

# Monthly Indicators



## April 2026

Percent changes calculated using year-over-year comparisons.

New Listings were up 21.1 percent for single family homes but decreased 31.1 percent for townhouse-condo properties. Pending Sales increased 18.3 percent for single family homes but decreased 11.1 percent for townhouse-condo properties.

The Median Sales Price was up 13.9 percent to \$628,000 for single family homes and 40.7 percent to \$570,000 for townhouse-condo properties. Days on Market increased 9.2 percent for single family homes but decreased 8.9 percent for townhouse-condo properties.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

## Activity Snapshot

<b>- 7.7%</b>	<b>+ 28.3%</b>	<b>+ 10.3%</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 and Moffat 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	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		114	<b>138</b>	+ 21.1%	357	<b>380</b>	+ 6.4%
<b>Pending Sales</b>		71	<b>84</b>	+ 18.3%	232	<b>257</b>	+ 10.8%
<b>Sold Listings</b>		62	<b>52</b>	- 16.1%	194	<b>191</b>	- 1.5%
<b>Median Sales Price</b>		\$551,250	<b>\$628,000</b>	+ 13.9%	\$745,000	<b>\$622,000</b>	- 16.5%
<b>Avg. Sales Price</b>		\$1,055,698	<b>\$990,628</b>	- 6.2%	\$1,047,235	<b>\$852,794</b>	- 18.6%
<b>Pct. of List Price Received</b>		97.9%	<b>96.5%</b>	- 1.4%	97.2%	<b>96.2%</b>	- 1.0%
<b>Days on Market</b>		109	<b>119</b>	+ 9.2%	109	<b>132</b>	+ 21.1%
<b>Affordability Index</b>		74	<b>68</b>	- 8.1%	55	<b>69</b>	+ 25.5%
<b>Active Listings</b>		239	<b>309</b>	+ 29.3%	--	--	--
<b>Months Supply</b>		3.7	<b>4.8</b>	+ 29.7%	--	--	--

# Townhouse-Condo Market Overview

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

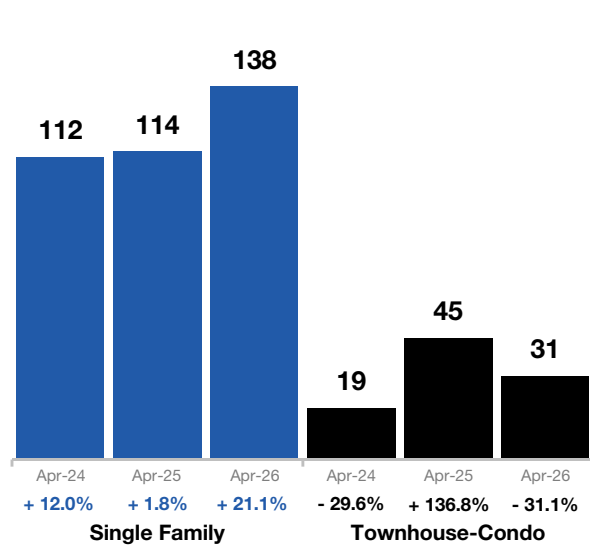


Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		45	31	- 31.1%	128	119	- 7.0%
<b>Pending Sales</b>		27	24	- 11.1%	72	71	- 1.4%
<b>Sold Listings</b>		18	23	+ 27.8%	60	60	0.0%
<b>Median Sales Price</b>		\$405,000	\$570,000	+ 40.7%	\$469,500	\$572,500	+ 21.9%
<b>Avg. Sales Price</b>		\$614,717	\$644,435	+ 4.8%	\$593,482	\$728,860	+ 22.8%
<b>Pct. of List Price Received</b>		98.8%	98.7%	- 0.1%	98.2%	98.2%	0.0%
<b>Days on Market</b>		79	72	- 8.9%	81	98	+ 21.0%
<b>Affordability Index</b>		89	75	- 15.7%	77	75	- 2.6%
<b>Active Listings</b>		100	75	- 25.0%	--	--	--
<b>Months Supply</b>		5.7	4.1	- 28.1%	--	--	--

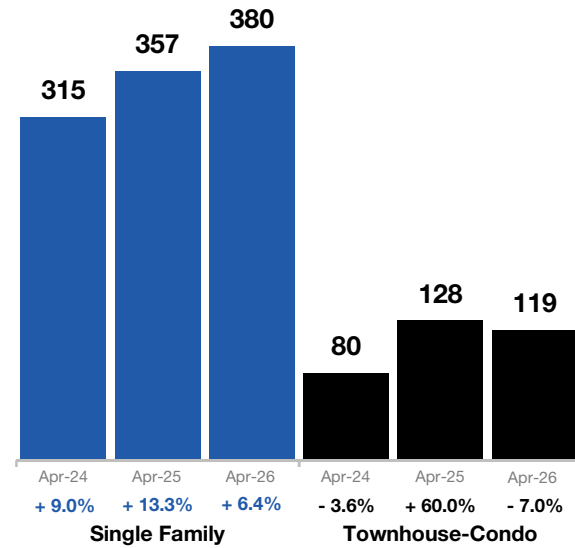
# New Listings



## April

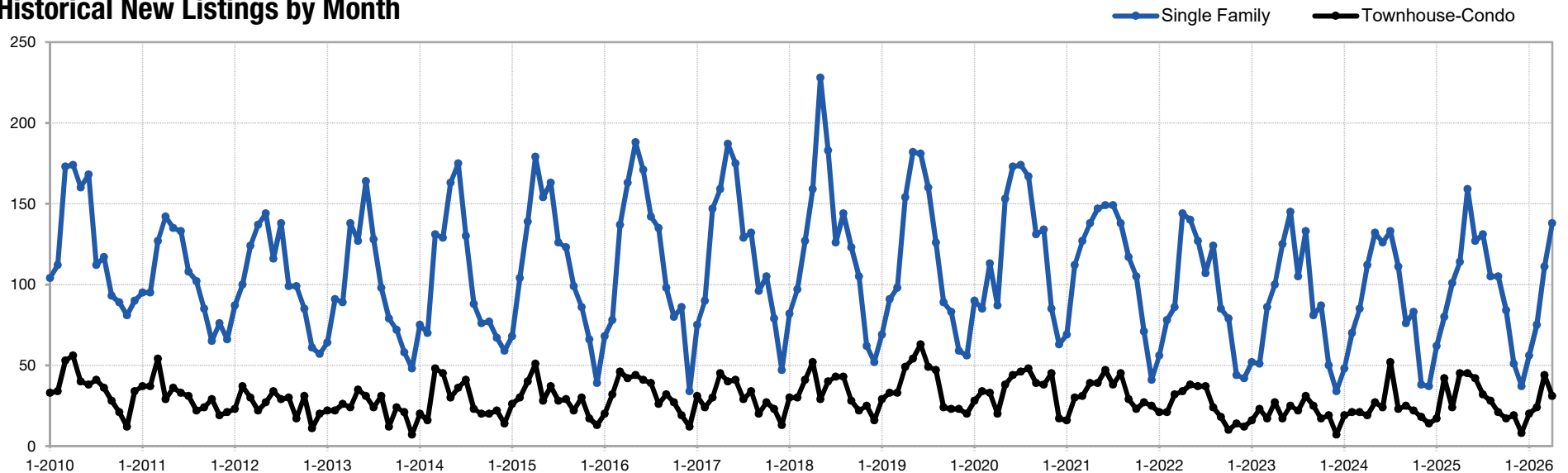


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	159	+20.5%	45	+66.7%
Jun-2025	127	+0.8%	42	+75.0%
Jul-2025	131	-1.5%	32	-38.5%
Aug-2025	105	-5.4%	28	+21.7%
Sep-2025	105	+38.2%	21	-16.0%
Oct-2025	84	+1.2%	17	-22.7%
Nov-2025	51	+34.2%	19	+5.6%
Dec-2025	37	0.0%	8	-42.9%
Jan-2026	56	-9.7%	20	+17.6%
Feb-2026	75	-6.3%	24	-42.9%
Mar-2026	111	+9.9%	44	+83.3%
<b>Apr-2026</b>	<b>138</b>	<b>+21.1%</b>	<b>31</b>	<b>-31.1%</b>

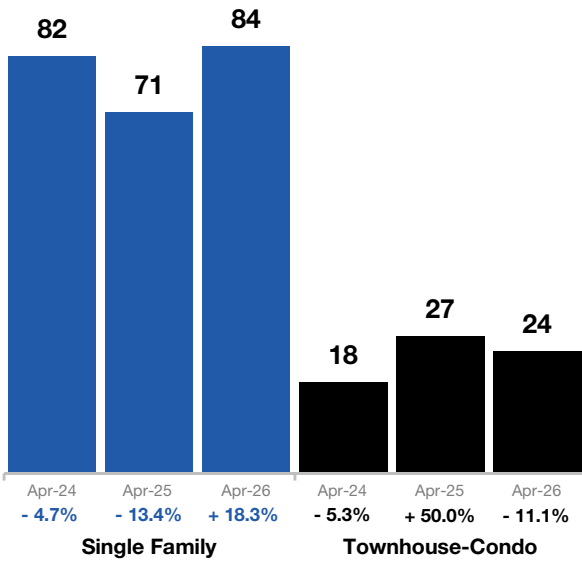
## Historical New Listings by Month



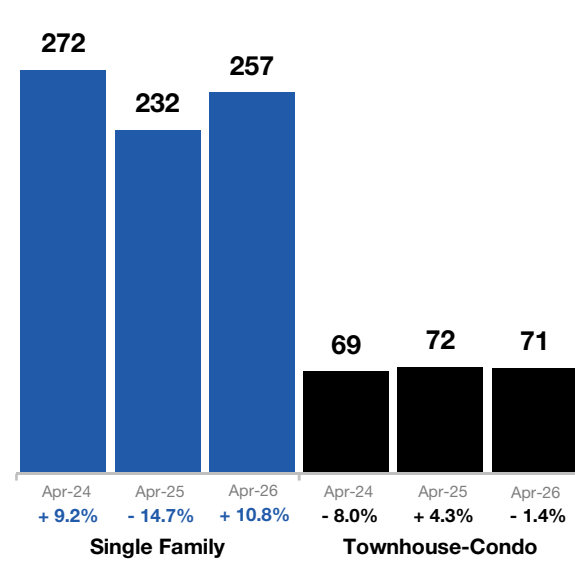
# Pending Sales



## April

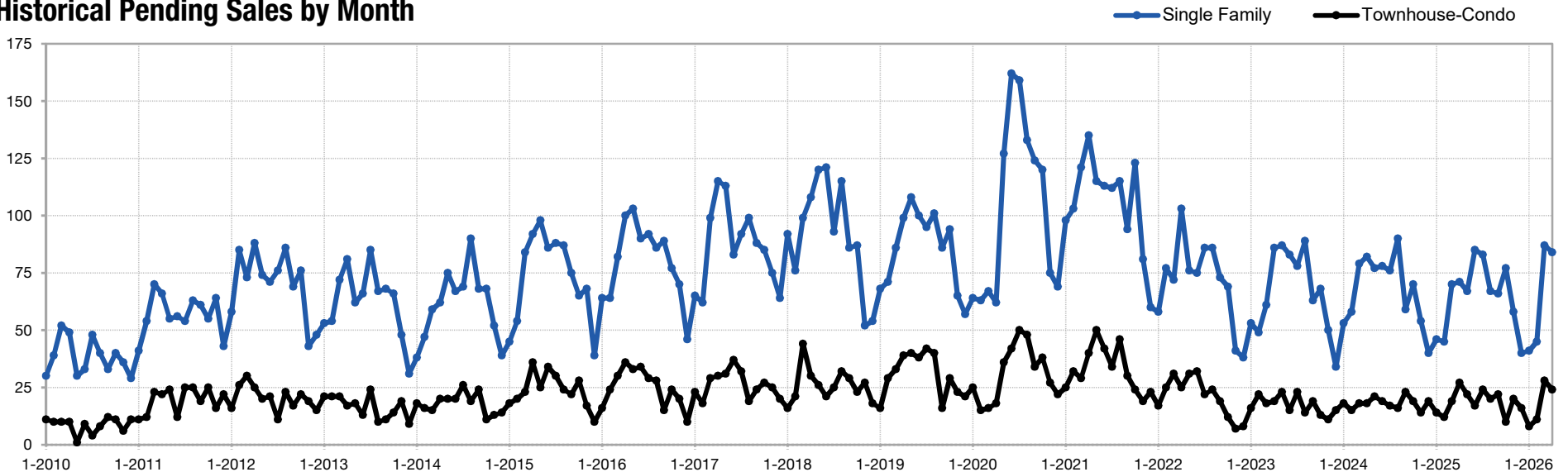


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	67	-13.0%	22	+4.8%
Jun-2025	85	+9.0%	17	-10.5%
Jul-2025	83	+9.2%	24	+41.2%
Aug-2025	67	-25.6%	20	+25.0%
Sep-2025	66	+11.9%	22	-4.3%
Oct-2025	77	+10.0%	10	-47.4%
Nov-2025	58	+7.4%	20	+42.9%
Dec-2025	40	0.0%	16	-15.8%
Jan-2026	41	-10.9%	8	-42.9%
Feb-2026	45	0.0%	11	-8.3%
Mar-2026	87	+24.3%	28	+47.4%
<b>Apr-2026</b>	<b>84</b>	<b>+18.3%</b>	<b>24</b>	<b>-11.1%</b>

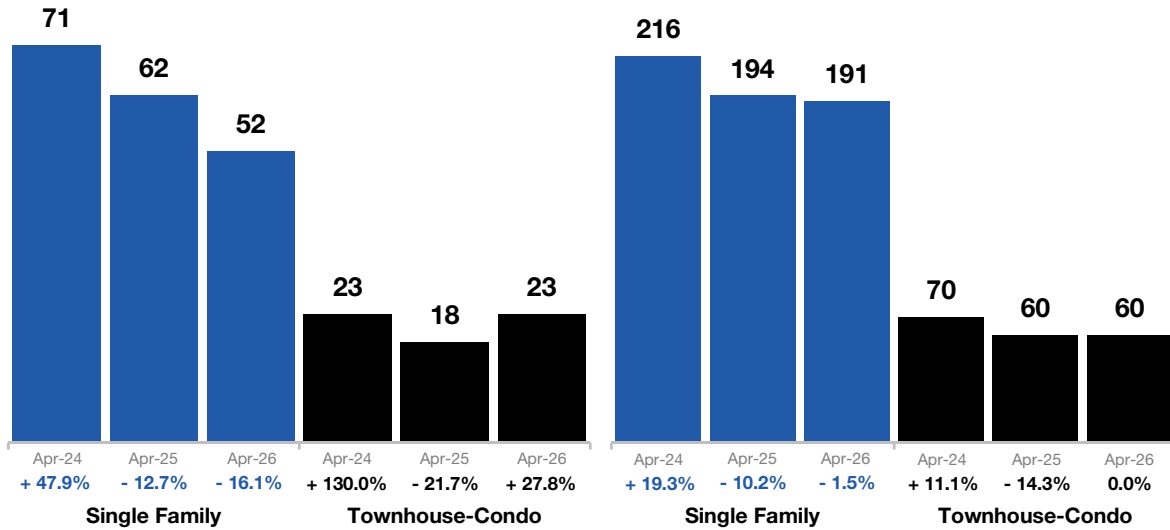
## Historical Pending Sales by Month



# Sold Listings

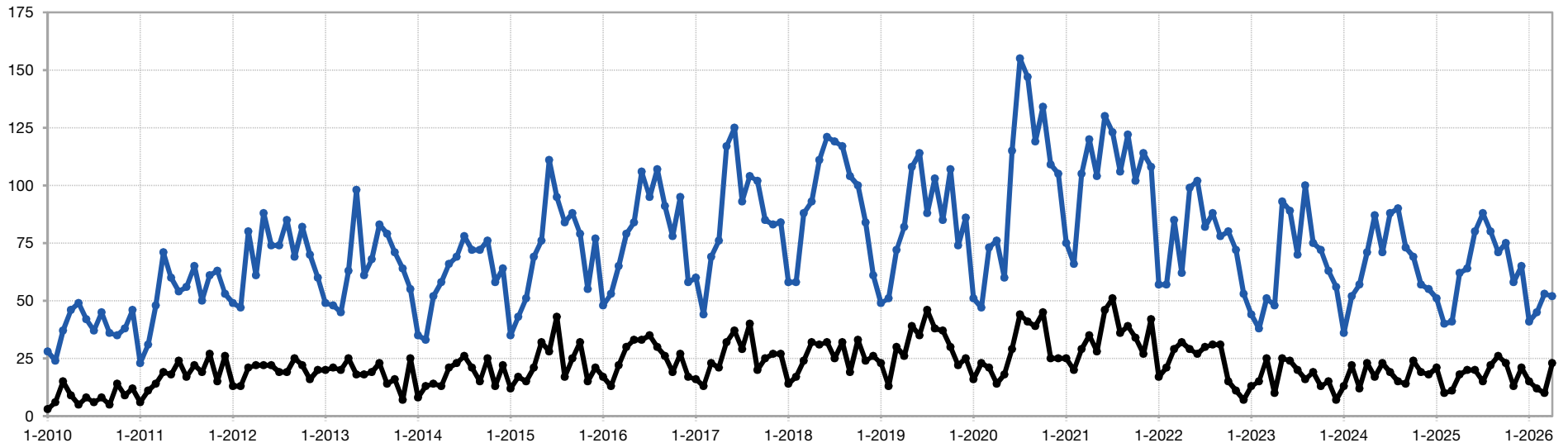


## April



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	64	-26.4%	20	+17.6%
Jun-2025	80	+12.7%	20	-13.0%
Jul-2025	88	0.0%	15	-21.1%
Aug-2025	80	-11.1%	22	+46.7%
Sep-2025	71	-2.7%	26	+85.7%
Oct-2025	75	+8.7%	23	-4.2%
Nov-2025	58	+1.8%	13	-31.6%
Dec-2025	65	+18.2%	21	+16.7%
Jan-2026	41	-19.6%	15	-28.6%
Feb-2026	45	+12.5%	12	+20.0%
Mar-2026	53	+29.3%	10	-9.1%
<b>Apr-2026</b>	<b>52</b>	<b>-16.1%</b>	<b>23</b>	<b>+27.8%</b>

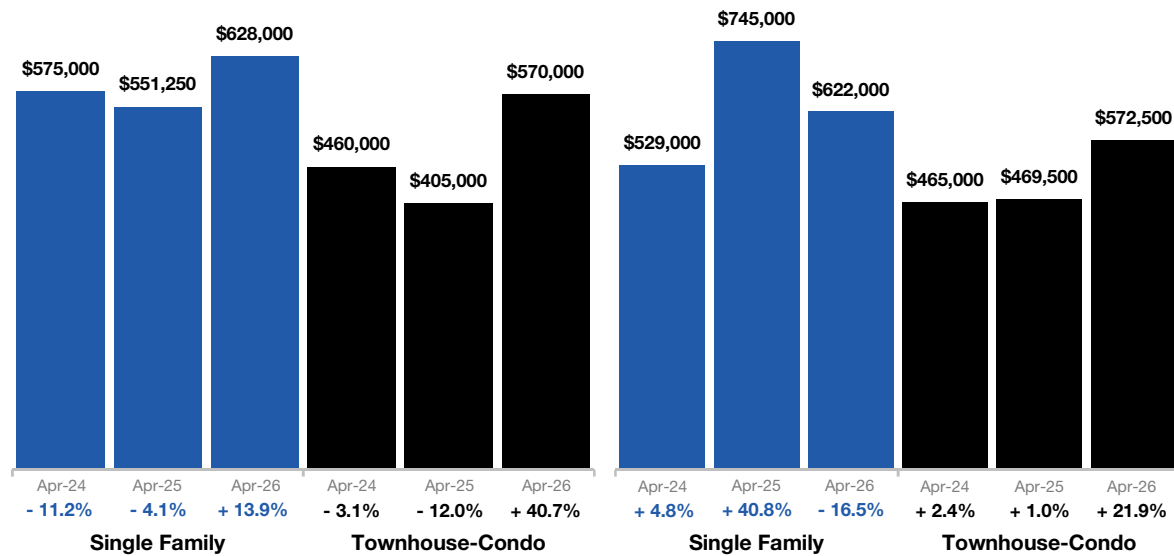
## Historical Sold Listings by Month



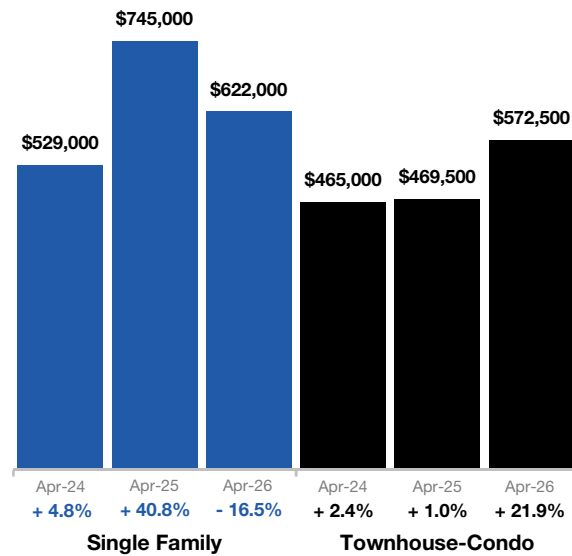
# Median Sales Price



## April

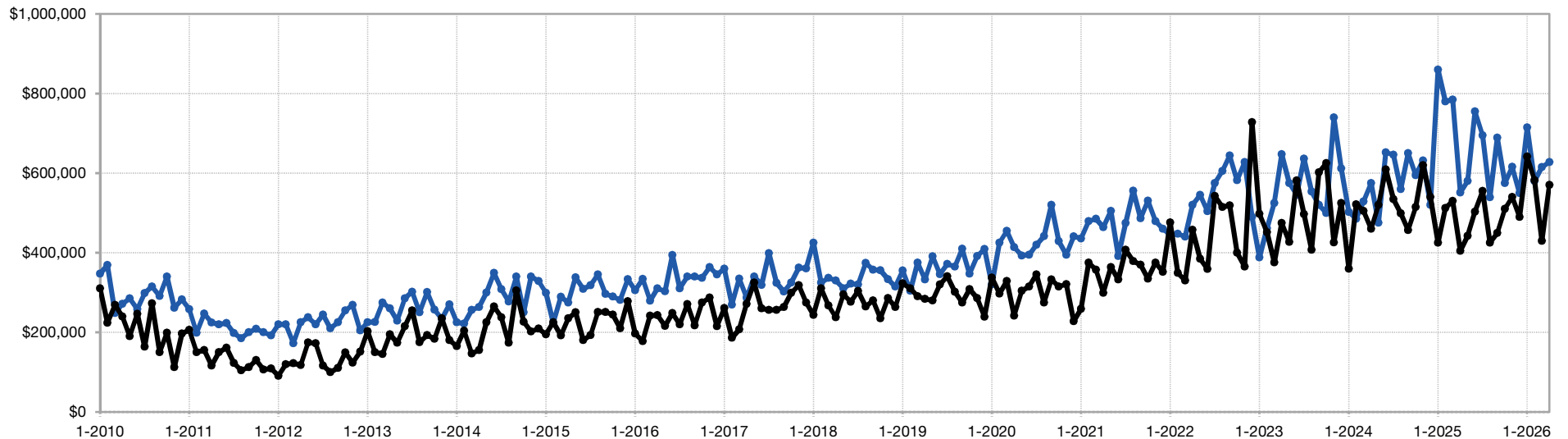


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	\$580,250	+22.2%	\$441,998	-15.0%
Jun-2025	\$755,000	+15.8%	\$503,000	-17.4%
Jul-2025	\$694,850	+7.6%	\$555,000	+3.7%
Aug-2025	\$539,000	-3.8%	\$425,000	-14.8%
Sep-2025	\$689,000	+6.0%	\$449,500	-1.6%
Oct-2025	\$575,000	-3.4%	\$510,000	-1.0%
Nov-2025	\$615,750	-2.5%	\$540,000	-12.9%
Dec-2025	\$550,000	+5.8%	\$490,000	-9.3%
Jan-2026	\$715,000	-16.9%	\$641,609	+51.0%
Feb-2026	\$580,000	-25.6%	\$582,500	+13.8%
Mar-2026	\$615,000	-21.7%	\$430,000	-18.9%
<b>Apr-2026</b>	<b>\$628,000</b>	<b>+13.9%</b>	<b>\$570,000</b>	<b>+40.7%</b>

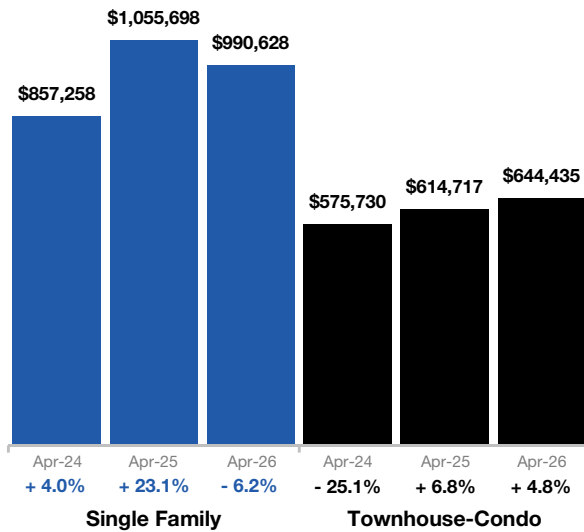
## Historical Median Sales Price by Month



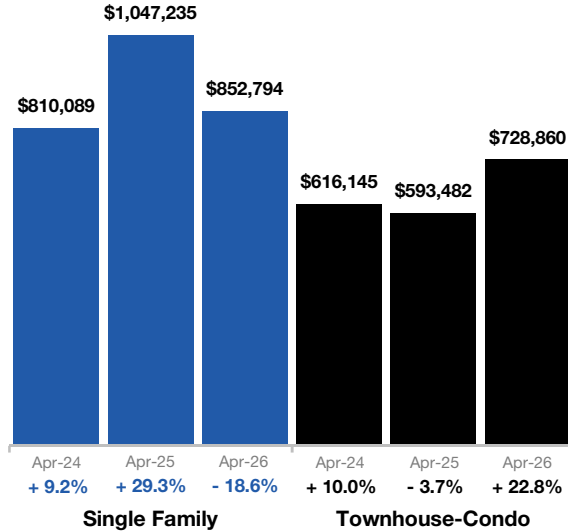
# Average Sales Price



## April

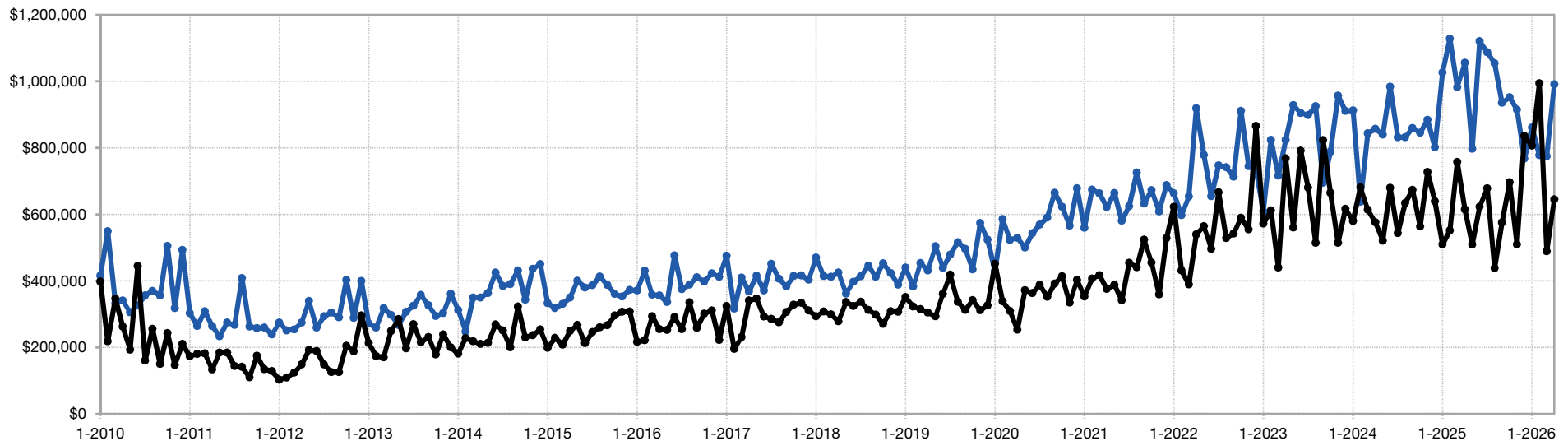


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	\$796,681	-5.1%	\$509,275	-2.1%
Jun-2025	\$1,120,341	+13.9%	\$622,770	-8.3%
Jul-2025	\$1,087,322	+30.8%	\$677,903	+24.8%
Aug-2025	\$1,053,974	+26.7%	\$438,215	-30.8%
Sep-2025	\$935,682	+8.9%	\$574,750	-14.6%
Oct-2025	\$951,714	+12.6%	\$696,217	+23.6%
Nov-2025	\$914,977	+3.5%	\$509,663	-29.9%
Dec-2025	\$767,394	-4.3%	\$835,333	+30.6%
Jan-2026	\$860,938	-16.1%	\$805,956	+58.1%
Feb-2026	\$778,197	-31.0%	\$994,167	+80.2%
Mar-2026	\$774,598	-21.1%	\$489,025	-35.4%
<b>Apr-2026</b>	<b>\$990,628</b>	<b>-6.2%</b>	<b>\$644,435</b>	<b>+4.8%</b>

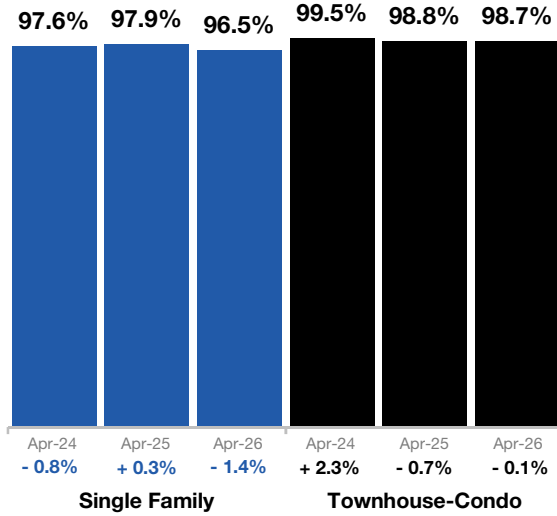
## Historical Average Sales Price by Month



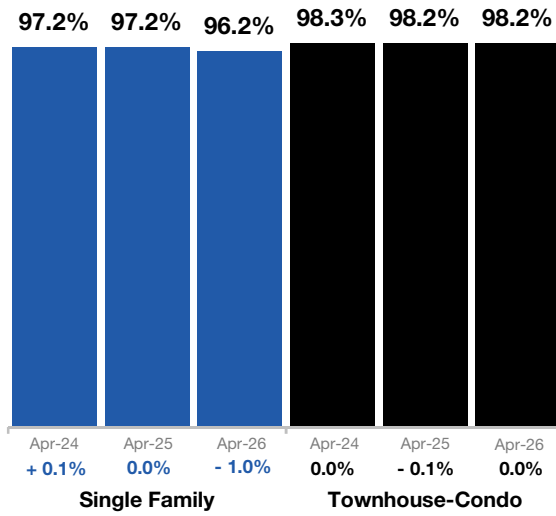
# Percent of List Price Received



## April

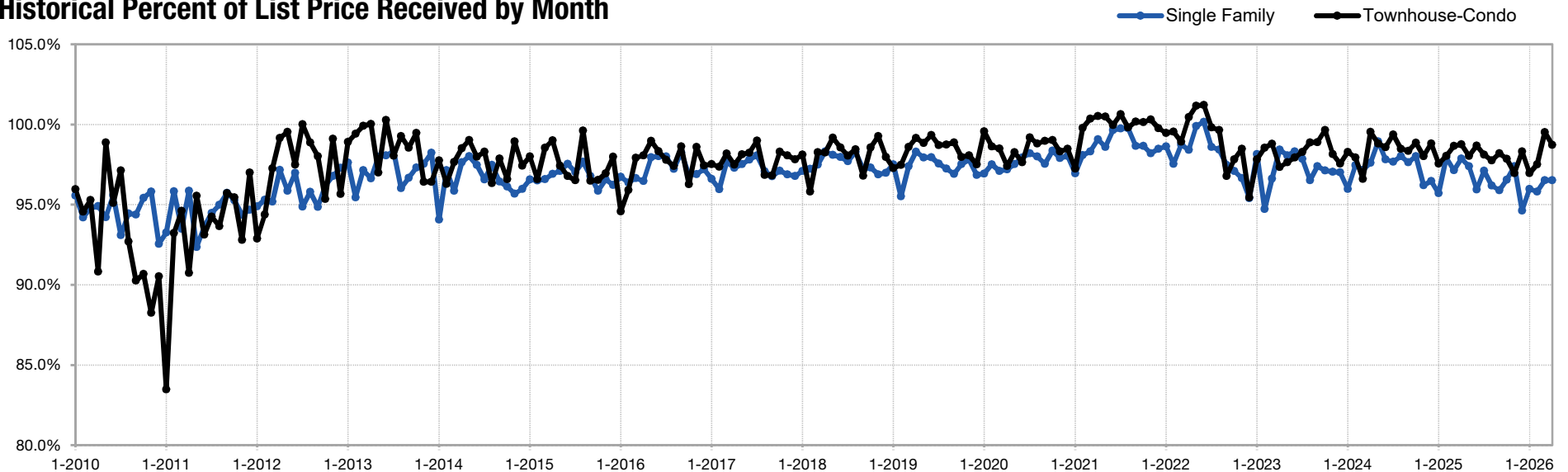


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	97.4%	-1.5%	98.0%	-0.8%
Jun-2025	95.9%	-1.9%	98.7%	+0.1%
Jul-2025	97.1%	-0.6%	98.1%	-1.3%
Aug-2025	96.2%	-1.8%	97.7%	-0.8%
Sep-2025	95.9%	-1.7%	98.2%	-0.1%
Oct-2025	96.6%	-1.4%	97.9%	-1.0%
Nov-2025	97.4%	+1.2%	97.0%	-1.0%
Dec-2025	94.6%	-2.0%	98.3%	-0.5%
Jan-2026	96.0%	+0.3%	97.0%	-0.6%
Feb-2026	95.8%	-2.1%	97.5%	-0.5%
Mar-2026	96.5%	-0.6%	99.5%	+0.8%
<b>Apr-2026</b>	<b>96.5%</b>	<b>-1.4%</b>	<b>98.7%</b>	<b>-0.1%</b>

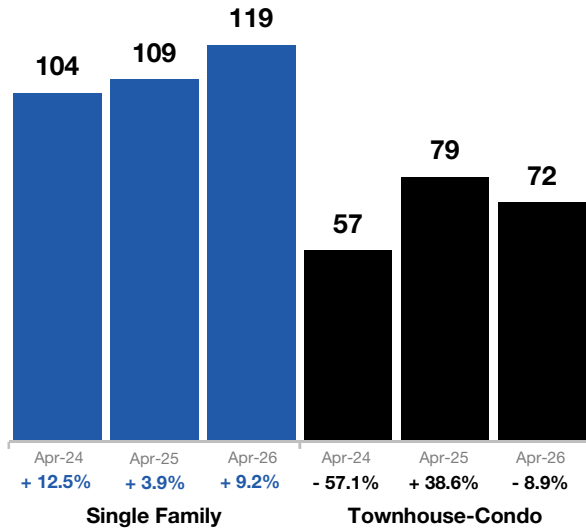
## Historical Percent of List Price Received by Month



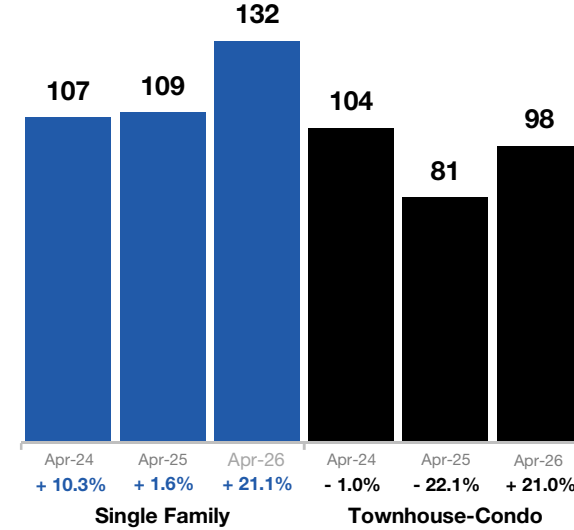
# Days on Market Until Sale



## April

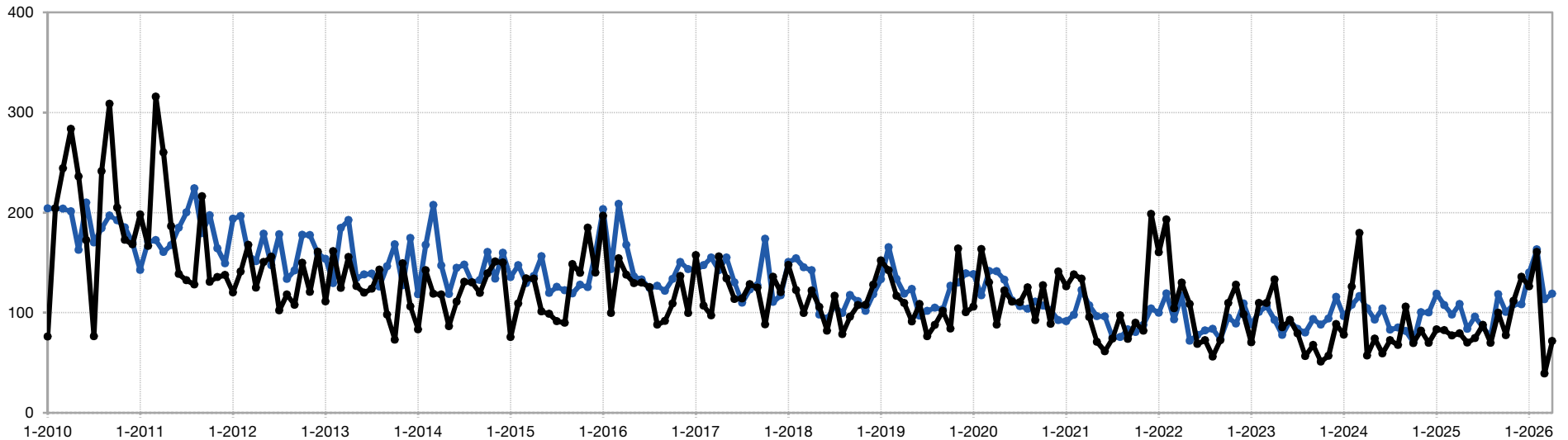


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	84	-9.7%	70	-5.4%
Jun-2025	96	-7.7%	75	+27.1%
Jul-2025	85	+2.4%	88	+22.2%
Aug-2025	76	-10.6%	70	+2.9%
Sep-2025	118	+43.9%	100	-5.7%
Oct-2025	101	+44.3%	77	+11.6%
Nov-2025	108	+8.0%	112	+36.6%
Dec-2025	108	+8.0%	136	+94.3%
Jan-2026	140	+17.6%	126	+51.8%
Feb-2026	163	+52.3%	161	+96.3%
Mar-2026	113	+15.3%	39	-49.4%
<b>Apr-2026</b>	<b>119</b>	<b>+9.2%</b>	<b>72</b>	<b>-8.9%</b>

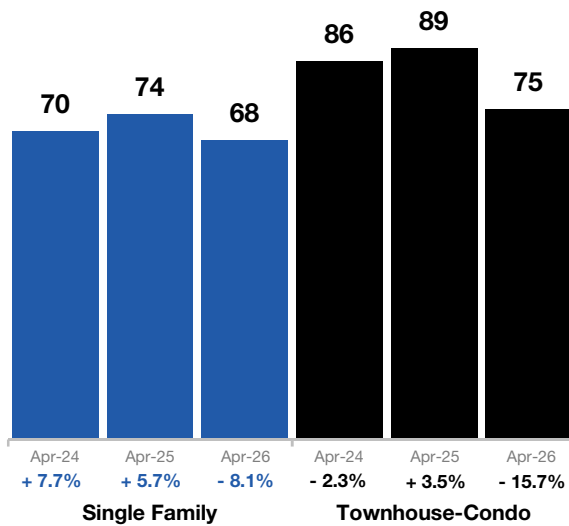
## Historical Days on Market Until Sale by Month



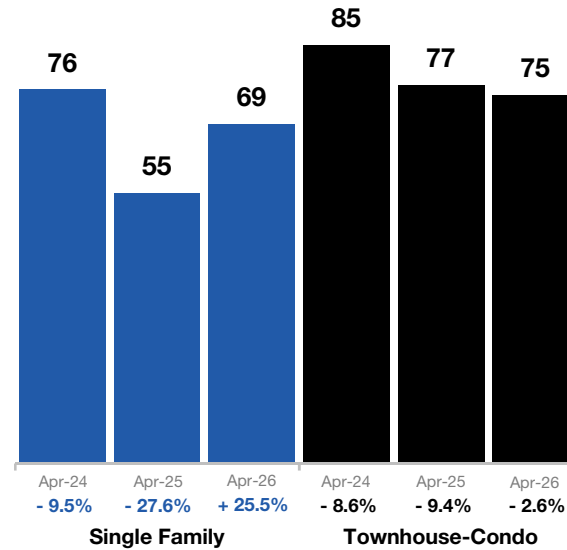
# Housing Affordability Index



## April

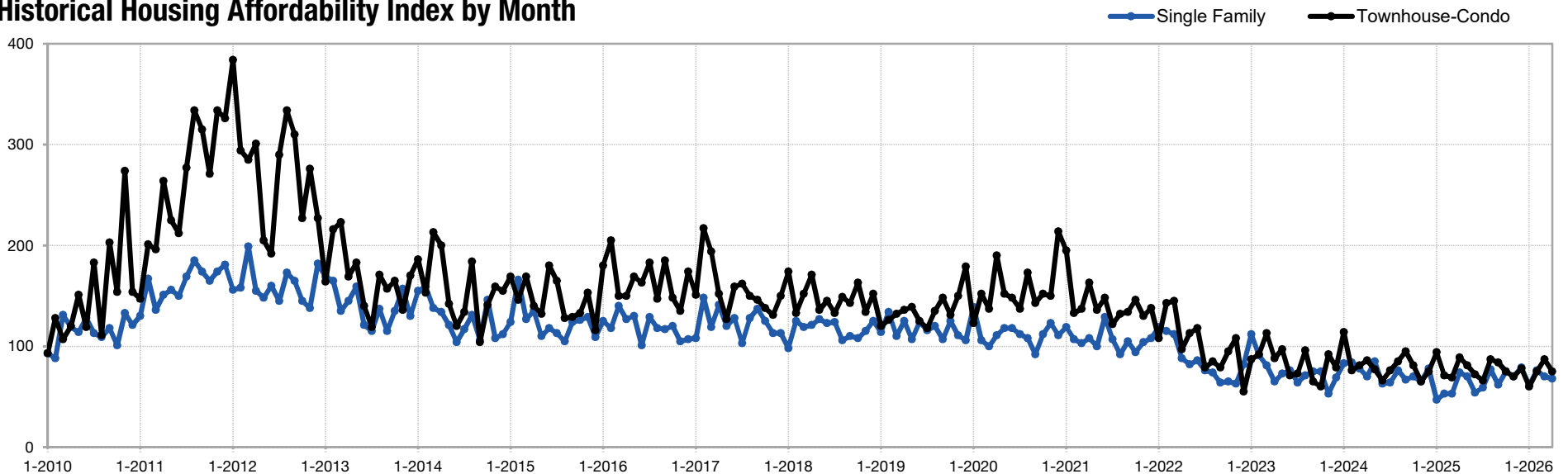


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	70	-17.6%	81	+5.2%
Jun-2025	54	-14.3%	72	+9.1%
Jul-2025	59	-7.8%	66	-13.2%
Aug-2025	77	+1.3%	87	+2.4%
Sep-2025	62	-7.5%	84	-11.6%
Oct-2025	75	+7.1%	75	-7.4%
Nov-2025	70	+7.7%	70	+7.7%
Dec-2025	79	+1.3%	78	+4.0%
Jan-2026	61	+29.8%	60	-36.2%
Feb-2026	76	+43.4%	75	+5.6%
Mar-2026	70	+32.1%	87	+26.1%
<b>Apr-2026</b>	<b>68</b>	<b>-8.1%</b>	<b>75</b>	<b>-15.7%</b>

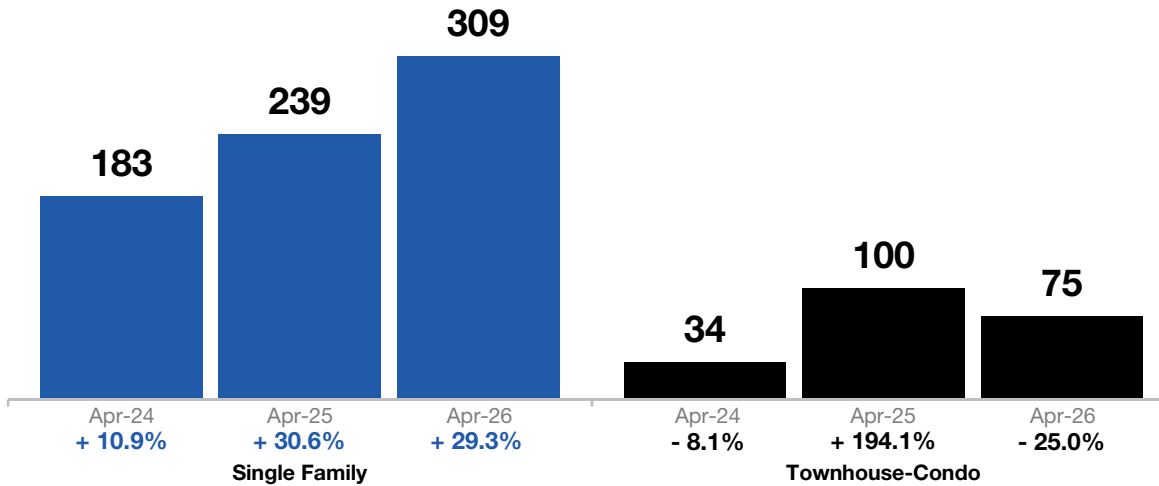
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

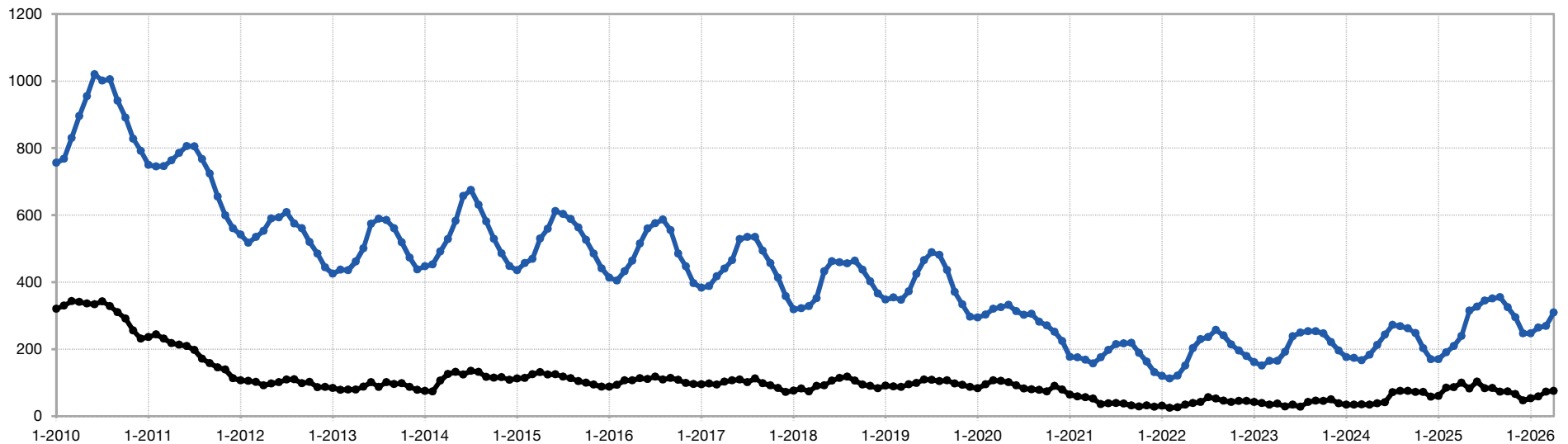


## April



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	315	+48.6%	82	+115.8%
Jun-2025	327	+34.6%	103	+151.2%
Jul-2025	345	+26.8%	83	+16.9%
Aug-2025	351	+31.0%	84	+12.0%
Sep-2025	355	+35.5%	73	-2.7%
Oct-2025	325	+31.0%	74	+2.8%
Nov-2025	295	+45.3%	66	-8.3%
Dec-2025	247	+45.3%	47	-19.0%
Jan-2026	247	+45.3%	53	-11.7%
Feb-2026	264	+38.9%	59	-30.6%
Mar-2026	269	+28.7%	73	-15.1%
<b>Apr-2026</b>	<b>309</b>	<b>+29.3%</b>	<b>75</b>	<b>-25.0%</b>

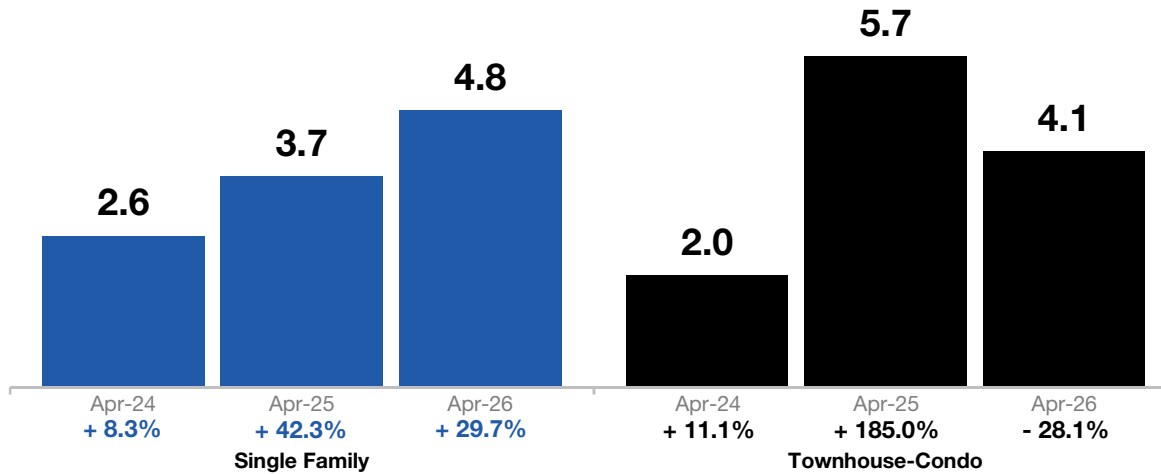
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

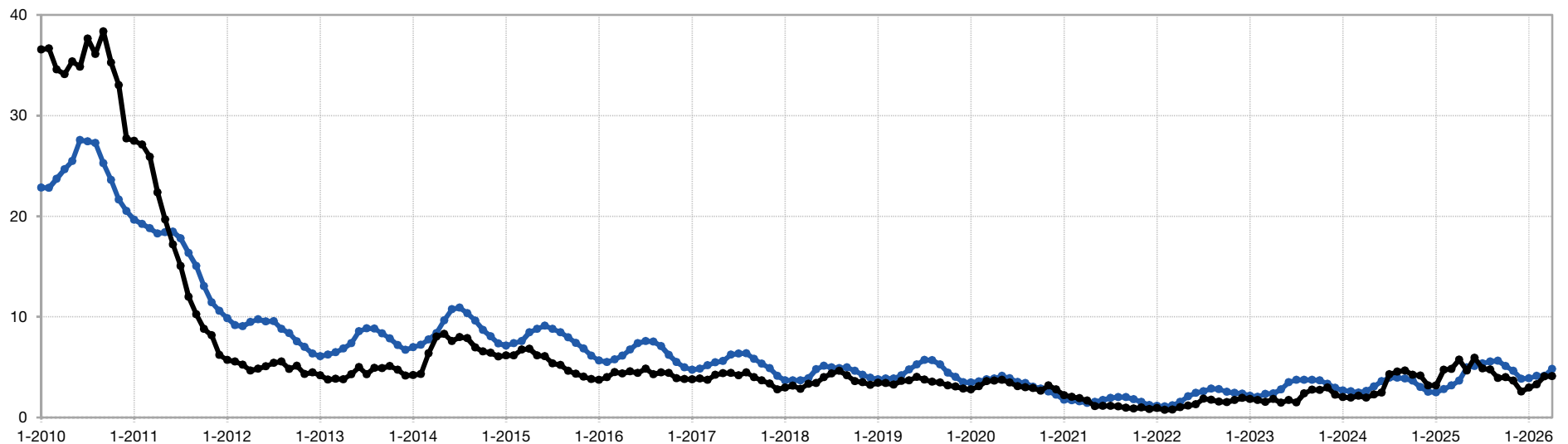


## April



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	5.0	+61.3%	4.6	+100.0%
Jun-2025	5.1	+41.7%	5.9	+136.0%
Jul-2025	5.4	+38.5%	4.9	+14.0%
Aug-2025	5.5	+41.0%	4.8	+6.7%
Sep-2025	5.6	+43.6%	3.9	-17.0%
Oct-2025	5.1	+37.8%	4.0	-4.8%
Nov-2025	4.6	+53.3%	3.6	-14.3%
Dec-2025	3.8	+52.0%	2.6	-18.8%
Jan-2026	3.9	+56.0%	3.0	-6.3%
Feb-2026	4.1	+46.4%	3.3	-29.8%
Mar-2026	4.1	+28.1%	4.1	-14.6%
<b>Apr-2026</b>	<b>4.8</b>	<b>+29.7%</b>	<b>4.1</b>	<b>-28.1%</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.



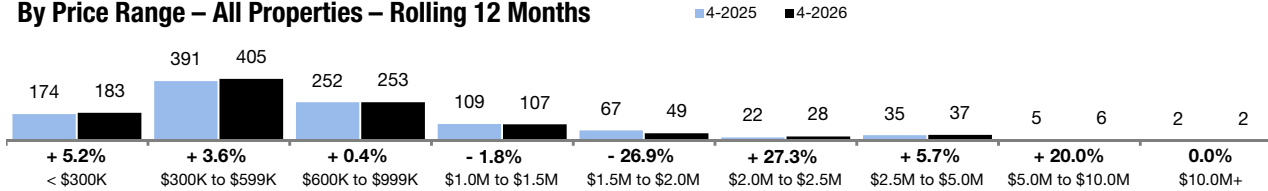
Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		176	<b>176</b>	0.0%	532	<b>528</b>	- 0.8%
<b>Pending Sales</b>		102	<b>117</b>	+ 14.7%	337	<b>358</b>	+ 6.2%
<b>Sold Listings</b>		91	<b>84</b>	- 7.7%	283	<b>271</b>	- 4.2%
<b>Median Sales Price</b>		\$425,000	<b>\$545,450</b>	+ 28.3%	\$575,000	<b>\$570,000</b>	- 0.9%
<b>Avg. Sales Price</b>		\$868,507	<b>\$804,919</b>	- 7.3%	\$961,703	<b>\$779,920</b>	- 18.9%
<b>Pct. of List Price Received</b>		98.0%	<b>97.1%</b>	- 0.9%	97.4%	<b>96.7%</b>	- 0.7%
<b>Days on Market</b>		98	<b>105</b>	+ 7.1%	99	<b>124</b>	+ 25.3%
<b>Affordability Index</b>		96	<b>79</b>	- 17.7%	71	<b>75</b>	+ 5.6%
<b>Active Listings</b>		369	<b>407</b>	+ 10.3%	--	<b>--</b>	--
<b>Months Supply</b>		4.2	<b>4.6</b>	+ 9.5%	--	<b>--</b>	--

# Closed Sales

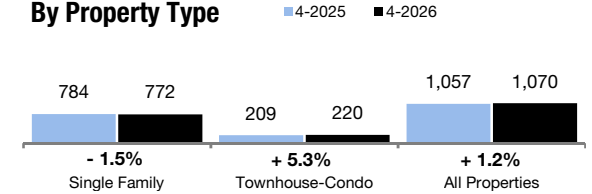
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	4-2025	4-2026	Change	4-2025	4-2026	Change
\$299,999 and Below	101	95	- 5.9%	20	21	+ 5.0%
\$300,000 to \$599,999	270	272	+ 0.7%	112	125	+ 11.6%
\$600,000 to \$999,999	195	194	- 0.5%	56	58	+ 3.6%
\$1,000,000 to \$1,499,999	99	101	+ 2.0%	10	6	- 40.0%
\$1,500,00 to \$1,999,999	59	46	- 22.0%	8	1	- 87.5%
\$2,000,000 to \$2,499,999	19	24	+ 26.3%	3	4	+ 33.3%
\$2,500,000 to \$4,999,999	35	32	- 8.6%	0	5	--
\$5,000,000 to \$9,999,999	5	6	+ 20.0%	0	0	--
\$10,000,000 and Above	1	2	+ 100.0%	0	0	--
<b>All Price Ranges</b>	<b>784</b>	<b>772</b>	<b>- 1.5%</b>	<b>209</b>	<b>220</b>	<b>+ 5.3%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2026	4-2026	Change	3-2026	4-2026	Change
\$299,999 and Below	8	5	- 37.5%	1	1	0.0%
\$300,000 to \$599,999	17	19	+ 11.8%	7	13	+ 85.7%
\$600,000 to \$999,999	17	13	- 23.5%	2	7	+ 250.0%
\$1,000,000 to \$1,499,999	5	6	+ 20.0%	0	2	--
\$1,500,00 to \$1,999,999	2	3	+ 50.0%	0	0	--
\$2,000,000 to \$2,499,999	3	2	- 33.3%	0	0	--
\$2,500,000 to \$4,999,999	1	3	+ 200.0%	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>53</b>	<b>52</b>	<b>- 1.9%</b>	<b>10</b>	<b>23</b>	<b>+ 130.0%</b>

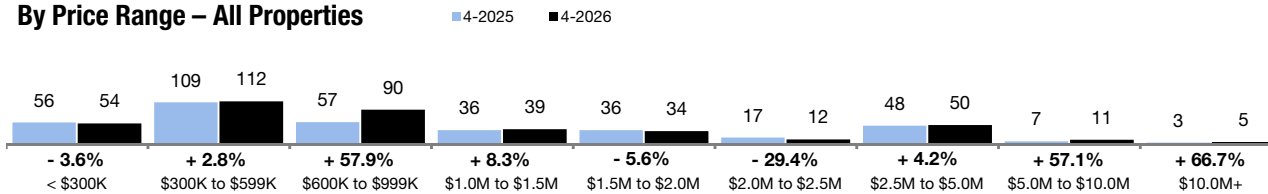
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	4-2025	4-2026	Change	4-2025	4-2026	Change
\$299,999 and Below	19	22	+ 15.8%	9	3	- 66.7%
\$300,000 to \$599,999	57	69	+ 21.1%	32	30	- 6.3%
\$600,000 to \$999,999	50	55	+ 10.0%	13	21	+ 61.5%
\$1,000,000 to \$1,499,999	28	19	- 32.1%	2	3	+ 50.0%
\$1,500,00 to \$1,999,999	24	12	- 50.0%	2	0	- 100.0%
\$2,000,000 to \$2,499,999	5	6	+ 20.0%	2	0	- 100.0%
\$2,500,000 to \$4,999,999	7	6	- 14.3%	0	3	--
\$5,000,000 to \$9,999,999	3	2	- 33.3%	0	0	--
\$10,000,000 and Above	1	0	- 100.0%	0	0	--
<b>All Price Ranges</b>	<b>194</b>	<b>191</b>	<b>- 1.5%</b>	<b>60</b>	<b>60</b>	<b>0.0%</b>

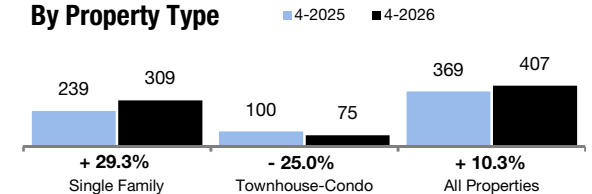
# Inventory of Active Listings

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

## By Price Range – All Properties



## By Property Type



### Year over Year

By Price Range	Single Family			Townhouse-Condo		
	4-2025	4-2026	Change	4-2025	4-2026	Change
\$299,999 and Below	21	26	+ 23.8%	16	9	- 43.8%
\$300,000 to \$599,999	45	73	+ 62.2%	62	37	- 40.3%
\$600,000 to \$999,999	50	72	+ 44.0%	5	18	+ 260.0%
\$1,000,000 to \$1,499,999	31	35	+ 12.9%	3	4	+ 33.3%
\$1,500,00 to \$1,999,999	32	32	0.0%	3	2	- 33.3%
\$2,000,000 to \$2,499,999	13	11	- 15.4%	3	1	- 66.7%
\$2,500,000 to \$4,999,999	38	46	+ 21.1%	8	4	- 50.0%
\$5,000,000 to \$9,999,999	7	11	+ 57.1%	0	0	--
\$10,000,000 and Above	2	3	+ 50.0%	0	0	--
<b>All Price Ranges</b>	<b>239</b>	<b>309</b>	<b>+ 29.3%</b>	<b>100</b>	<b>75</b>	<b>- 25.0%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2026	4-2026	Change	3-2026	4-2026	Change
\$299,999 and Below	24	26	+ 8.3%	9	9	0.0%
\$300,000 to \$599,999	67	73	+ 9.0%	34	37	+ 8.8%
\$600,000 to \$999,999	65	72	+ 10.8%	19	18	- 5.3%
\$1,000,000 to \$1,499,999	18	35	+ 94.4%	4	4	0.0%
\$1,500,00 to \$1,999,999	29	32	+ 10.3%	1	2	+ 100.0%
\$2,000,000 to \$2,499,999	9	11	+ 22.2%	2	1	- 50.0%
\$2,500,000 to \$4,999,999	42	46	+ 9.5%	4	4	0.0%
\$5,000,000 to \$9,999,999	11	11	0.0%	0	0	--
\$10,000,000 and Above	4	3	- 25.0%	0	0	--
<b>All Price Ranges</b>	<b>269</b>	<b>309</b>	<b>+ 14.9%</b>	<b>73</b>	<b>75</b>	<b>+ 2.7%</b>

### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	4-2025	4-2026	Change	4-2025	4-2026	Change
\$299,999 and Below	19	22	+ 15.8%	9	3	- 66.7%
\$300,000 to \$599,999	57	69	+ 21.1%	32	30	- 6.3%
\$600,000 to \$999,999	50	55	+ 10.0%	13	21	+ 61.5%
\$1,000,000 to \$1,499,999	28	19	- 32.1%	2	3	+ 50.0%
\$1,500,00 to \$1,999,999	24	12	- 50.0%	2	0	- 100.0%
\$2,000,000 to \$2,499,999	5	6	+ 20.0%	2	0	- 100.0%
\$2,500,000 to \$4,999,999	7	6	- 14.3%	0	3	--
\$5,000,000 to \$9,999,999	3	2	- 33.3%	0	0	--
\$10,000,000 and Above	1	0	- 100.0%	0	0	--
<b>All Price Ranges</b>	<b>194</b>	<b>191</b>	<b>- 1.5%</b>	<b>60</b>	<b>60</b>	<b>0.0%</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.