

# Monthly Indicators



## April 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 4.9 percent for single family homes and 133.3 percent for townhouse-condo properties. Pending Sales decreased 8.1 percent for single family homes but increased 55.6 percent for townhouse-condo properties.

The Median Sales Price was up 8.2 percent to \$692,500 for single family homes but decreased 9.8 percent to \$415,000 for townhouse-condo properties. Days on Market decreased 10.4 percent for single family homes but increased 43.9 percent for townhouse-condo properties.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to \$403,700 as of last measure.

## Activity Snapshot

<b>- 12.9%</b>	<b>0.0%</b>	<b>+ 47.0%</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 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	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
<b>New Listings</b>		81	85	+ 4.9%	237	278	+ 17.3%
<b>Pending Sales</b>		62	57	- 8.1%	204	188	- 7.8%
<b>Sold Listings</b>		59	48	- 18.6%	167	164	- 1.8%
<b>Median Sales Price</b>		\$640,000	\$692,500	+ 8.2%	\$640,000	\$845,000	+ 32.0%
<b>Avg. Sales Price</b>		\$967,813	\$1,270,995	+ 31.3%	\$967,540	\$1,176,416	+ 21.6%
<b>Pct. of List Price Received</b>		97.4%	97.7%	+ 0.3%	97.0%	97.3%	+ 0.3%
<b>Days on Market</b>		106	95	- 10.4%	108	103	- 4.6%
<b>Affordability Index</b>		61	57	- 6.6%	61	47	- 23.0%
<b>Active Listings</b>		145	176	+ 21.4%	--	--	--
<b>Months Supply</b>		2.7	3.4	+ 25.9%	--	--	--

# Townhouse-Condo Market Overview

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

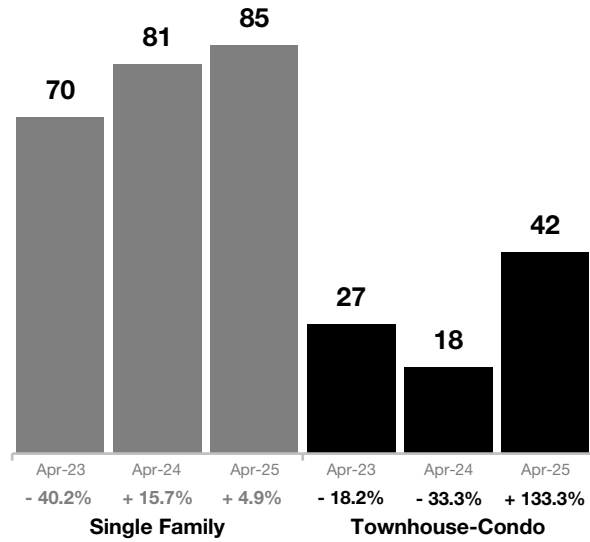


Key Metrics	Historical Sparkbars	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
<b>New Listings</b>		18	42	+ 133.3%	79	124	+ 57.0%
<b>Pending Sales</b>		18	28	+ 55.6%	67	73	+ 9.0%
<b>Sold Listings</b>		23	17	- 26.1%	67	59	- 11.9%
<b>Median Sales Price</b>		\$460,000	\$415,000	- 9.8%	\$489,000	\$473,500	- 3.2%
<b>Avg. Sales Price</b>		\$575,730	\$630,876	+ 9.6%	\$637,017	\$597,778	- 6.2%
<b>Pct. of List Price Received</b>		99.5%	99.0%	- 0.5%	98.4%	98.3%	- 0.1%
<b>Days on Market</b>		57	82	+ 43.9%	103	82	- 20.4%
<b>Affordability Index</b>		82	86	+ 4.9%	77	75	- 2.6%
<b>Active Listings</b>		33	76	+ 130.3%	--	--	--
<b>Months Supply</b>		2.0	4.4	+ 120.0%	--	--	--

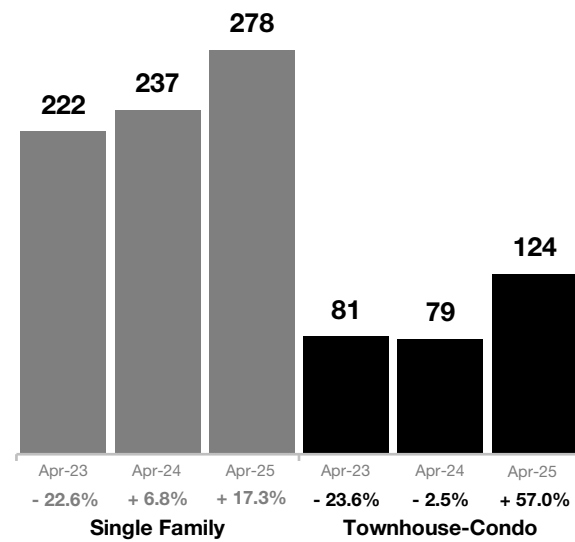
# New Listings



## April

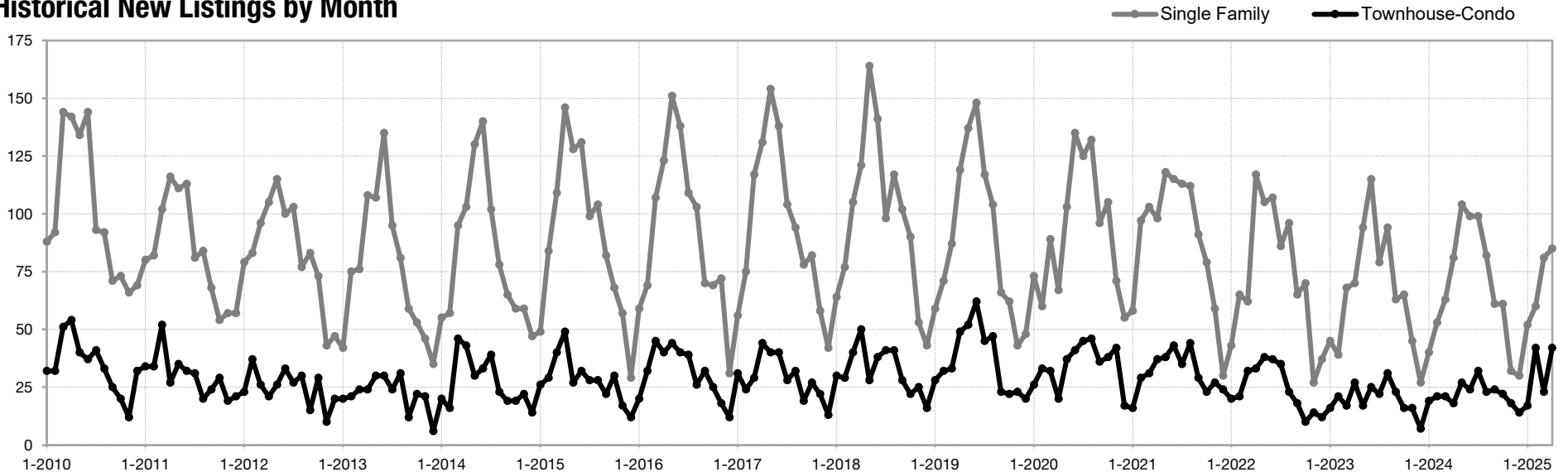


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	104	+10.6%	27	+58.8%
Jun-2024	99	-13.9%	24	-4.0%
Jul-2024	99	+25.3%	32	+45.5%
Aug-2024	82	-12.8%	23	-25.8%
Sep-2024	61	-3.2%	24	+4.3%
Oct-2024	61	-6.2%	22	+37.5%
Nov-2024	32	-28.9%	18	+12.5%
Dec-2024	30	+11.1%	14	+100.0%
Jan-2025	52	+30.0%	17	-10.5%
Feb-2025	60	+13.2%	42	+100.0%
Mar-2025	81	+28.6%	23	+9.5%
<b>Apr-2025</b>	<b>85</b>	<b>+4.9%</b>	<b>42</b>	<b>+133.3%</b>

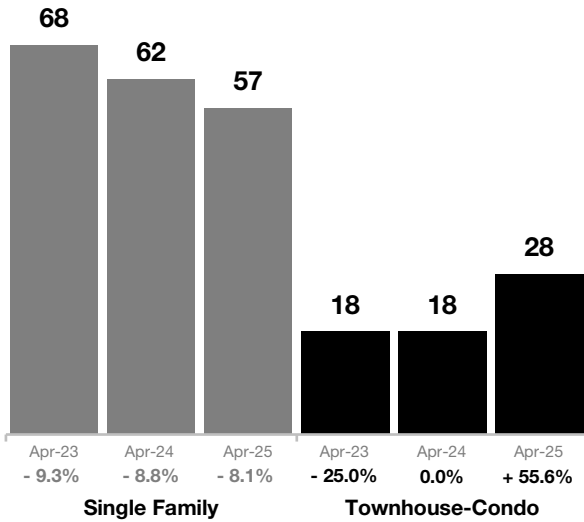
## Historical New Listings by Month



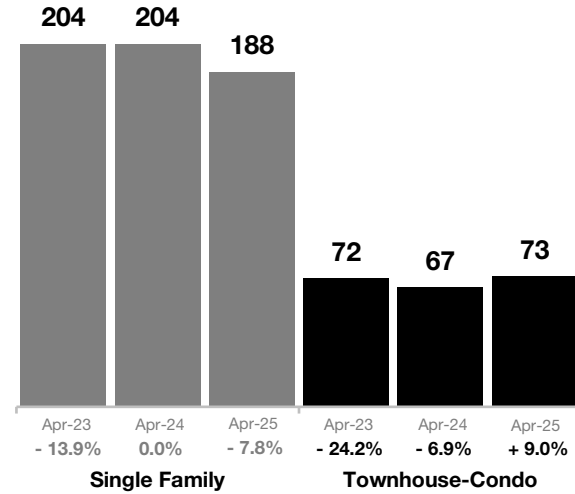
# Pending Sales



## April

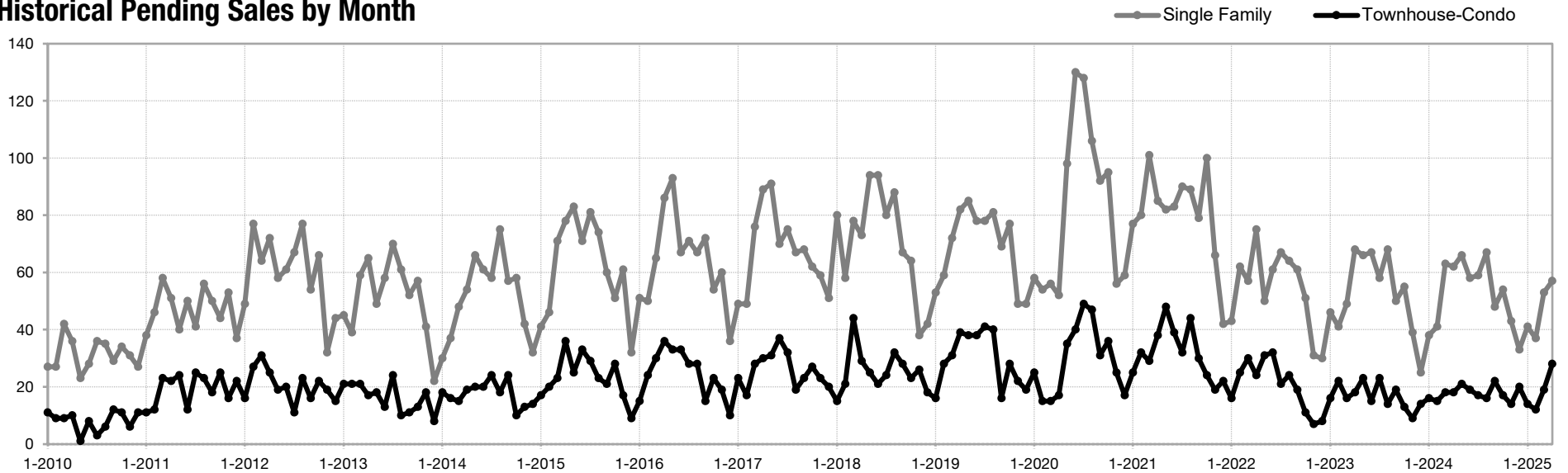


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	66	0.0%	21	-8.7%
Jun-2024	58	-13.4%	19	+26.7%
Jul-2024	59	+1.7%	17	-26.1%
Aug-2024	67	-1.5%	16	+14.3%
Sep-2024	48	-4.0%	22	+15.8%
Oct-2024	54	-1.8%	17	+30.8%
Nov-2024	43	+10.3%	14	+55.6%
Dec-2024	33	+32.0%	20	+42.9%
Jan-2025	41	+7.9%	14	-12.5%
Feb-2025	37	-9.8%	12	-20.0%
Mar-2025	53	-15.9%	19	+5.6%
<b>Apr-2025</b>	<b>57</b>	<b>-8.1%</b>	<b>28</b>	<b>+55.6%</b>

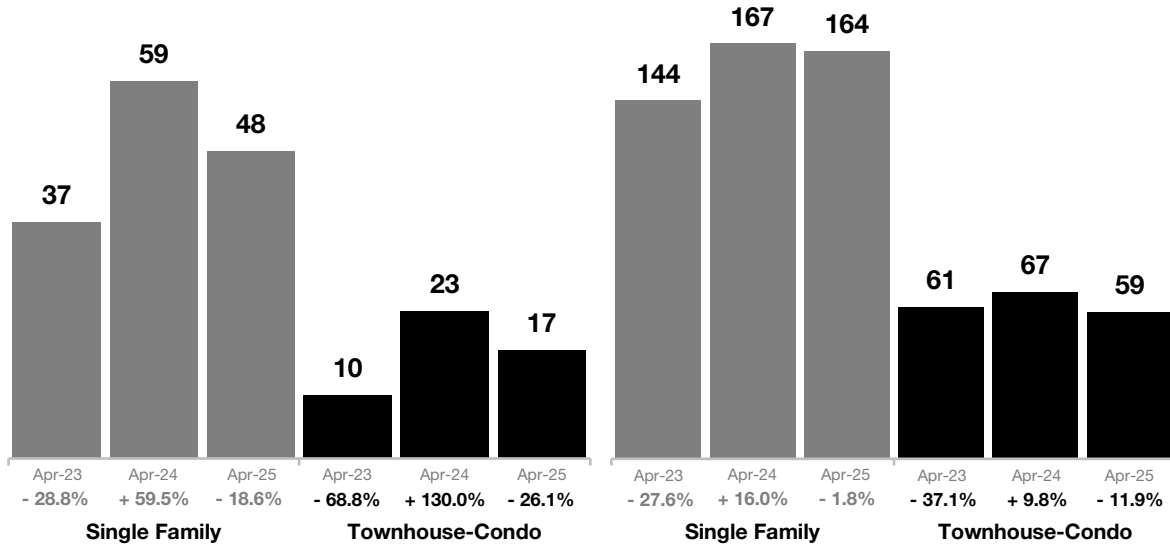
## Historical Pending Sales by Month



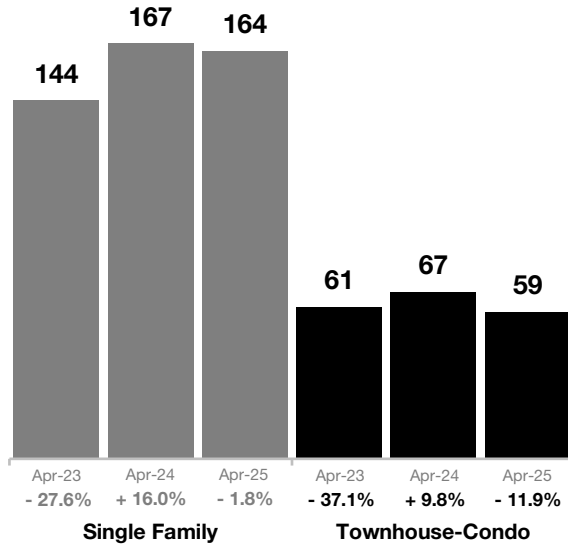
# Sold Listings



## April

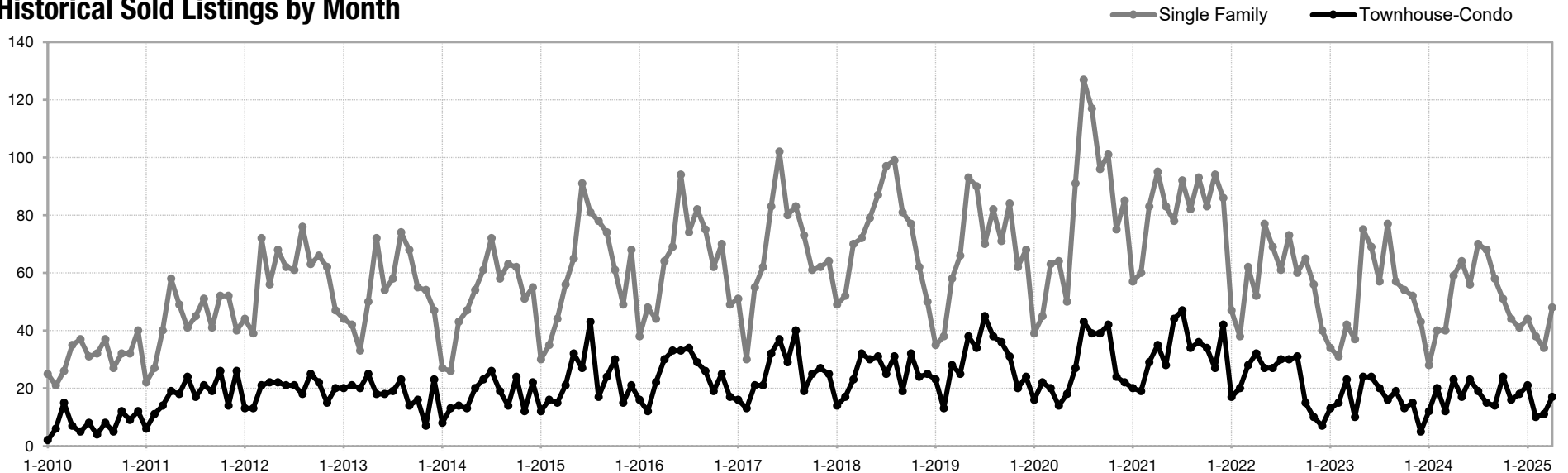


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	64	-14.7%	17	-29.2%
Jun-2024	56	-18.8%	23	-4.2%
Jul-2024	70	+22.8%	19	-5.0%
Aug-2024	68	-11.7%	15	-6.3%
Sep-2024	58	+1.8%	14	-26.3%
Oct-2024	51	-5.6%	24	+84.6%
Nov-2024	44	-15.4%	16	+6.7%
Dec-2024	41	-4.7%	18	+260.0%
Jan-2025	44	+57.1%	21	+75.0%
Feb-2025	38	-5.0%	10	-50.0%
Mar-2025	34	-15.0%	11	-8.3%
<b>Apr-2025</b>	<b>48</b>	<b>-18.6%</b>	<b>17</b>	<b>-26.1%</b>

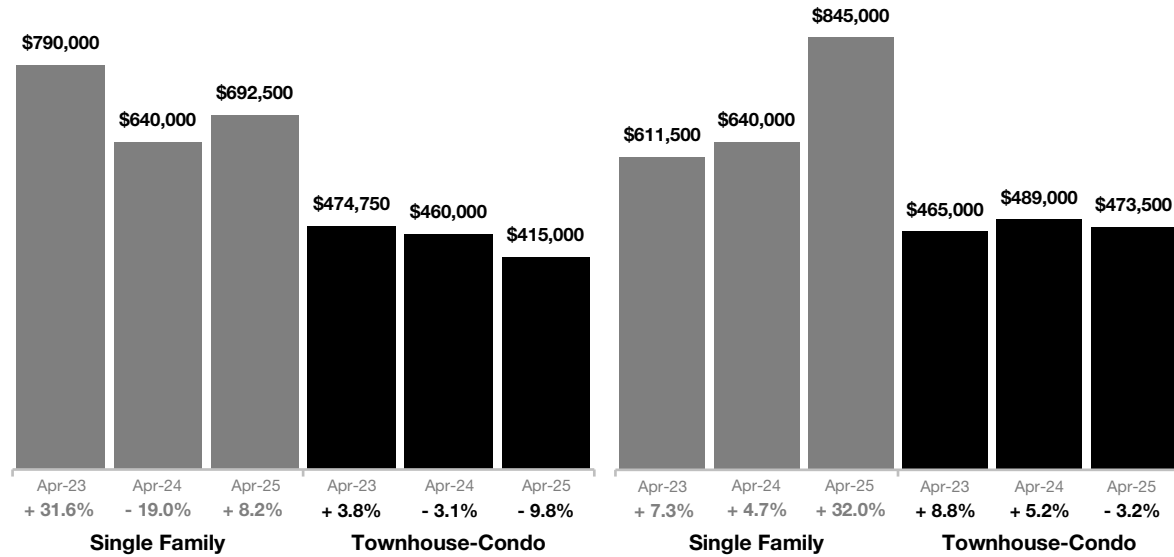
## Historical Sold Listings by Month



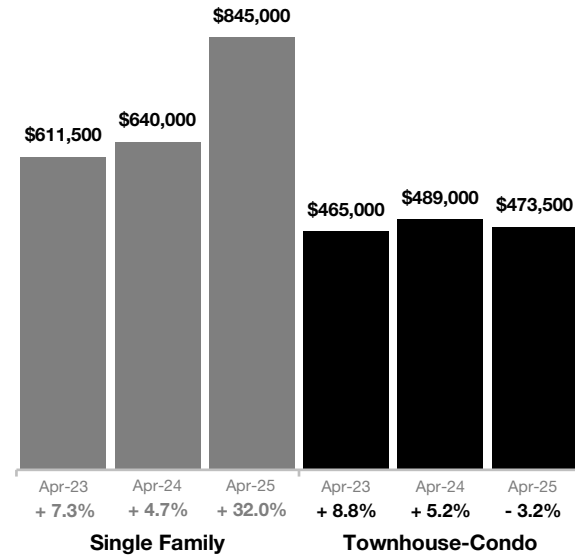
# Median Sales Price



## April

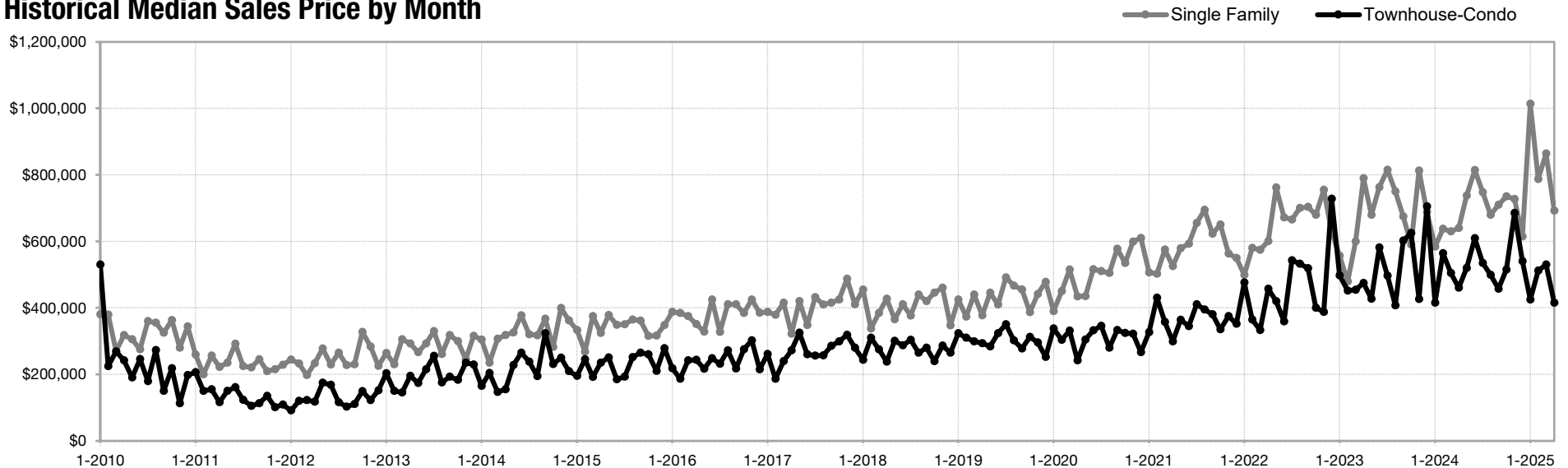


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	\$737,500	+8.5%	\$520,000	+21.7%
Jun-2024	\$814,000	+6.7%	\$609,000	+4.7%
Jul-2024	\$747,500	-8.3%	\$535,000	+7.6%
Aug-2024	\$680,000	-9.3%	\$499,000	+22.5%
Sep-2024	\$710,000	+5.2%	\$457,000	-24.1%
Oct-2024	\$735,000	+24.6%	\$515,000	-17.6%
Nov-2024	\$727,250	-10.5%	\$685,250	+60.8%
Dec-2024	\$615,000	-10.7%	\$540,000	-23.4%
Jan-2025	\$1,014,150	+73.8%	\$425,000	+2.4%
Feb-2025	\$787,000	+23.5%	\$512,000	-9.3%
Mar-2025	\$864,250	+37.2%	\$530,000	+5.0%
<b>Apr-2025</b>	<b>\$692,500</b>	<b>+8.2%</b>	<b>\$415,000</b>	<b>-9.8%</b>

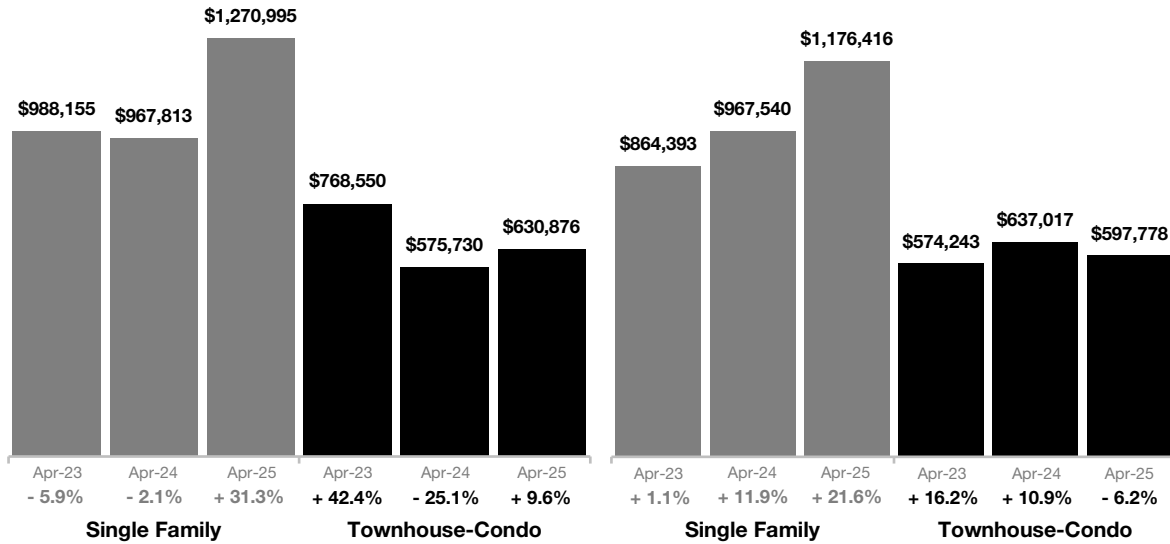
## Historical Median Sales Price by Month



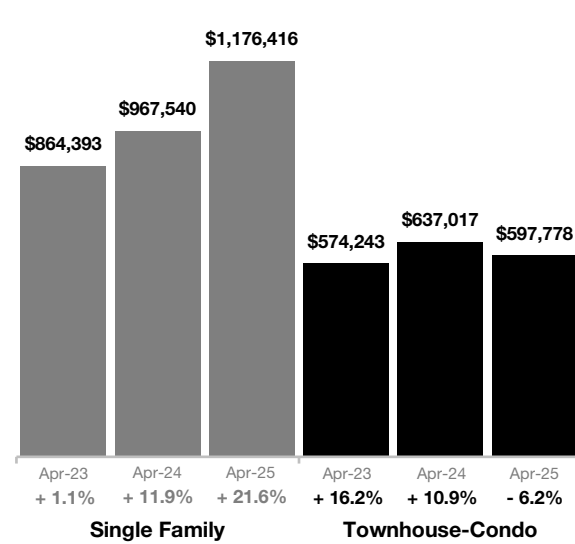
# Average Sales Price



## April

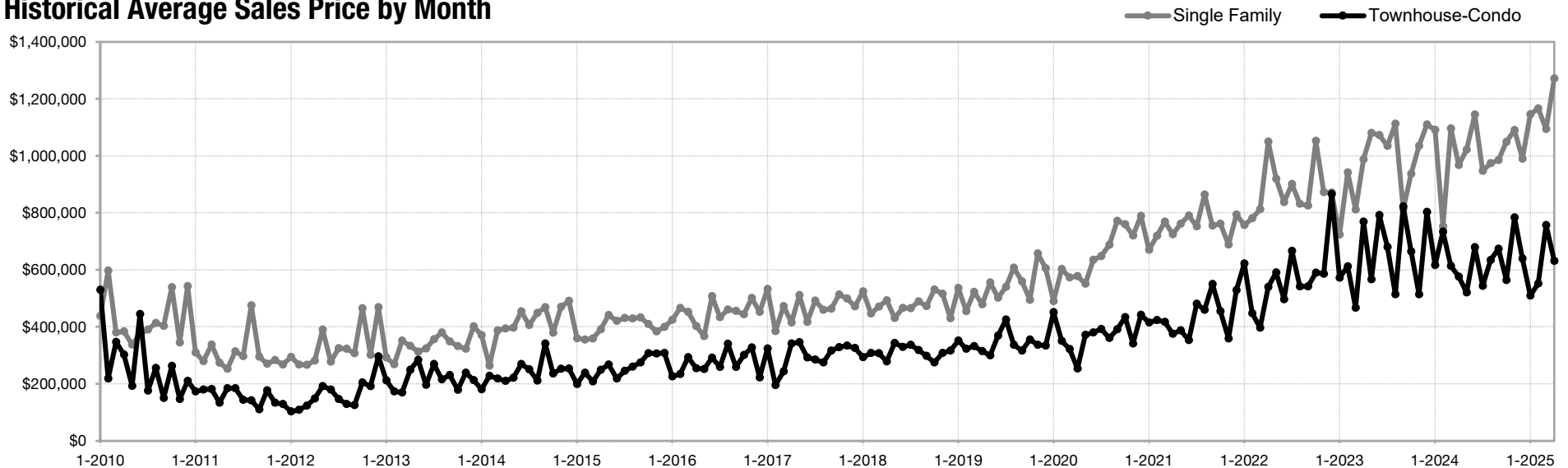


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	\$1,021,586	-5.4%	\$520,259	-8.2%
Jun-2024	\$1,145,079	+6.7%	\$679,274	-14.2%
Jul-2024	\$947,320	-8.5%	\$543,261	-20.1%
Aug-2024	\$973,879	-12.5%	\$633,667	+23.3%
Sep-2024	\$984,746	+21.1%	\$673,286	-18.2%
Oct-2024	\$1,048,952	+12.0%	\$563,430	-15.2%
Nov-2024	\$1,090,079	+5.3%	\$784,106	+52.5%
Dec-2024	\$989,515	-10.8%	\$639,593	-20.4%
Jan-2025	\$1,145,540	+5.0%	\$509,619	-17.3%
Feb-2025	\$1,166,246	+55.0%	\$551,650	-24.8%
Mar-2025	\$1,094,219	-0.2%	\$756,864	+23.3%
<b>Apr-2025</b>	<b>\$1,270,995</b>	<b>+31.3%</b>	<b>\$630,876</b>	<b>+9.6%</b>

## Historical Average Sales Price by Month



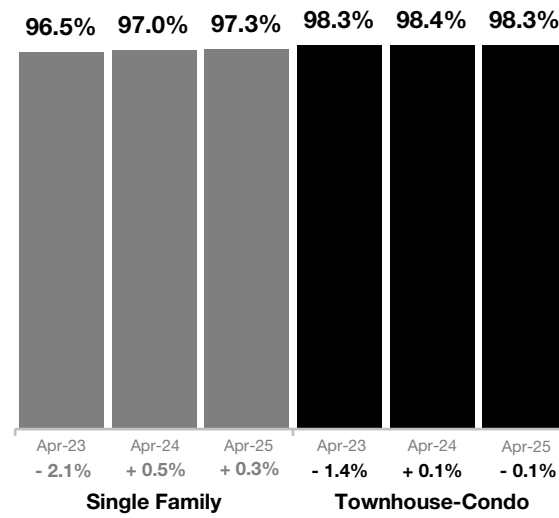
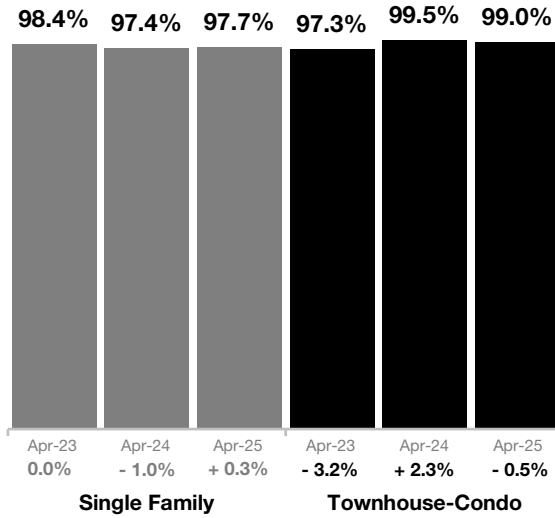


# Percent of List Price Received



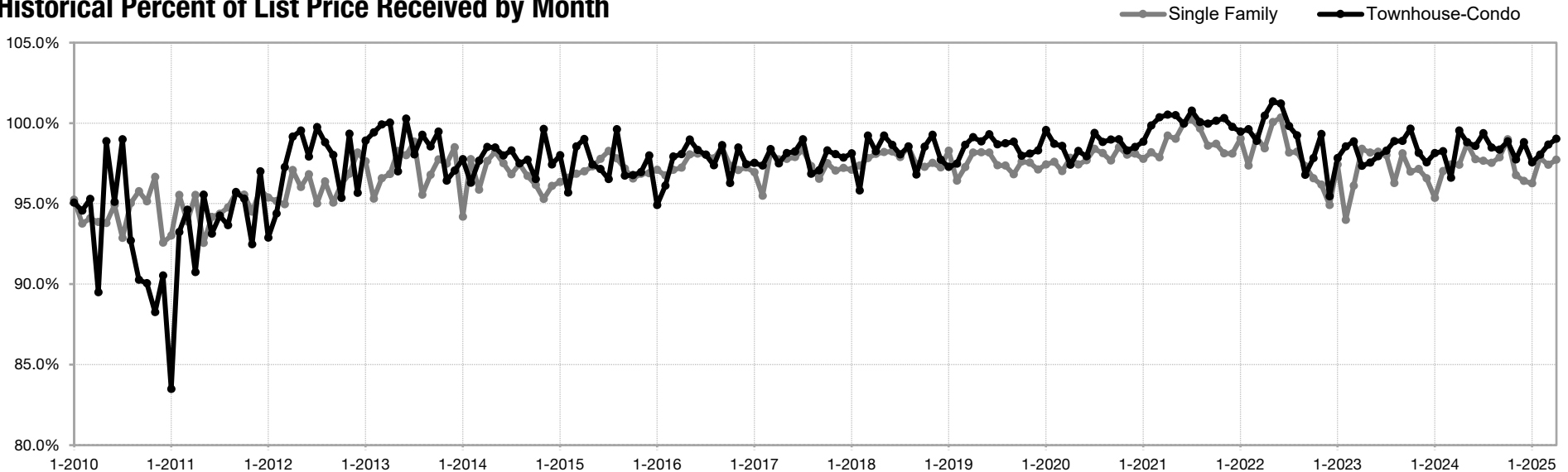
## April

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	98.7%	+0.5%	98.8%	+1.3%
Jun-2024	97.7%	-0.5%	98.6%	+0.7%
Jul-2024	97.7%	-0.3%	99.4%	+1.1%
Aug-2024	97.5%	+1.2%	98.5%	-0.4%
Sep-2024	97.9%	-0.2%	98.3%	-0.6%
Oct-2024	99.0%	+2.1%	98.9%	-0.8%
Nov-2024	96.8%	-0.4%	97.7%	-0.4%
Dec-2024	96.4%	-0.2%	98.8%	+1.2%
Jan-2025	96.3%	+1.0%	97.6%	-0.5%
Feb-2025	97.8%	+0.8%	98.0%	-0.3%
Mar-2025	97.4%	0.0%	98.7%	+2.2%
<b>Apr-2025</b>	<b>97.7%</b>	<b>+0.3%</b>	<b>99.0%</b>	<b>-0.5%</b>

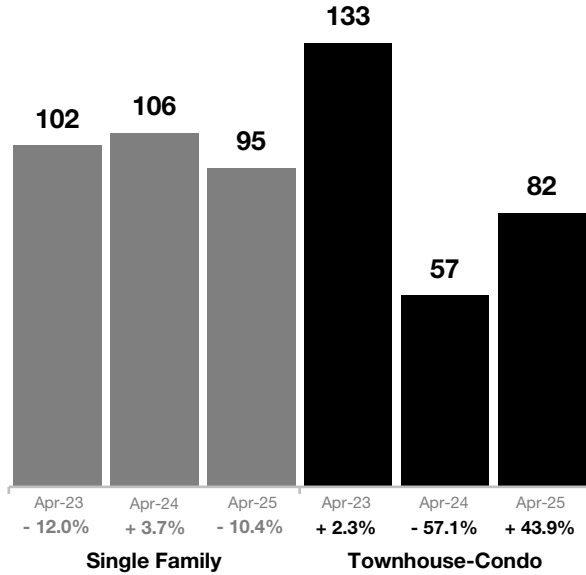
## Historical Percent of List Price Received by Month



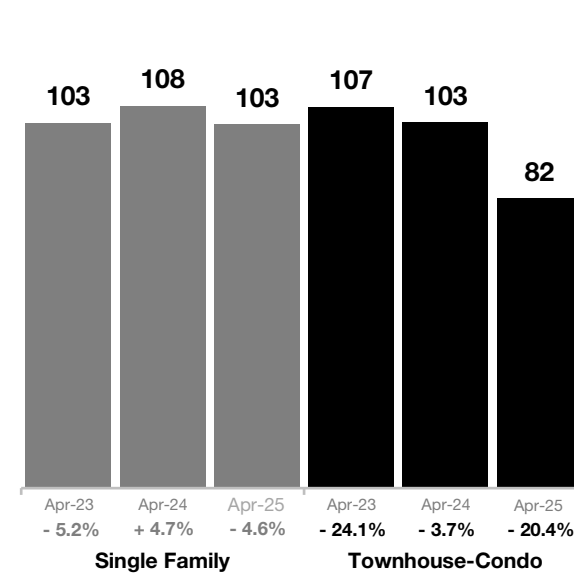
# Days on Market Until Sale



## April

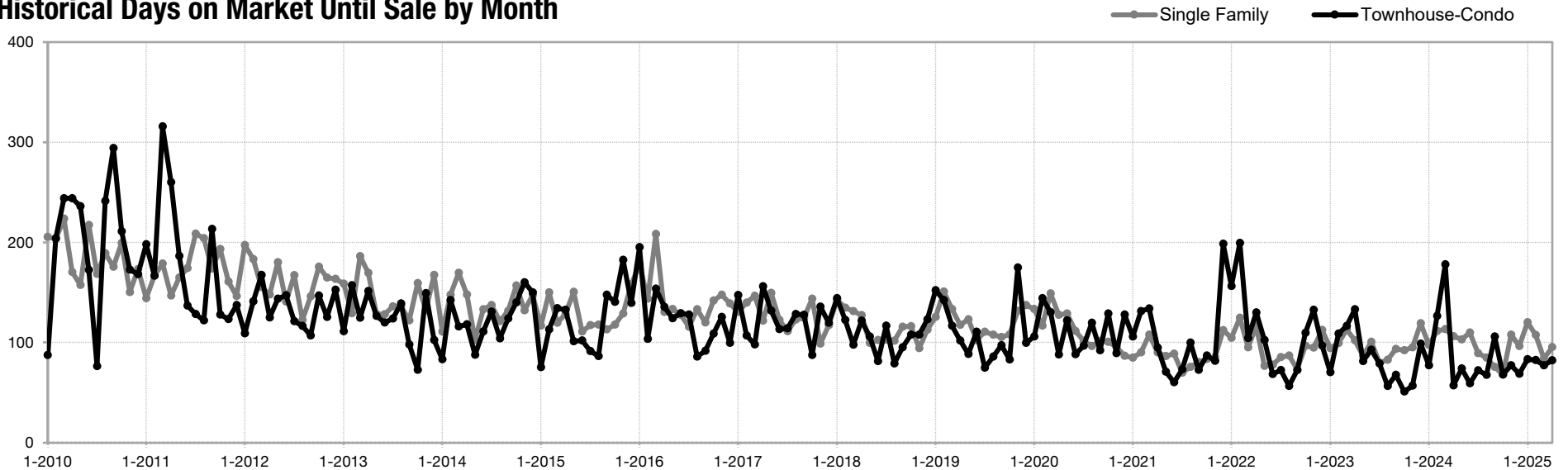


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	103	+19.8%	74	-8.6%
Jun-2024	110	+8.9%	59	-36.6%
Jul-2024	89	+11.3%	72	-8.9%
Aug-2024	85	+2.4%	68	+19.3%
Sep-2024	75	-20.2%	106	+55.9%
Oct-2024	68	-26.1%	68	+33.3%
Nov-2024	108	+13.7%	77	+35.1%
Dec-2024	97	-18.5%	69	-30.3%
Jan-2025	120	+22.4%	83	+7.8%
Feb-2025	108	-2.7%	82	-34.9%
Mar-2025	84	-25.7%	77	-56.7%
<b>Apr-2025</b>	<b>95</b>	<b>-10.4%</b>	<b>82</b>	<b>+43.9%</b>

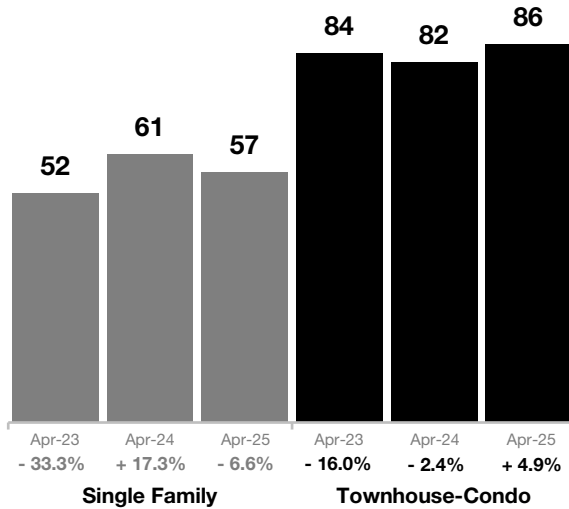
## Historical Days on Market Until Sale by Month



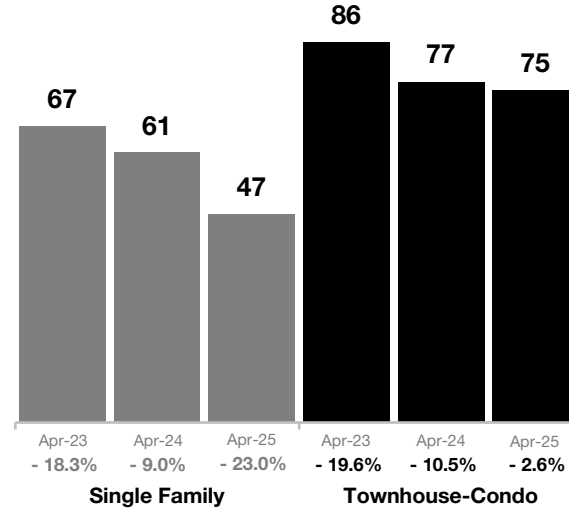
# Housing Affordability Index



## April

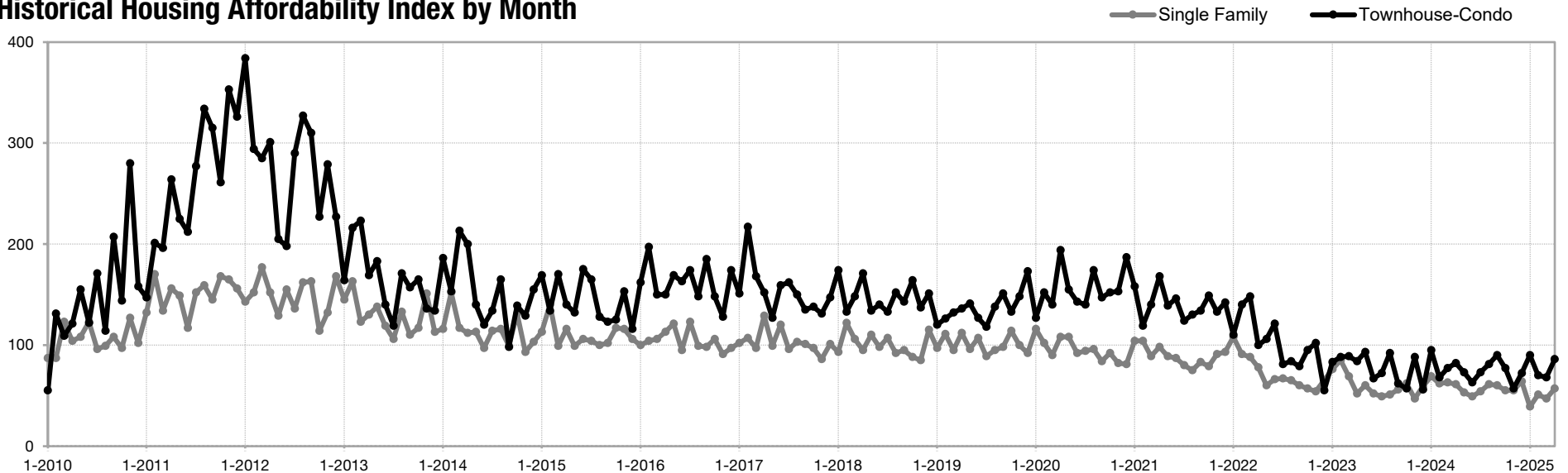


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	53	-11.7%	73	-21.5%
Jun-2024	49	-5.8%	63	-6.0%
Jul-2024	54	+10.2%	73	+1.4%
Aug-2024	61	+19.6%	81	-12.0%
Sep-2024	60	+7.1%	90	+45.2%
Oct-2024	55	-11.3%	77	+35.1%
Nov-2024	55	+17.0%	57	-35.2%
Dec-2024	64	+8.5%	72	+28.6%
Jan-2025	39	-43.5%	90	-5.3%
Feb-2025	51	-17.7%	70	+2.9%
Mar-2025	47	-25.4%	68	-11.7%
<b>Apr-2025</b>	<b>57</b>	<b>-6.6%</b>	<b>86</b>	<b>+4.9%</b>

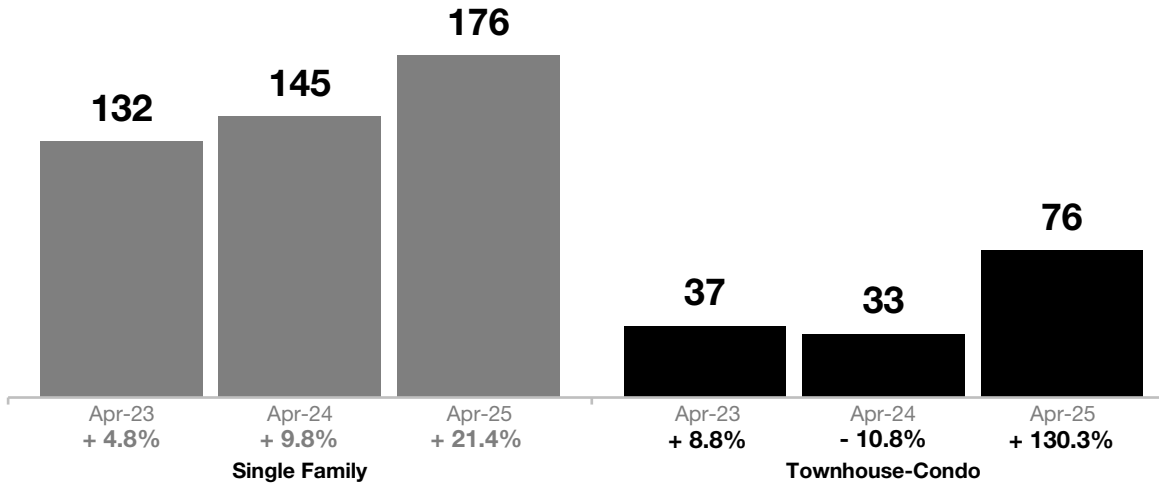
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

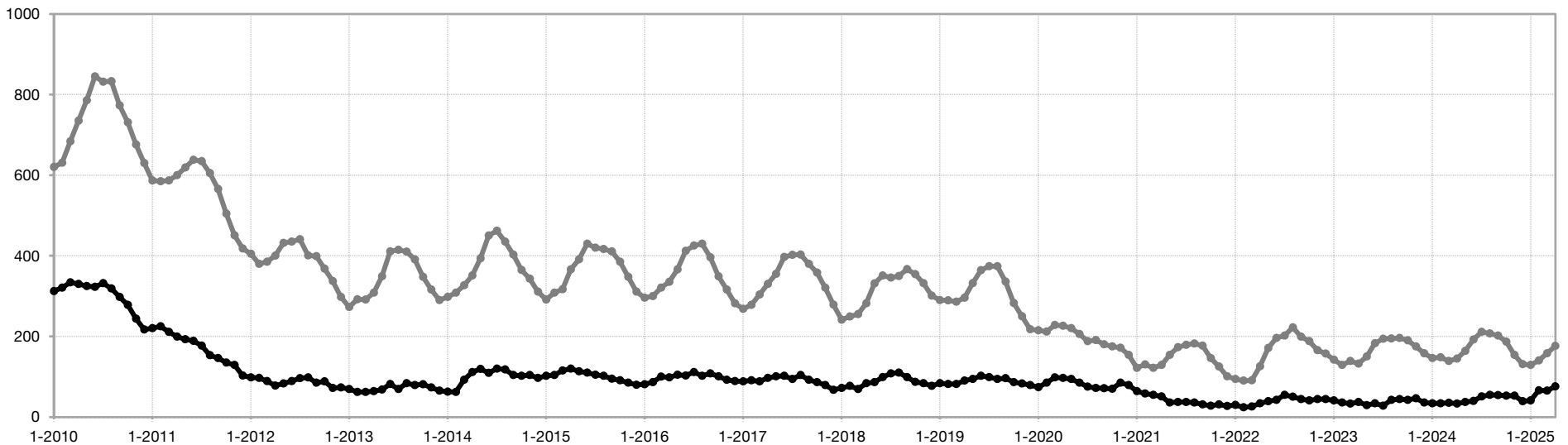


April



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	164	+9.3%	37	+27.6%
Jun-2024	192	+4.9%	40	+17.6%
Jul-2024	211	+8.8%	51	+82.1%
Aug-2024	207	+6.2%	55	+31.0%
Sep-2024	202	+3.1%	54	+22.7%
Oct-2024	187	-1.6%	53	+26.2%
Nov-2024	154	-12.0%	53	+15.2%
Dec-2024	131	-17.1%	39	+8.3%
Jan-2025	129	-11.6%	41	+20.6%
Feb-2025	140	-5.4%	66	+94.1%
Mar-2025	158	+13.7%	65	+85.7%
<b>Apr-2025</b>	<b>176</b>	<b>+21.4%</b>	<b>76</b>	<b>+130.3%</b>

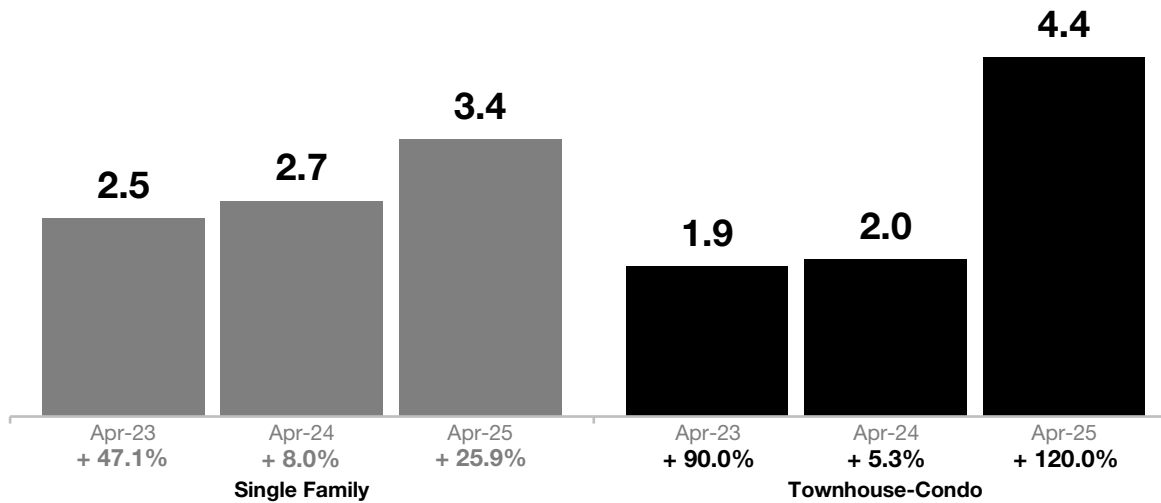
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

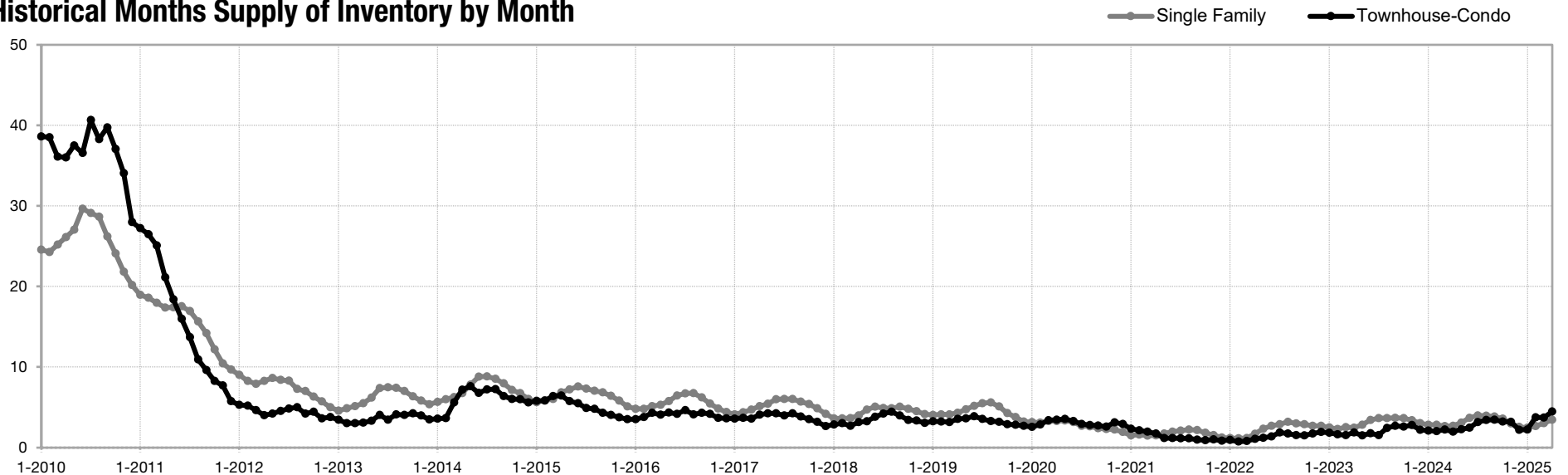


April



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	3.1	+10.7%	2.3	+53.3%
Jun-2024	3.7	+8.8%	2.5	+38.9%
Jul-2024	4.0	+11.1%	3.2	+113.3%
Aug-2024	3.9	+8.3%	3.4	+41.7%
Sep-2024	3.8	+2.7%	3.4	+25.9%
Oct-2024	3.6	0.0%	3.2	+23.1%
Nov-2024	3.0	-11.8%	3.2	+14.3%
Dec-2024	2.5	-16.7%	2.2	0.0%
Jan-2025	2.4	-14.3%	2.2	+4.8%
Feb-2025	2.7	-3.6%	3.7	+85.0%
Mar-2025	3.0	+11.1%	3.7	+68.2%
<b>Apr-2025</b>	<b>3.4</b>	<b>+25.9%</b>	<b>4.4</b>	<b>+120.0%</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.



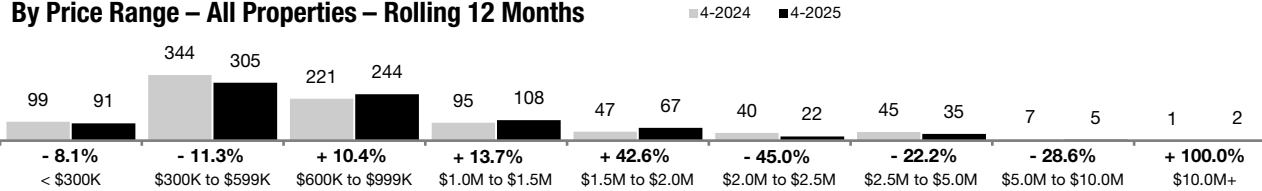
Key Metrics	Historical Sparkbars	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
<b>New Listings</b>		103	<b>135</b>	+ 31.1%	330	<b>436</b>	+ 32.1%
<b>Pending Sales</b>		86	<b>88</b>	+ 2.3%	287	<b>290</b>	+ 1.0%
<b>Sold Listings</b>		85	<b>74</b>	- 12.9%	245	<b>248</b>	+ 1.2%
<b>Median Sales Price</b>		\$550,000	<b>\$550,000</b>	0.0%	\$554,500	<b>\$665,000</b>	+ 19.9%
<b>Avg. Sales Price</b>		\$831,819	<b>\$999,552</b>	+ 20.2%	\$846,743	<b>\$1,051,729</b>	+ 24.2%
<b>Pct. of List Price Received</b>		97.9%	<b>98.0%</b>	+ 0.1%	97.3%	<b>97.6%</b>	+ 0.3%
<b>Days on Market</b>		93	<b>90</b>	- 3.2%	108	<b>95</b>	- 12.0%
<b>Affordability Index</b>		70	<b>72</b>	+ 2.9%	70	<b>60</b>	- 14.3%
<b>Active Listings</b>		185	<b>272</b>	+ 47.0%	--	--	--
<b>Months Supply</b>		2.5	<b>3.7</b>	+ 48.0%	--	--	--

# Closed Sales

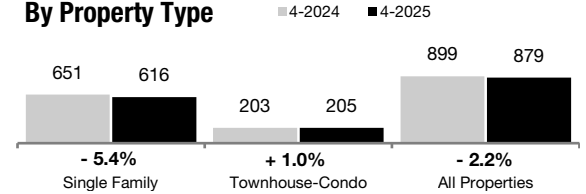
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	4-2024	4-2025	Change	4-2024	4-2025	Change
\$299,999 and Below	33	23	-30.3%	29	20	-31.0%
\$300,000 to \$599,999	244	188	-23.0%	98	109	+11.2%
\$600,000 to \$999,999	176	188	+6.8%	45	55	+22.2%
\$1,000,000 to \$1,499,999	79	98	+24.1%	16	10	-37.5%
\$1,500,00 to \$1,999,999	38	59	+55.3%	8	8	0.0%
\$2,000,000 to \$2,499,999	35	19	-45.7%	5	3	-40.0%
\$2,500,000 to \$4,999,999	43	35	-18.6%	2	0	-100.0%
\$5,000,000 to \$9,999,999	3	5	+66.7%	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>651</b>	<b>616</b>	<b>-5.4%</b>	<b>203</b>	<b>205</b>	<b>+1.0%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2025	4-2025	Change	3-2025	4-2025	Change
\$299,999 and Below	1	0	-100.0%	1	1	0.0%
\$300,000 to \$599,999	5	19	+280.0%	5	11	+120.0%
\$600,000 to \$999,999	14	11	-21.4%	3	3	0.0%
\$1,000,000 to \$1,499,999	9	5	-44.4%	1	0	-100.0%
\$1,500,00 to \$1,999,999	2	6	+200.0%	0	1	--
\$2,000,000 to \$2,499,999	2	2	0.0%	1	1	0.0%
\$2,500,000 to \$4,999,999	0	4	--	0	0	--
\$5,000,000 to \$9,999,999	1	0	-100.0%	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>34</b>	<b>48</b>	<b>+41.2%</b>	<b>11</b>	<b>17</b>	<b>+54.5%</b>

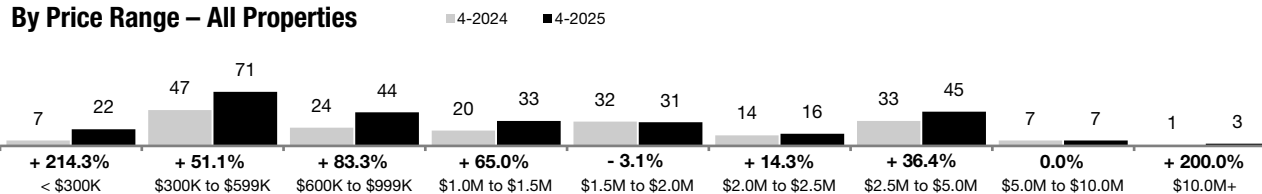
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	4-2024	4-2025	Change	4-2024	4-2025	Change
\$299,999 and Below	13	5	-61.5%	13	9	-30.8%
\$300,000 to \$599,999	64	43	-32.8%	33	31	-6.1%
\$600,000 to \$999,999	47	48	+2.1%	8	13	+62.5%
\$1,000,000 to \$1,499,999	16	28	+75.0%	8	2	-75.0%
\$1,500,00 to \$1,999,999	5	24	+380.0%	4	2	-50.0%
\$2,000,000 to \$2,499,999	7	5	-28.6%	1	2	+100.0%
\$2,500,000 to \$4,999,999	15	7	-53.3%	0	0	--
\$5,000,000 to \$9,999,999	0	3	--	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>167</b>	<b>164</b>	<b>-1.8%</b>	<b>67</b>	<b>59</b>	<b>-11.9%</b>

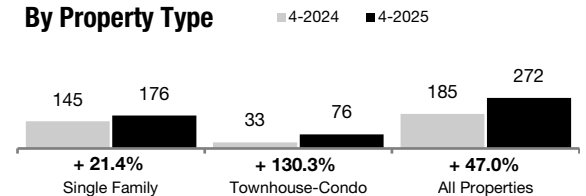
# Inventory of Active Listings

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		
	4-2024	4-2025	Change	4-2024	4-2025	Change
\$299,999 and Below	2	8	+300.0%	0	3	--
\$300,000 to \$599,999	32	15	-53.1%	15	54	+260.0%
\$600,000 to \$999,999	18	38	+111.1%	6	5	-16.7%
\$1,000,000 to \$1,499,999	19	28	+47.4%	0	3	--
\$1,500,00 to \$1,999,999	28	30	+7.1%	4	1	-75.0%
\$2,000,000 to \$2,499,999	12	13	+8.3%	2	2	0.0%
\$2,500,000 to \$4,999,999	27	35	+29.6%	6	8	+33.3%
\$5,000,000 to \$9,999,999	7	7	0.0%	0	0	--
\$10,000,000 and Above	0	2	--	0	0	--
<b>All Price Ranges</b>	<b>145</b>	<b>176</b>	<b>+21.4%</b>	<b>33</b>	<b>76</b>	<b>+130.3%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2025	4-2025	Change	3-2025	4-2025	Change
\$299,999 and Below	5	8	+60.0%	3	3	0.0%
\$300,000 to \$599,999	17	15	-11.8%	43	54	+25.6%
\$600,000 to \$999,999	32	38	+18.8%	8	5	-37.5%
\$1,000,000 to \$1,499,999	28	28	0.0%	1	3	+200.0%
\$1,500,00 to \$1,999,999	23	30	+30.4%	1	1	0.0%
\$2,000,000 to \$2,499,999	11	13	+18.2%	1	2	+100.0%
\$2,500,000 to \$4,999,999	31	35	+12.9%	8	8	0.0%
\$5,000,000 to \$9,999,999	8	7	-12.5%	0	0	--
\$10,000,000 and Above	3	2	-33.3%	0	0	--
<b>All Price Ranges</b>	<b>158</b>	<b>176</b>	<b>+11.4%</b>	<b>65</b>	<b>76</b>	<b>+16.9%</b>

### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	4-2024	4-2025	Change	4-2024	4-2025	Change
\$299,999 and Below	2	8	+300.0%	0	3	--
\$300,000 to \$599,999	32	15	-53.1%	15	54	+260.0%
\$600,000 to \$999,999	18	38	+111.1%	6	5	-16.7%
\$1,000,000 to \$1,499,999	19	28	+47.4%	0	3	--
\$1,500,00 to \$1,999,999	28	30	+7.1%	4	1	-75.0%
\$2,000,000 to \$2,499,999	12	13	+8.3%	2	2	0.0%
\$2,500,000 to \$4,999,999	27	35	+29.6%	6	8	+33.3%
\$5,000,000 to \$9,999,999	7	7	0.0%	0	0	--
\$10,000,000 and Above	0	2	--	0	0	--
<b>All Price Ranges</b>	<b>145</b>	<b>176</b>	<b>+21.4%</b>	<b>33</b>	<b>76</b>	<b>+130.3%</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.