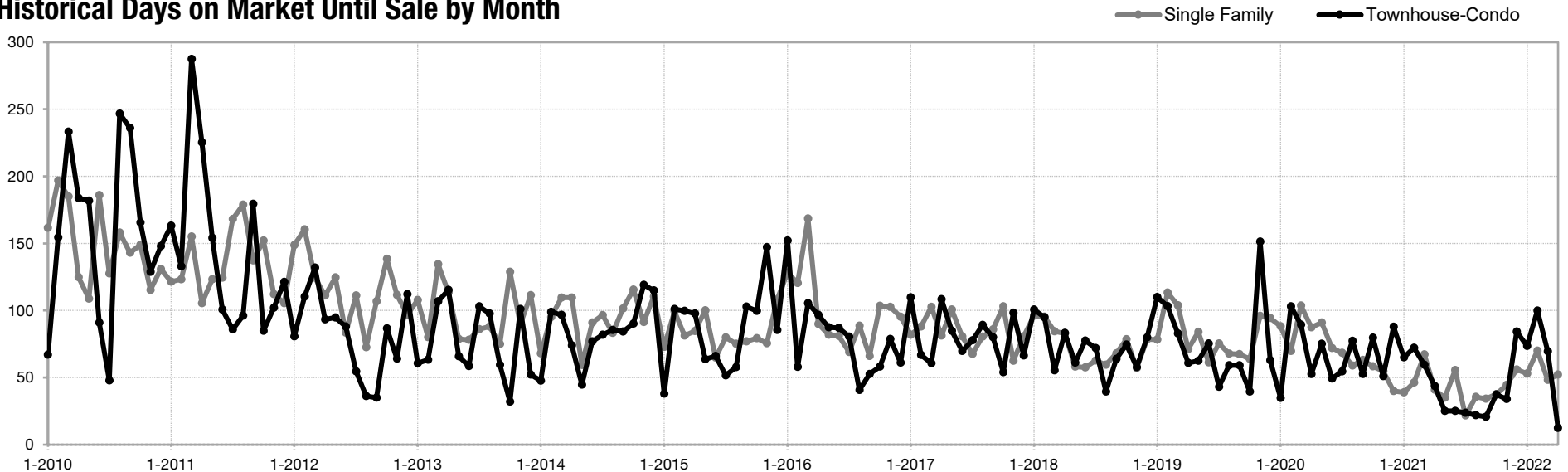


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-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	70	+52.2%	100	+38.9%
Mar-2022	48	-28.4%	70	+18.6%
Apr-2022	52	+26.8%	12	-72.7%

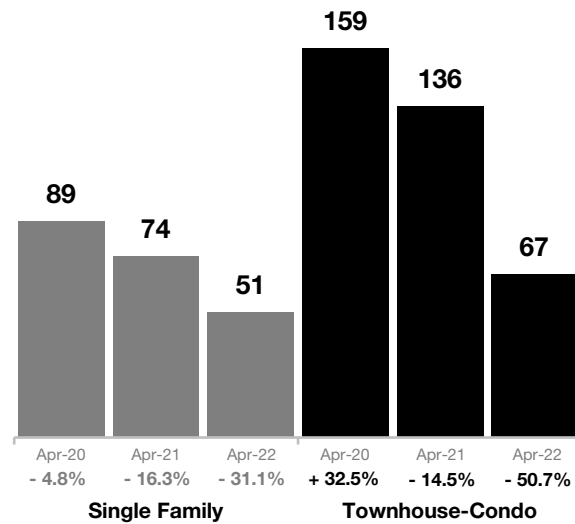
Historical Days on Market Until Sale by Month



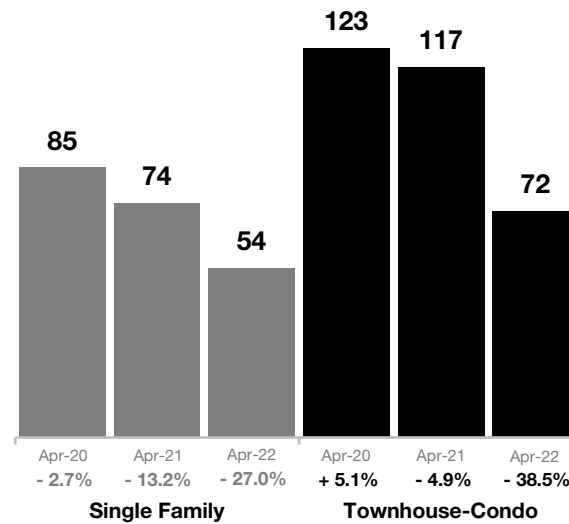
Housing Affordability Index



April

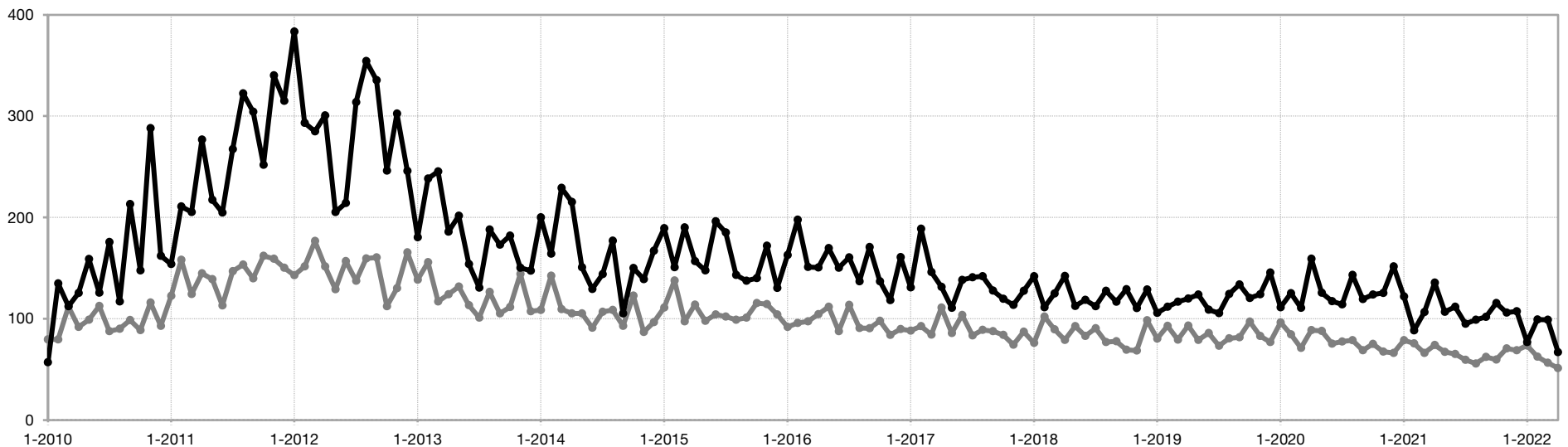


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-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%
Mar-2022	57	-13.6%	99	-6.6%
Apr-2022	51	-31.1%	67	-50.7%

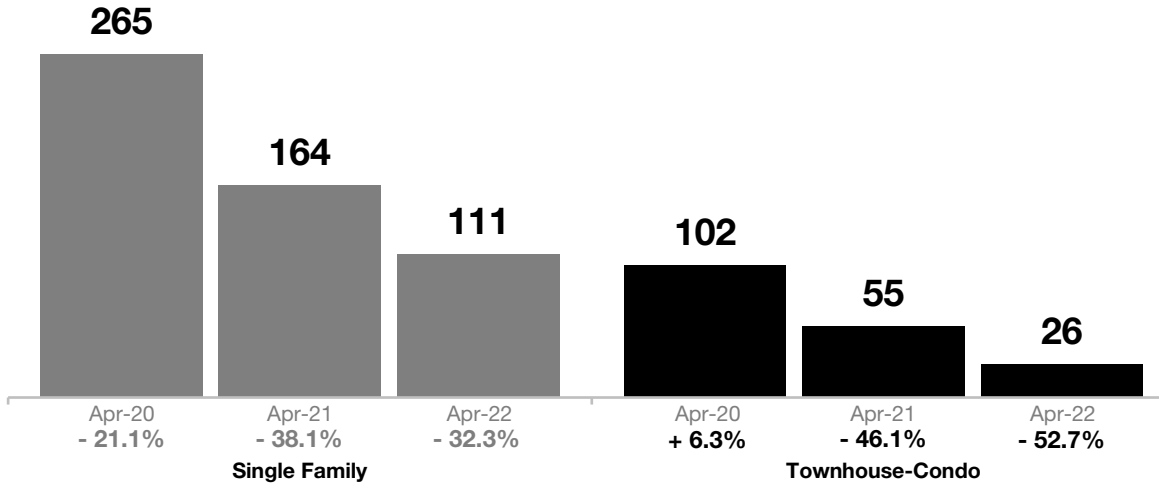
Historical Housing Affordability Index by Month



Inventory of Active Listings

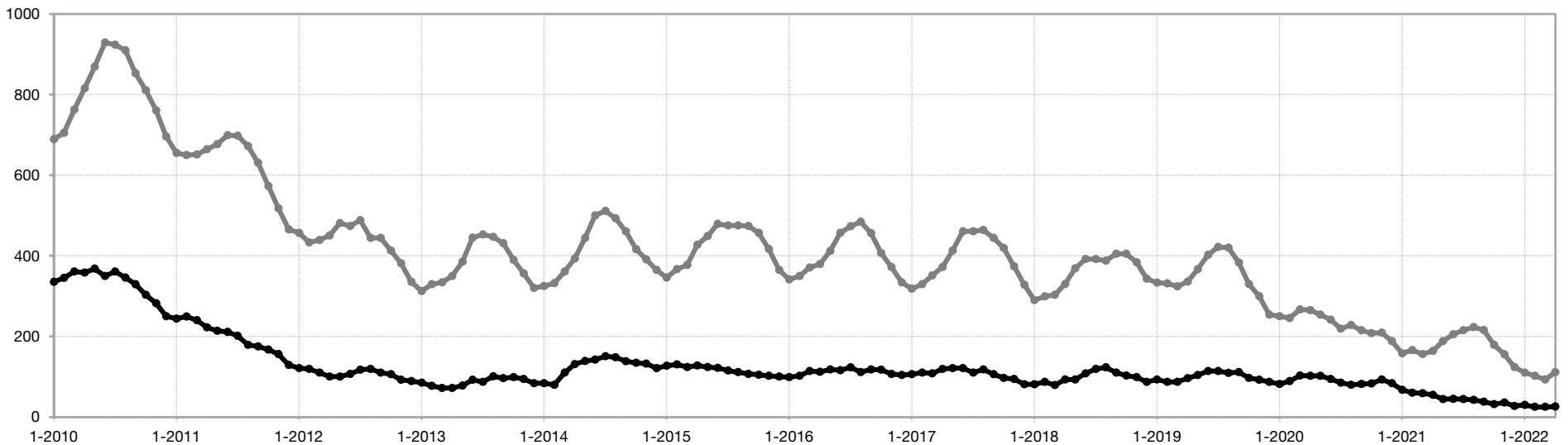


April



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	188	-26.0%	44	-56.9%
Jun-2021	205	-14.9%	45	-52.1%
Jul-2021	215	-1.8%	44	-48.2%
Aug-2021	223	-2.2%	42	-47.5%
Sep-2021	216	+0.5%	38	-53.7%
Oct-2021	179	-13.9%	32	-61.4%
Nov-2021	155	-25.8%	36	-61.3%
Dec-2021	124	-34.0%	27	-67.9%
Jan-2022	110	-30.4%	30	-55.2%
Feb-2022	102	-38.6%	25	-58.3%
Mar-2022	93	-40.4%	25	-57.6%
Apr-2022	111	-32.3%	26	-52.7%

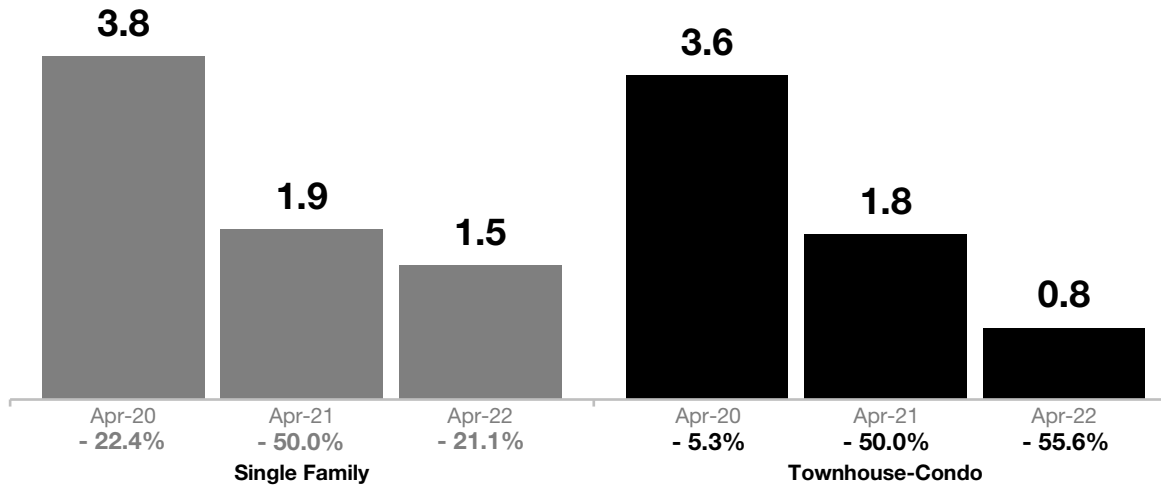
Historical Inventory of Active Listings by Month



Months Supply of Inventory

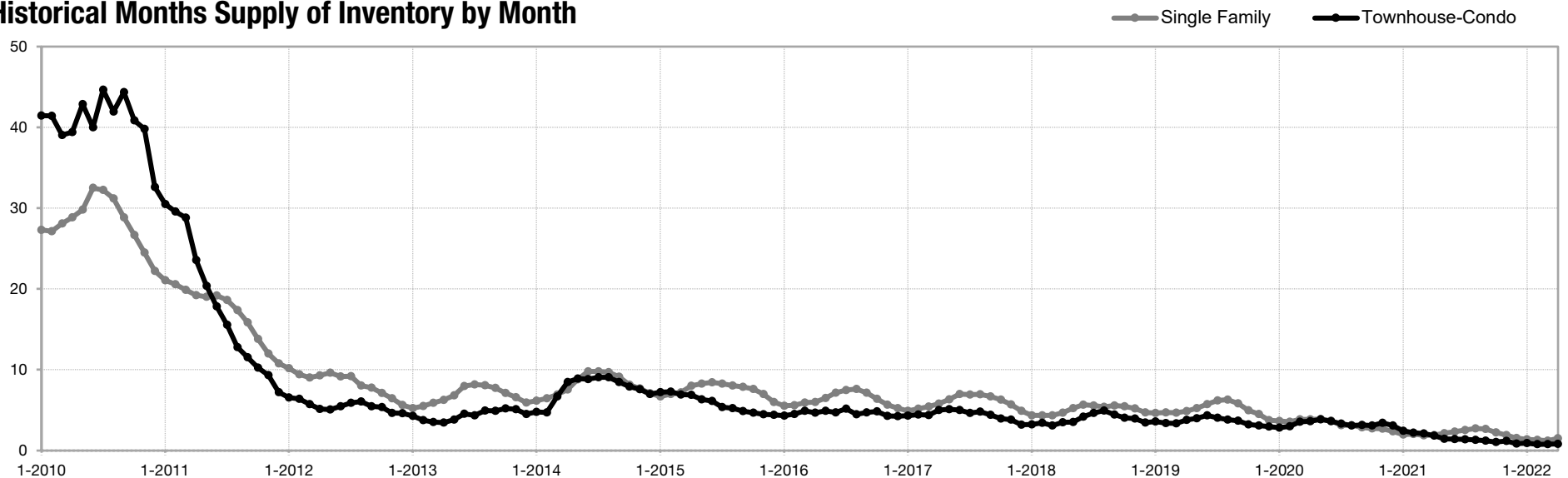


April



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-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	1.4	-30.0%	0.9	-62.5%
Feb-2022	1.3	-35.0%	0.8	-63.6%
Mar-2022	1.2	-36.8%	0.8	-61.9%
Apr-2022	1.5	-21.1%	0.8	-55.6%

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.



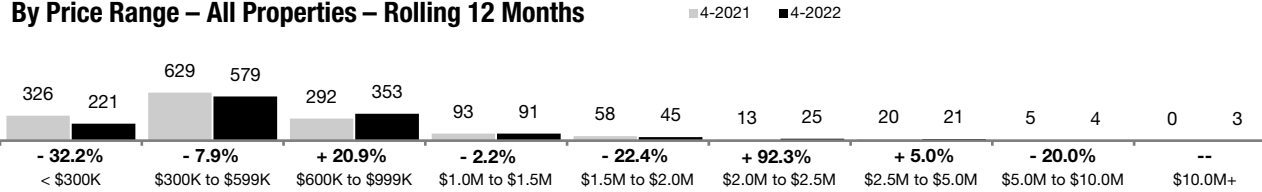
Key Metrics	Historical Sparkbars	4-2021	4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		144	154	+ 6.9%	495	419	- 15.4%
Pending Sales		132	119	- 9.8%	490	365	- 25.5%
Sold Listings		133	87	- 34.6%	411	308	- 25.1%
Median Sales Price		\$477,568	\$525,000	+ 9.9%	\$479,000	\$499,500	+ 4.3%
Avg. Sales Price		\$622,450	\$830,820	+ 33.5%	\$633,918	\$714,809	+ 12.8%
Pct. of List Price Received		99.6%	99.9%	+ 0.3%	98.7%	98.9%	+ 0.2%
Days on Market		41	36	- 12.2%	52	54	+ 3.8%
Affordability Index		81	58	- 28.4%	81	61	- 24.7%
Active Listings		235	162	- 31.1%	--	--	--
Months Supply		2.0	1.4	- 30.0%	--	--	--

Closed Sales

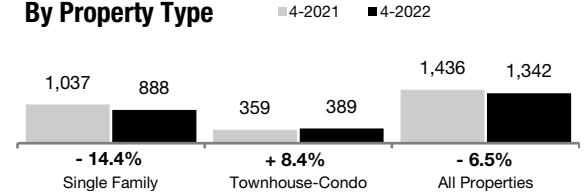
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$299,999 and Below	140	56	-60.0%	160	120	-25.0%
\$300,000 to \$599,999	476	387	-18.7%	149	185	+24.2%
\$600,000 to \$999,999	254	285	+12.2%	36	63	+75.0%
\$1,000,000 to \$1,499,999	80	77	-3.8%	12	13	+8.3%
\$1,500,00 to \$1,999,999	55	36	-34.5%	1	6	+500.0%
\$2,000,000 to \$2,499,999	12	23	+91.7%	1	2	+100.0%
\$2,500,000 to \$4,999,999	16	20	+25.0%	0	0	--
\$5,000,000 to \$9,999,999	4	3	-25.0%	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
All Price Ranges	1,037	888	-14.4%	359	389	+8.4%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2022	4-2022	Change	3-2022	4-2022	Change
\$299,999 and Below	4	3	-25.0%	13	4	-69.2%
\$300,000 to \$599,999	27	23	-14.8%	7	17	+142.9%
\$600,000 to \$999,999	20	15	-25.0%	8	10	+25.0%
\$1,000,000 to \$1,499,999	5	2	-60.0%	0	1	--
\$1,500,00 to \$1,999,999	1	3	+200.0%	0	0	--
\$2,000,000 to \$2,499,999	1	3	+200.0%	0	0	--
\$2,500,000 to \$4,999,999	2	2	0.0%	0	0	--
\$5,000,000 to \$9,999,999	1	0	-100.0%	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
All Price Ranges	61	52	-14.8%	28	32	+14.3%

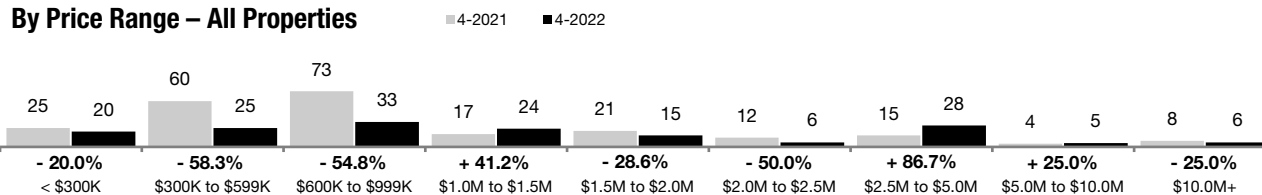
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$299,999 and Below	34	11	-67.6%	46	27	-41.3%
\$300,000 to \$599,999	138	96	-30.4%	42	40	-4.8%
\$600,000 to \$999,999	71	55	-22.5%	13	25	+92.3%
\$1,000,000 to \$1,499,999	21	14	-33.3%	2	3	+50.0%
\$1,500,00 to \$1,999,999	22	8	-63.6%	1	2	+100.0%
\$2,000,000 to \$2,499,999	6	5	-16.7%	0	0	--
\$2,500,000 to \$4,999,999	1	6	+500.0%	0	0	--
\$5,000,000 to \$9,999,999	2	2	0.0%	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
All Price Ranges	295	198	-32.9%	104	97	-6.7%

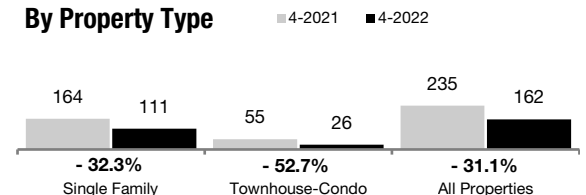
Inventory of Active Listings

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		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$299,999 and Below	10	0	-100.0%	12	8	-33.3%
\$300,000 to \$599,999	33	19	-42.4%	26	6	-76.9%
\$600,000 to \$999,999	60	24	-60.0%	12	9	-25.0%
\$1,000,000 to \$1,499,999	14	21	+50.0%	2	1	-50.0%
\$1,500,00 to \$1,999,999	19	14	-26.3%	2	1	-50.0%
\$2,000,000 to \$2,499,999	9	4	-55.6%	1	1	0.0%
\$2,500,000 to \$4,999,999	13	24	+84.6%	0	0	--
\$5,000,000 to \$9,999,999	4	4	0.0%	0	0	--
\$10,000,000 and Above	2	1	-50.0%	0	0	--
All Price Ranges	164	111	-32.3%	55	26	-52.7%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2022	4-2022	Change	3-2022	4-2022	Change
\$299,999 and Below	0	0	--	4	8	+100.0%
\$300,000 to \$599,999	15	19	+26.7%	6	6	0.0%
\$600,000 to \$999,999	23	24	+4.3%	9	9	0.0%
\$1,000,000 to \$1,499,999	16	21	+31.3%	3	1	-66.7%
\$1,500,00 to \$1,999,999	14	14	0.0%	2	1	-50.0%
\$2,000,000 to \$2,499,999	4	4	0.0%	1	1	0.0%
\$2,500,000 to \$4,999,999	17	24	+41.2%	0	0	--
\$5,000,000 to \$9,999,999	3	4	+33.3%	0	0	--
\$10,000,000 and Above	1	1	0.0%	0	0	--
All Price Ranges	93	111	+19.4%	25	26	+4.0%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$299,999 and Below	0	0	--	0	0	--
\$300,000 to \$599,999	0	0	--	0	0	--
\$600,000 to \$999,999	0	0	--	0	0	--
\$1,000,000 to \$1,499,999	0	0	--	0	0	--
\$1,500,00 to \$1,999,999	0	0	--	0	0	--
\$2,000,000 to \$2,499,999	0	0	--	0	0	--
\$2,500,000 to \$4,999,999	0	0	--	0	0	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	0	0	--	0	0	--

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®



New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending Sales	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.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	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.
Inventory of Active Listings	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.
Months Supply of Inventory	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.