

# Monthly Indicators



## July 2024

Percent changes calculated using year-over-year comparisons.

New Listings were up 26.6 percent for single family homes and 31.8 percent for townhouse-condo properties. Pending Sales increased 17.2 percent for single family homes but decreased 13.0 percent for townhouse-condo properties.

The Median Sales Price was down 7.1 percent to \$757,500 for single family homes but increased 7.6 percent to \$535,000 for townhouse-condo properties. Days on Market increased 35.7 percent for single family homes and 5.6 percent for townhouse-condo properties.

Home prices have maintained their upward trend across much of the country, even as sales slow and inventory improves. According to NAR, the national median existing-home sales price climbed 4.1% year-over-year to \$426,900 as of last measure, an all-time high. Meanwhile, total housing inventory increased 3.1% month-over-month to 1.32 million units heading into July, the highest level since 2020, for a 4.1-month supply at the current sales pace.

## Activity Snapshot

<b>+ 8.7%</b>	<b>- 3.6%</b>	<b>+ 2.2%</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	7-2023	7-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>New Listings</b>		79	<b>100</b>	+ 26.6%	510	<b>537</b>	+ 5.3%
<b>Pending Sales</b>		58	<b>68</b>	+ 17.2%	395	<b>397</b>	+ 0.5%
<b>Sold Listings</b>		57	<b>68</b>	+ 19.3%	345	<b>355</b>	+ 2.9%
<b>Median Sales Price</b>		\$815,000	<b>\$757,500</b>	- 7.1%	\$664,000	<b>\$699,000</b>	+ 5.3%
<b>Avg. Sales Price</b>		\$1,035,195	<b>\$957,829</b>	- 7.5%	\$981,278	<b>\$1,003,430</b>	+ 2.3%
<b>Pct. of List Price Received</b>		98.0%	<b>97.6%</b>	- 0.4%	97.5%	<b>97.5%</b>	0.0%
<b>Days on Market</b>		42	<b>57</b>	+ 35.7%	55	<b>67</b>	+ 21.8%
<b>Affordability Index</b>		34	<b>37</b>	+ 8.8%	42	<b>40</b>	- 4.8%
<b>Active Listings</b>		214	<b>218</b>	+ 1.9%	--	<b>--</b>	--
<b>Months Supply</b>		4.0	<b>4.1</b>	+ 2.5%	--	<b>--</b>	--

# Townhouse-Condo Market Overview

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

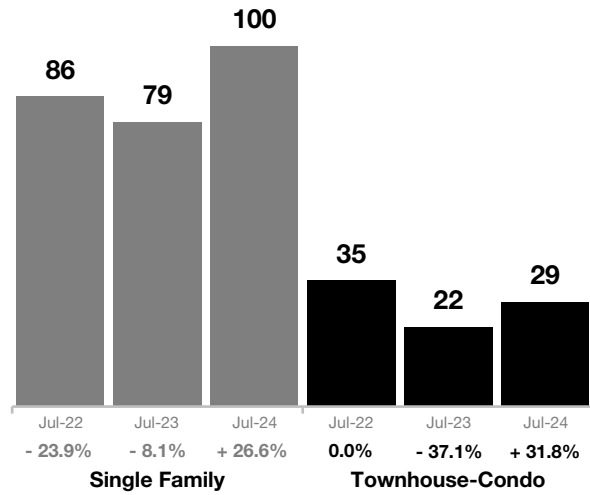


Key Metrics	Historical Sparkbars	7-2023	7-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>New Listings</b>		22	<b>29</b>	+ 31.8%	146	<b>155</b>	+ 6.2%
<b>Pending Sales</b>		23	<b>20</b>	- 13.0%	134	<b>126</b>	- 6.0%
<b>Sold Listings</b>		20	<b>17</b>	- 15.0%	130	<b>123</b>	- 5.4%
<b>Median Sales Price</b>		\$497,000	<b>\$535,000</b>	+ 7.6%	\$487,500	<b>\$520,000</b>	+ 6.7%
<b>Avg. Sales Price</b>		\$680,100	<b>\$546,585</b>	- 19.6%	\$626,784	<b>\$617,803</b>	- 1.4%
<b>Pct. of List Price Received</b>		98.3%	<b>99.3%</b>	+ 1.0%	98.1%	<b>98.6%</b>	+ 0.5%
<b>Days on Market</b>		36	<b>38</b>	+ 5.6%	53	<b>50</b>	- 5.7%
<b>Affordability Index</b>		56	<b>52</b>	- 7.1%	57	<b>54</b>	- 5.3%
<b>Active Listings</b>		40	<b>46</b>	+ 15.0%	--	<b>--</b>	--
<b>Months Supply</b>		2.2	<b>2.9</b>	+ 31.8%	--	<b>--</b>	--

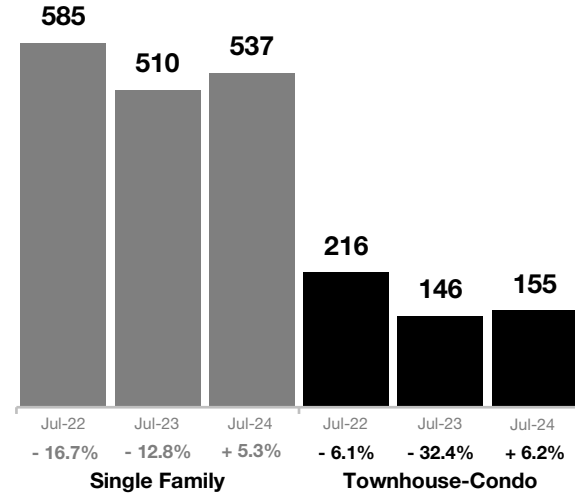
# New Listings



## July

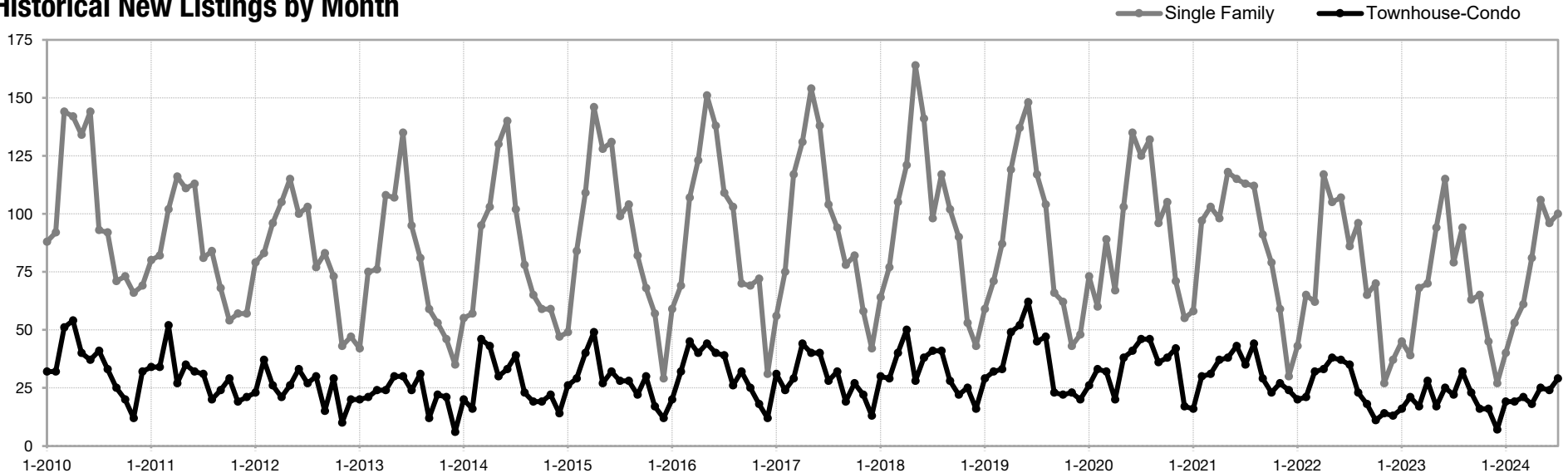


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2023	94	-2.1%	32	+39.1%
Sep-2023	63	-3.1%	23	+27.8%
Oct-2023	65	-7.1%	16	+45.5%
Nov-2023	45	+66.7%	16	+14.3%
Dec-2023	27	-27.0%	7	-46.2%
Jan-2024	40	-11.1%	19	+18.8%
Feb-2024	53	+35.9%	19	-9.5%
Mar-2024	61	-10.3%	21	+23.5%
Apr-2024	81	+15.7%	18	-35.7%
May-2024	106	+12.8%	25	+47.1%
Jun-2024	96	-16.5%	24	-4.0%
<b>Jul-2024</b>	<b>100</b>	<b>+26.6%</b>	<b>29</b>	<b>+31.8%</b>

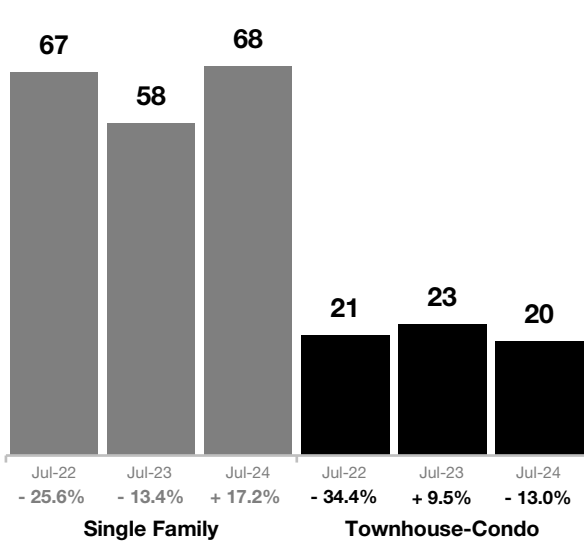
## Historical New Listings by Month



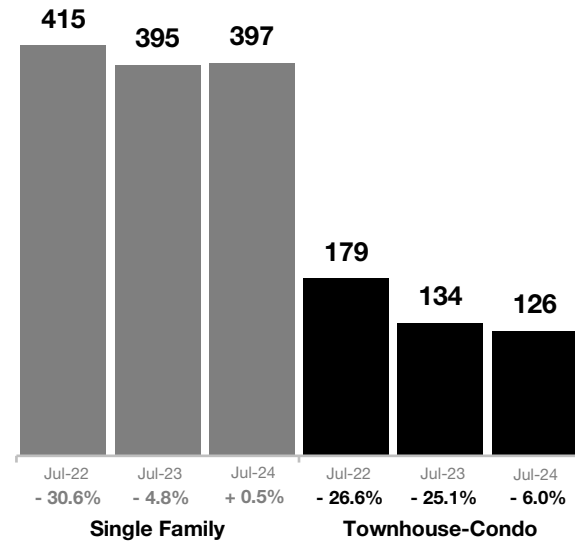
# Pending Sales



## July

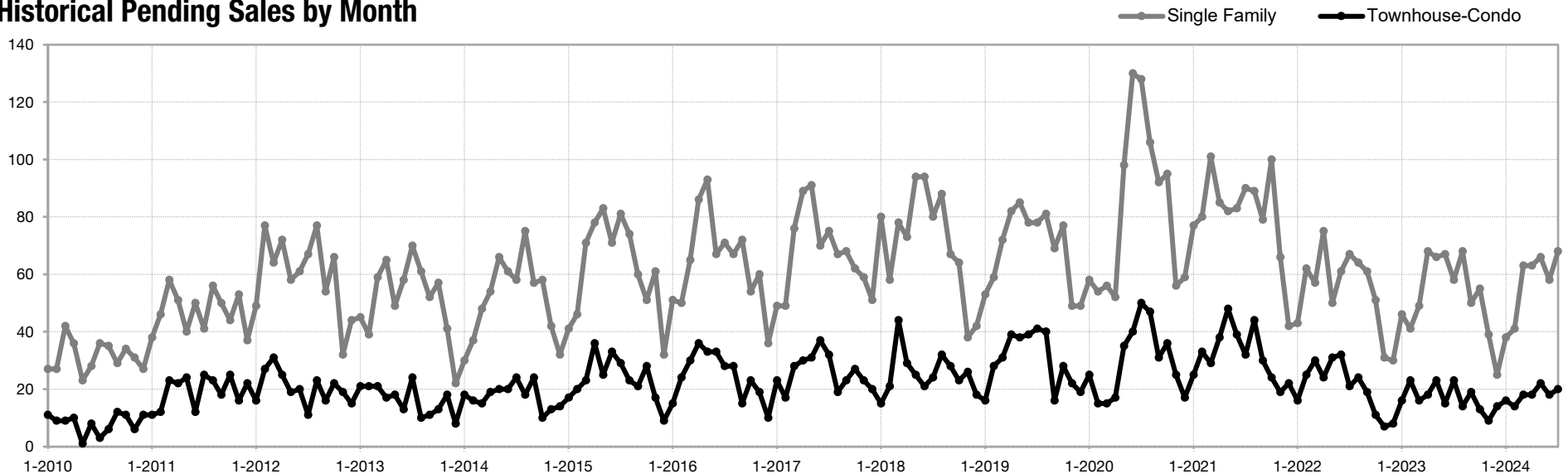


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2023	68	+6.3%	14	-41.7%
Sep-2023	50	-18.0%	19	0.0%
Oct-2023	55	+7.8%	13	+18.2%
Nov-2023	39	+25.8%	9	+28.6%
Dec-2023	25	-16.7%	14	+75.0%
Jan-2024	38	-17.4%	16	0.0%
Feb-2024	41	0.0%	14	-39.1%
Mar-2024	63	+28.6%	18	+12.5%
Apr-2024	63	-7.4%	18	0.0%
May-2024	66	0.0%	22	-4.3%
Jun-2024	58	-13.4%	18	+20.0%
<b>Jul-2024</b>	<b>68</b>	<b>+17.2%</b>	<b>20</b>	<b>-13.0%</b>

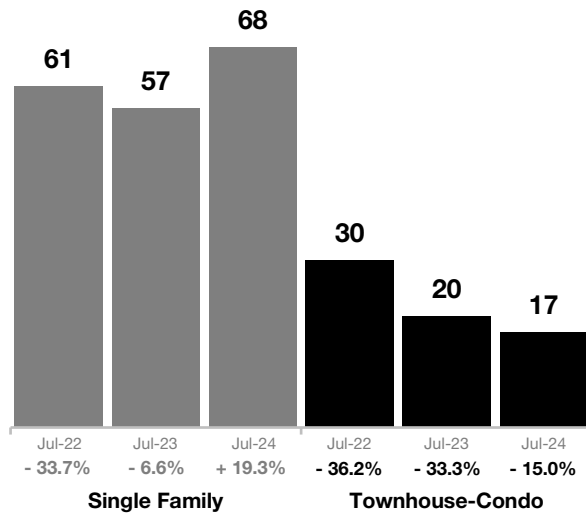
## Historical Pending Sales by Month



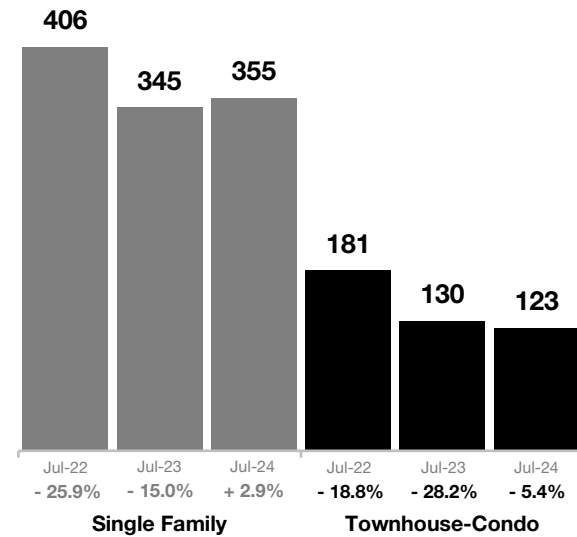
# Sold Listings



## July

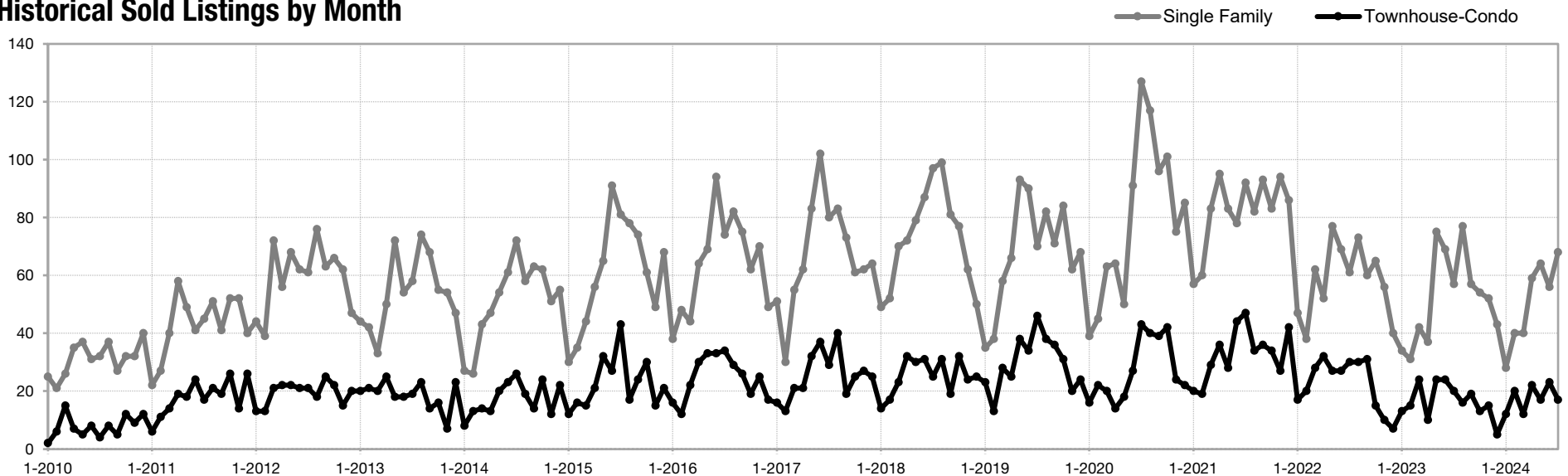


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2023	77	+5.5%	16	-46.7%
Sep-2023	57	-5.0%	19	-38.7%
Oct-2023	54	-16.9%	13	-13.3%
Nov-2023	52	-7.1%	15	+50.0%
Dec-2023	43	+7.5%	5	-28.6%
Jan-2024	28	-17.6%	12	-7.7%
Feb-2024	40	+29.0%	20	+33.3%
Mar-2024	40	-4.8%	12	-50.0%
Apr-2024	59	+59.5%	22	+120.0%
May-2024	64	-14.7%	17	-29.2%
Jun-2024	56	-18.8%	23	-4.2%
<b>Jul-2024</b>	<b>68</b>	<b>+19.3%</b>	<b>17</b>	<b>-15.0%</b>

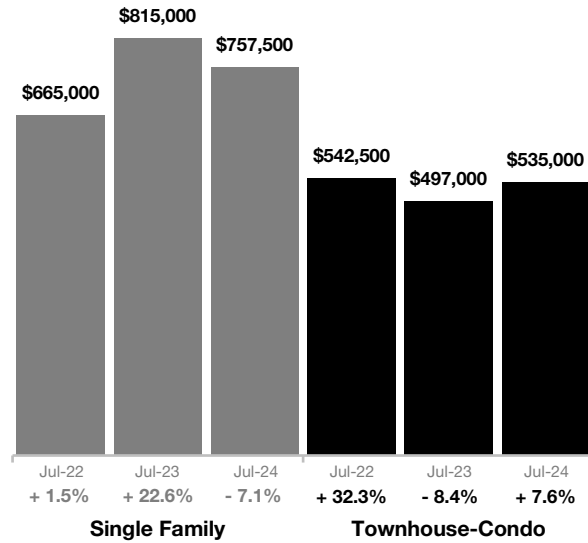
## Historical Sold Listings by Month



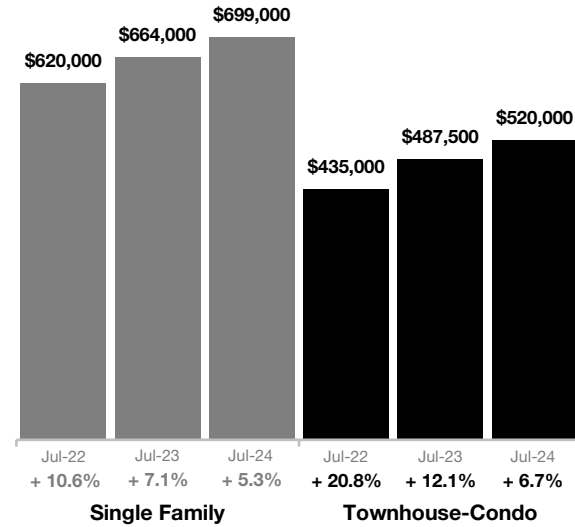
# Median Sales Price



## July

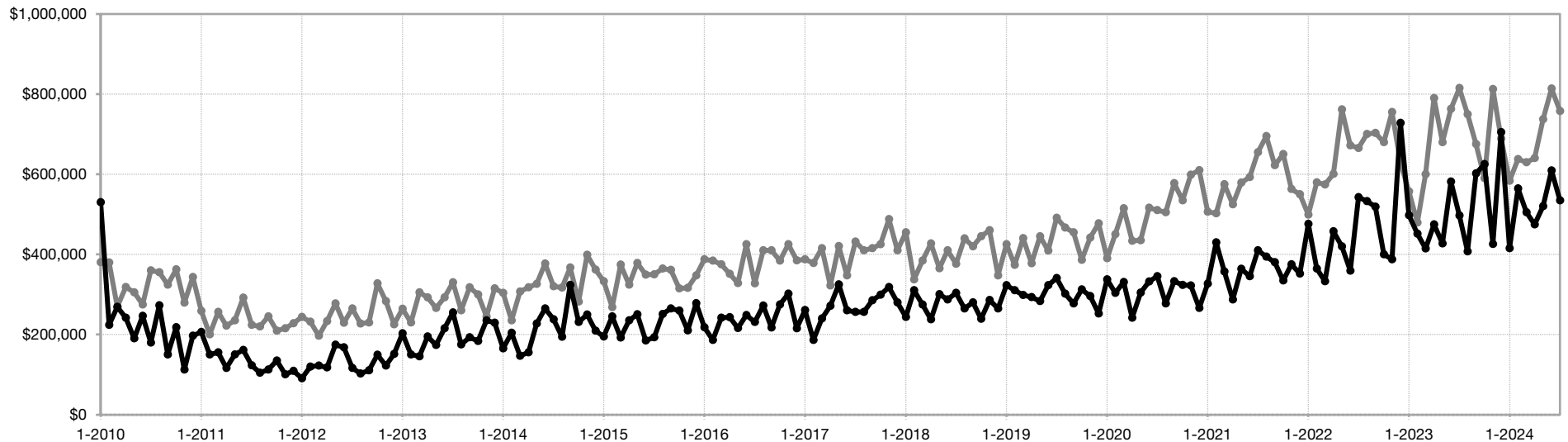


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2023	\$750,000	+7.1%	\$407,500	-23.5%
Sep-2023	\$675,000	-4.0%	\$601,900	+16.0%
Oct-2023	\$590,000	-13.2%	\$625,000	+56.3%
Nov-2023	\$812,350	+7.6%	\$426,100	+10.0%
Dec-2023	\$689,000	+9.7%	\$705,000	-3.2%
Jan-2024	\$583,500	+4.7%	\$415,000	-16.6%
Feb-2024	\$637,500	+33.1%	\$564,250	+25.0%
Mar-2024	\$630,000	+5.0%	\$504,750	+21.7%
Apr-2024	\$640,000	-19.0%	\$474,500	-0.1%
May-2024	\$737,500	+8.5%	\$520,000	+21.7%
Jun-2024	\$814,000	+6.7%	\$609,000	+4.7%
<b>Jul-2024</b>	<b>\$757,500</b>	<b>-7.1%</b>	<b>\$535,000</b>	<b>+7.6%</b>

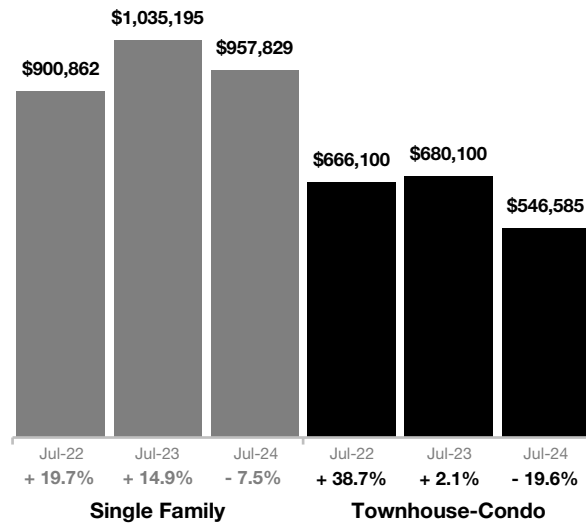
## Historical Median Sales Price by Month



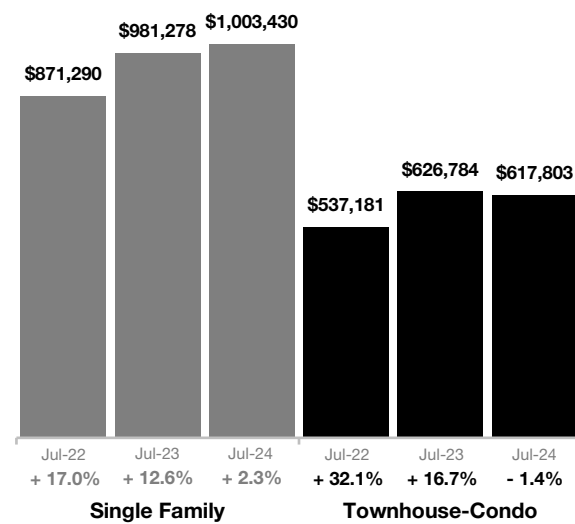
# Average Sales Price



## July

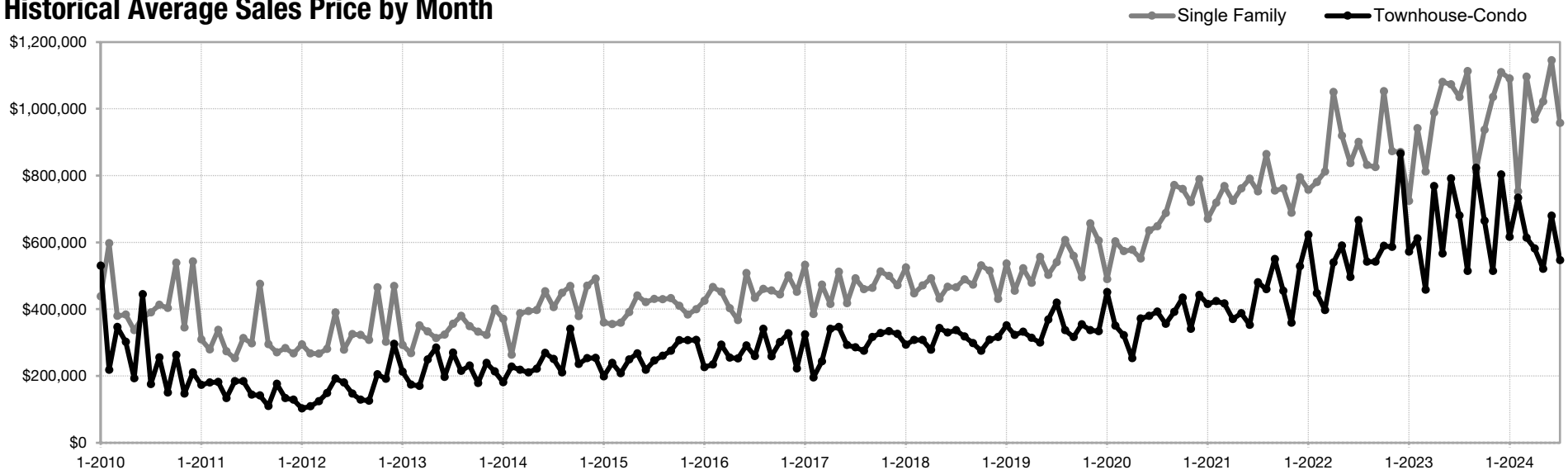


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2023	\$1,112,443	+33.7%	\$513,797	-5.1%
Sep-2023	\$812,932	-1.5%	\$822,643	+51.8%
Oct-2023	\$936,720	-11.0%	\$664,615	+12.7%
Nov-2023	\$1,034,788	+18.6%	\$514,307	-12.3%
Dec-2023	\$1,109,465	+27.5%	\$803,200	-7.2%
Jan-2024	\$1,090,946	+50.7%	\$616,561	+7.8%
Feb-2024	\$752,180	-20.2%	\$733,575	+20.0%
Mar-2024	\$1,096,115	+35.0%	\$614,008	+34.1%
Apr-2024	\$967,813	-2.1%	\$581,445	-24.3%
May-2024	\$1,021,586	-5.4%	\$520,259	-8.2%
Jun-2024	\$1,145,079	+6.7%	\$679,274	-14.2%
<b>Jul-2024</b>	<b>\$957,829</b>	<b>-7.5%</b>	<b>\$546,585</b>	<b>-19.6%</b>

## Historical Average Sales Price by Month



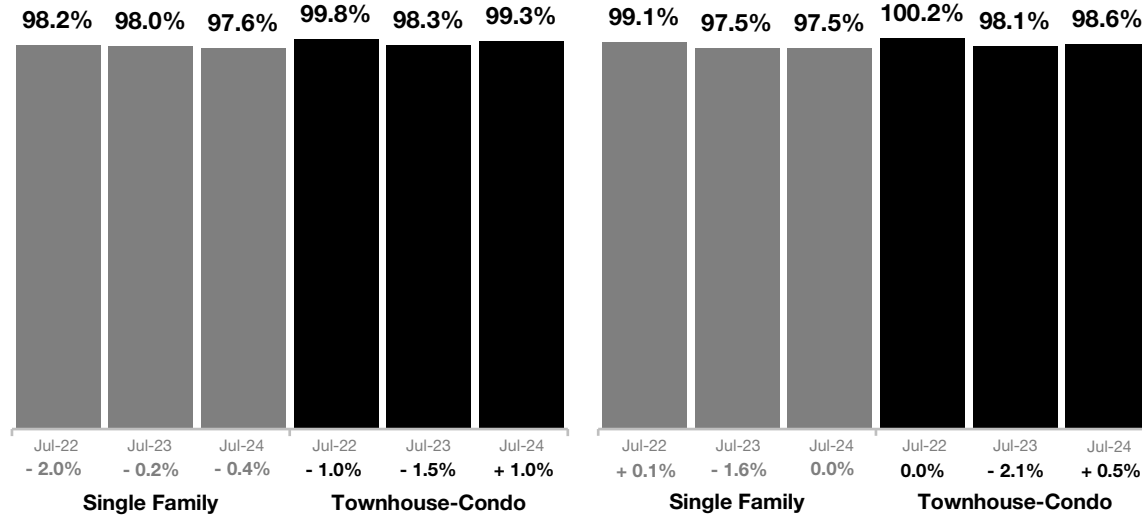


# Percent of List Price Received



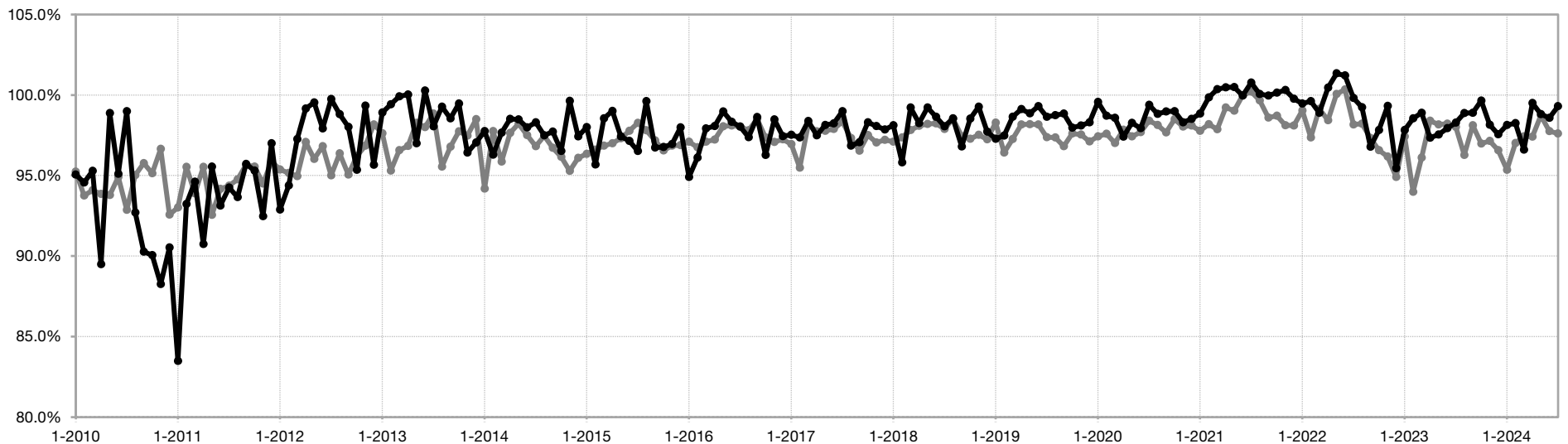
## July

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2023	96.3%	-1.9%	98.9%	-0.3%
Sep-2023	98.1%	+0.8%	98.9%	+2.2%
Oct-2023	97.0%	+0.4%	99.7%	+1.9%
Nov-2023	97.2%	+1.0%	98.1%	-1.2%
Dec-2023	96.6%	+1.8%	97.6%	+2.3%
Jan-2024	95.3%	-2.2%	98.1%	+0.3%
Feb-2024	97.0%	+3.2%	98.3%	-0.2%
Mar-2024	97.4%	+1.4%	96.6%	-2.3%
Apr-2024	97.4%	-1.0%	99.5%	+2.3%
May-2024	98.7%	+0.5%	98.8%	+1.3%
Jun-2024	97.7%	-0.5%	98.6%	+0.7%
<b>Jul-2024</b>	<b>97.6%</b>	<b>-0.4%</b>	<b>99.3%</b>	<b>+1.0%</b>

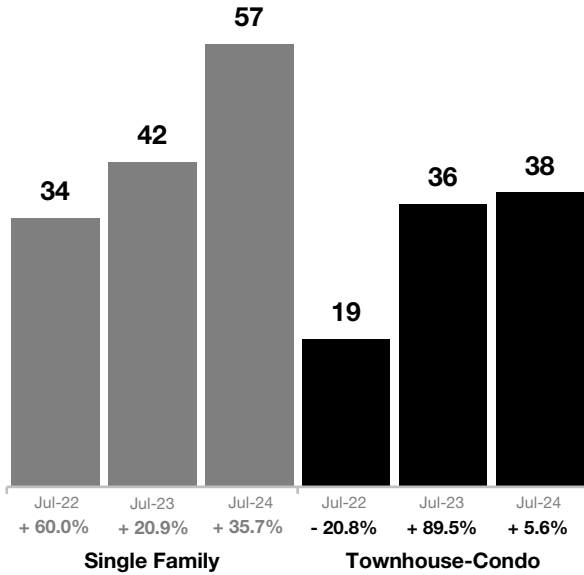
## Historical Percent of List Price Received by Month



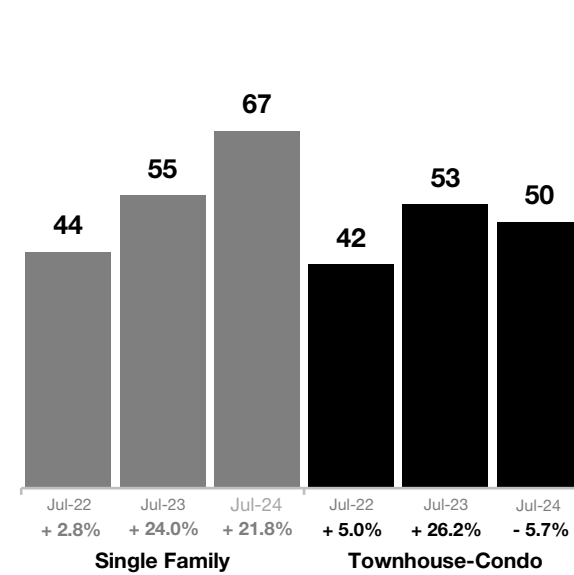
# Days on Market Until Sale



## July

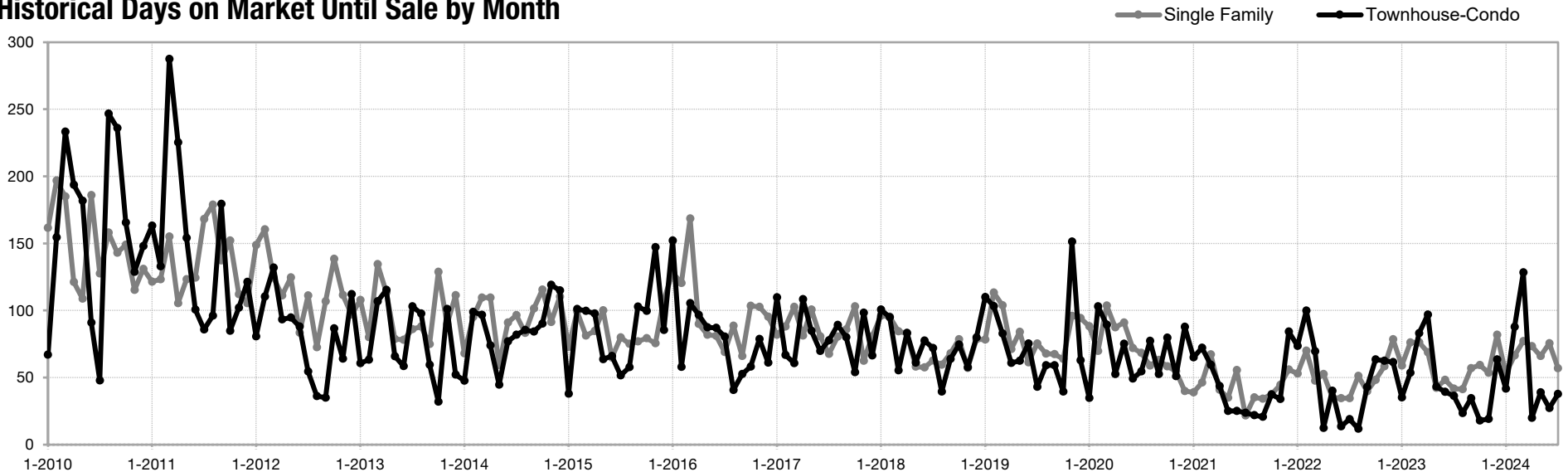


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2023	41	-19.6%	23	+91.7%
Sep-2023	57	+42.5%	35	-18.6%
Oct-2023	59	+22.9%	18	-71.4%
Nov-2023	54	-6.9%	19	-69.8%
Dec-2023	82	+3.8%	63	+3.3%
Jan-2024	53	-10.2%	42	+20.0%
Feb-2024	66	-13.2%	88	+63.0%
Mar-2024	77	+1.3%	128	+54.2%
Apr-2024	73	+5.8%	20	-79.4%
May-2024	66	+57.1%	39	-9.3%
Jun-2024	75	+56.3%	27	-30.8%
<b>Jul-2024</b>	<b>57</b>	<b>+35.7%</b>	<b>38</b>	<b>+5.6%</b>

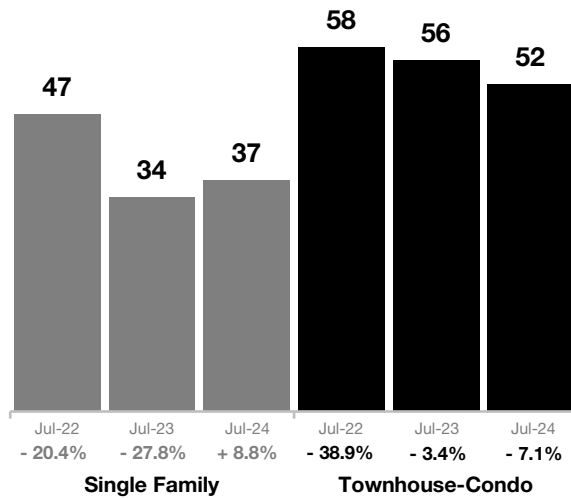
## Historical Days on Market Until Sale by Month



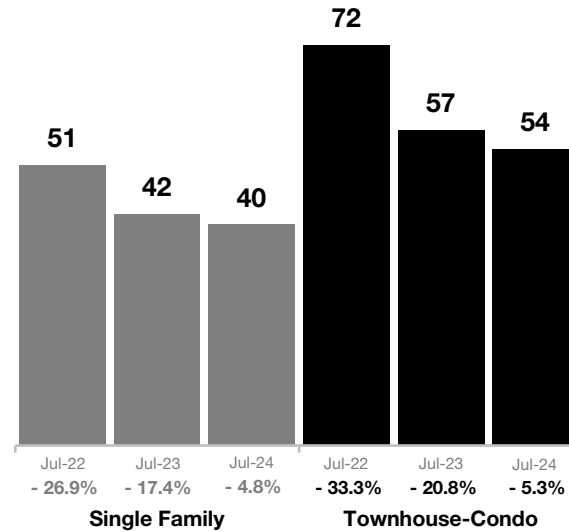
# Housing Affordability Index



## July

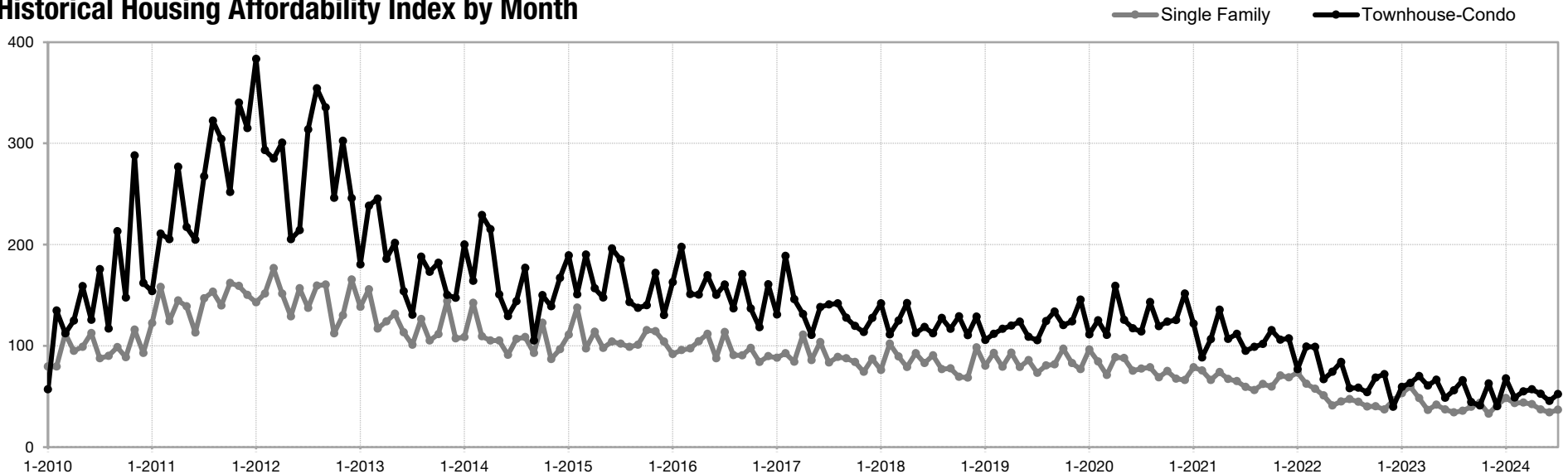


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2023	36	-20.0%	66	+11.9%
Sep-2023	40	0.0%	44	-18.5%
Oct-2023	43	+7.5%	41	-39.7%
Nov-2023	33	-10.8%	63	-12.5%
Dec-2023	41	-10.9%	40	0.0%
Jan-2024	48	-9.4%	68	+15.3%
Feb-2024	43	-28.3%	49	-22.2%
Mar-2024	44	-8.3%	55	-21.4%
Apr-2024	42	+16.7%	57	-6.6%
May-2024	37	-11.9%	53	-19.7%
Jun-2024	34	-8.1%	45	-8.2%
<b>Jul-2024</b>	<b>37</b>	<b>+8.8%</b>	<b>52</b>	<b>-7.1%</b>

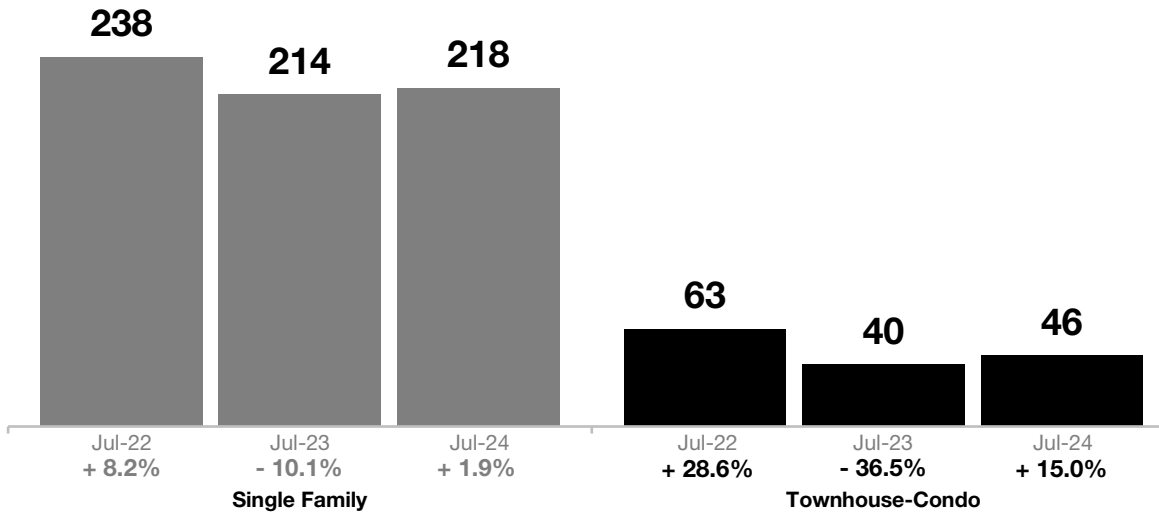
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

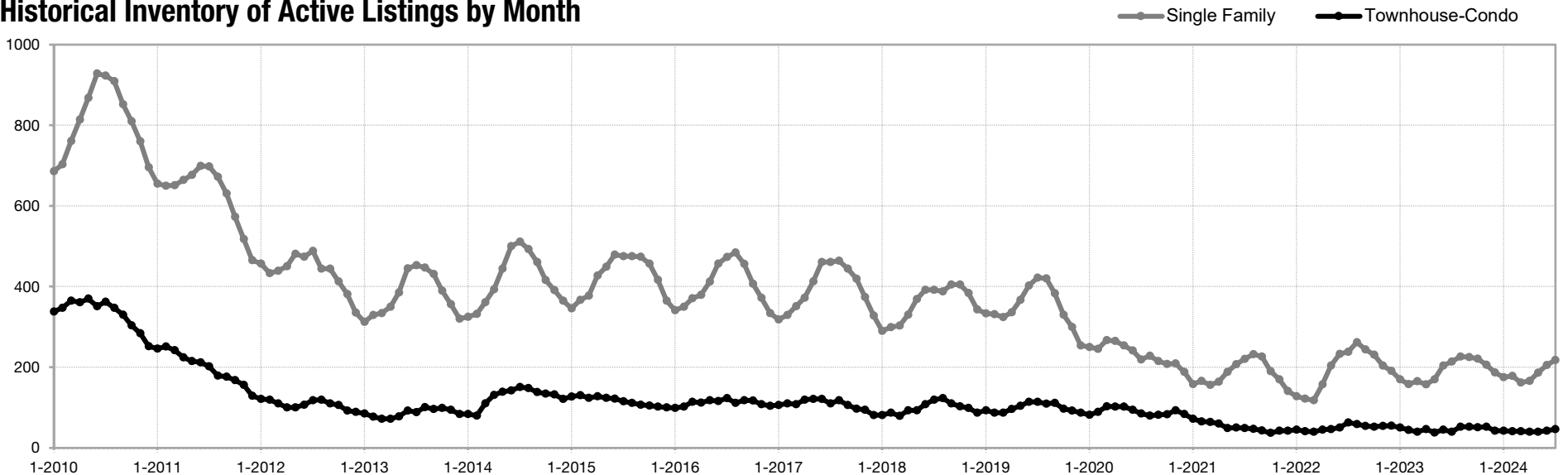


July



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2023	226	-13.7%	52	-11.9%
Sep-2023	225	-7.8%	52	-3.7%
Oct-2023	221	-4.3%	51	-1.9%
Nov-2023	206	+1.0%	52	-3.7%
Dec-2023	187	-2.1%	42	-23.6%
Jan-2024	175	+2.9%	42	-16.0%
Feb-2024	178	+12.7%	41	-6.8%
Mar-2024	162	-1.8%	41	+2.5%
Apr-2024	166	+5.7%	40	-13.0%
May-2024	186	+9.4%	40	+5.3%
Jun-2024	205	+0.5%	42	-6.7%
<b>Jul-2024</b>	<b>218</b>	<b>+1.9%</b>	<b>46</b>	<b>+15.0%</b>

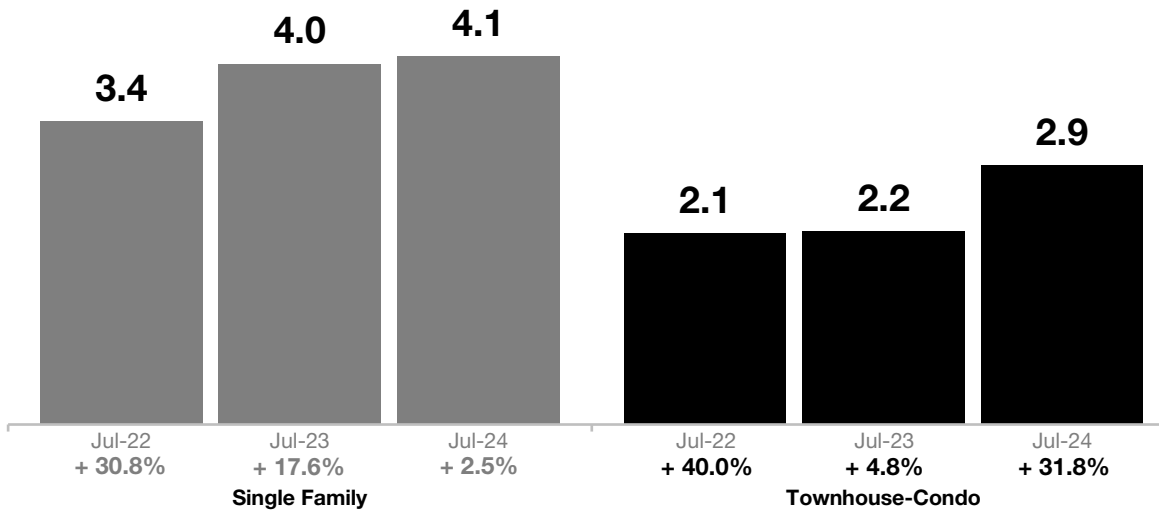
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

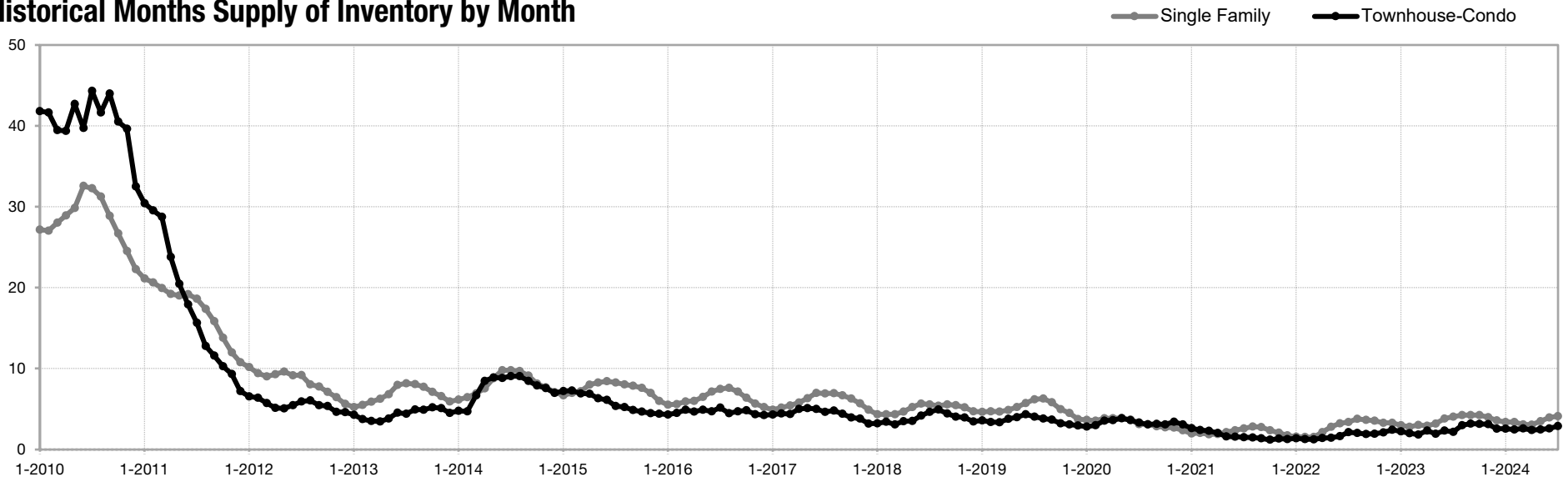


July



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2023	4.2	+10.5%	3.0	+50.0%
Sep-2023	4.2	+13.5%	3.2	+68.4%
Oct-2023	4.2	+20.0%	3.1	+63.2%
Nov-2023	4.0	+21.2%	3.1	+47.6%
Dec-2023	3.6	+9.1%	2.5	+4.2%
Jan-2024	3.4	+13.3%	2.6	+18.2%
Feb-2024	3.4	+21.4%	2.4	+20.0%
Mar-2024	3.1	+3.3%	2.6	+44.4%
Apr-2024	3.1	+6.9%	2.4	+4.3%
May-2024	3.5	+9.4%	2.5	+31.6%
Jun-2024	3.9	+2.6%	2.6	+13.0%
<b>Jul-2024</b>	<b>4.1</b>	<b>+2.5%</b>	<b>2.9</b>	<b>+31.8%</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.



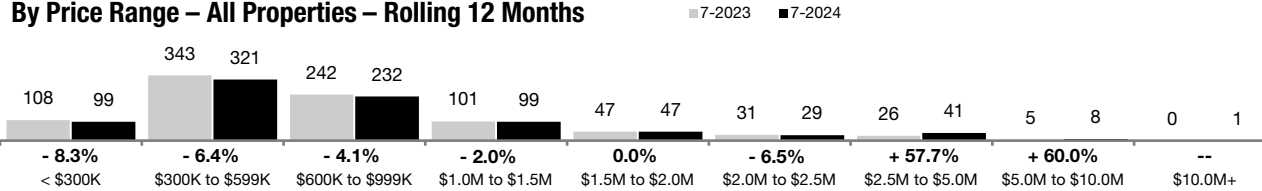
Key Metrics	Historical Sparkbars	7-2023	7-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>New Listings</b>		106	<b>133</b>	+ 25.5%	693	<b>723</b>	+ 4.3%
<b>Pending Sales</b>		86	<b>92</b>	+ 7.0%	555	<b>547</b>	- 1.4%
<b>Sold Listings</b>		80	<b>87</b>	+ 8.7%	495	<b>500</b>	+ 1.0%
<b>Median Sales Price</b>		\$676,000	<b>\$652,000</b>	- 3.6%	\$570,000	<b>\$605,000</b>	+ 6.1%
<b>Avg. Sales Price</b>		\$914,883	<b>\$859,418</b>	- 6.1%	\$854,989	<b>\$875,917</b>	+ 2.4%
<b>Pct. of List Price Received</b>		98.1%	<b>97.9%</b>	- 0.2%	97.3%	<b>97.7%</b>	+ 0.4%
<b>Days on Market</b>		40	<b>52</b>	+ 30.0%	55	<b>64</b>	+ 16.4%
<b>Affordability Index</b>		41	<b>43</b>	+ 4.9%	49	<b>46</b>	- 6.1%
<b>Active Listings</b>		273	<b>279</b>	+ 2.2%	--	<b>--</b>	--
<b>Months Supply</b>		3.6	<b>3.8</b>	+ 5.6%	--	<b>--</b>	--

# Closed Sales

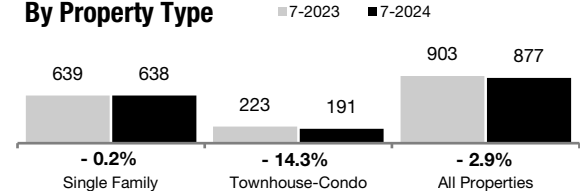
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	7-2023	7-2024	Change	7-2023	7-2024	Change
\$299,999 and Below	34	31	-8.8%	37	28	-24.3%
\$300,000 to \$599,999	230	231	+0.4%	111	89	-19.8%
\$600,000 to \$999,999	189	180	-4.8%	52	51	-1.9%
\$1,000,000 to \$1,499,999	92	86	-6.5%	9	13	+44.4%
\$1,500,00 to \$1,999,999	40	40	0.0%	7	6	-14.3%
\$2,000,000 to \$2,499,999	25	26	+4.0%	6	3	-50.0%
\$2,500,000 to \$4,999,999	25	40	+60.0%	1	1	0.0%
\$5,000,000 to \$9,999,999	4	4	0.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>639</b>	<b>638</b>	<b>-0.2%</b>	<b>223</b>	<b>191</b>	<b>-14.3%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	6-2024	7-2024	Change	6-2024	7-2024	Change
\$299,999 and Below	2	1	-50.0%	2	1	-50.0%
\$300,000 to \$599,999	17	21	+23.5%	8	10	+25.0%
\$600,000 to \$999,999	15	21	+40.0%	11	6	-45.5%
\$1,000,000 to \$1,499,999	10	14	+40.0%	1	0	-100.0%
\$1,500,00 to \$1,999,999	6	7	+16.7%	0	0	--
\$2,000,000 to \$2,499,999	3	2	-33.3%	1	0	-100.0%
\$2,500,000 to \$4,999,999	1	2	+100.0%	0	0	--
\$5,000,000 to \$9,999,999	2	0	-100.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>56</b>	<b>68</b>	<b>+21.4%</b>	<b>23</b>	<b>17</b>	<b>-26.1%</b>

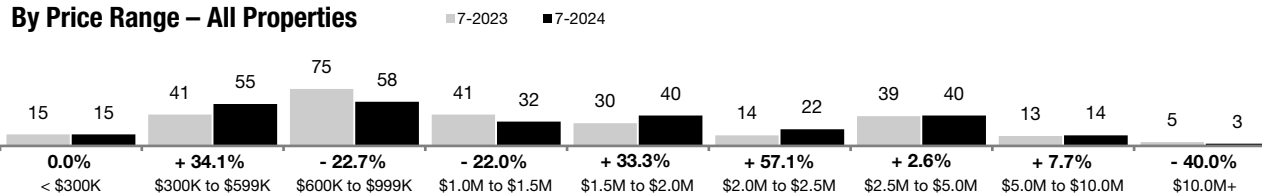
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	7-2023	7-2024	Change	7-2023	7-2024	Change
\$299,999 and Below	13	19	+46.2%	18	18	0.0%
\$300,000 to \$599,999	137	124	-9.5%	71	61	-14.1%
\$600,000 to \$999,999	90	101	+12.2%	25	29	+16.0%
\$1,000,000 to \$1,499,999	43	48	+11.6%	6	9	+50.0%
\$1,500,00 to \$1,999,999	25	24	-4.0%	5	4	-20.0%
\$2,000,000 to \$2,499,999	18	14	-22.2%	4	2	-50.0%
\$2,500,000 to \$4,999,999	17	23	+35.3%	1	0	-100.0%
\$5,000,000 to \$9,999,999	2	2	0.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>345</b>	<b>355</b>	<b>+2.9%</b>	<b>130</b>	<b>123</b>	<b>-5.4%</b>

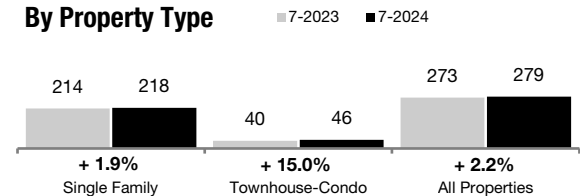
# Inventory of Active Listings

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		
	7-2023	7-2024	Change	7-2023	7-2024	Change
\$299,999 and Below	3	4	+33.3%	3	3	0.0%
\$300,000 to \$599,999	31	40	+29.0%	10	13	+30.0%
\$600,000 to \$999,999	67	46	-31.3%	7	12	+71.4%
\$1,000,000 to \$1,499,999	38	26	-31.6%	3	5	+66.7%
\$1,500,00 to \$1,999,999	22	32	+45.5%	8	8	0.0%
\$2,000,000 to \$2,499,999	7	20	+185.7%	6	2	-66.7%
\$2,500,000 to \$4,999,999	35	34	-2.9%	3	3	0.0%
\$5,000,000 to \$9,999,999	10	14	+40.0%	0	0	--
\$10,000,000 and Above	1	2	+100.0%	0	0	--
<b>All Price Ranges</b>	<b>214</b>	<b>218</b>	<b>+1.9%</b>	<b>40</b>	<b>46</b>	<b>+15.0%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	6-2024	7-2024	Change	6-2024	7-2024	Change
\$299,999 and Below	3	4	+33.3%	5	3	-40.0%
\$300,000 to \$599,999	34	40	+17.6%	11	13	+18.2%
\$600,000 to \$999,999	41	46	+12.2%	8	12	+50.0%
\$1,000,000 to \$1,499,999	23	26	+13.0%	4	5	+25.0%
\$1,500,00 to \$1,999,999	33	32	-3.0%	8	8	0.0%
\$2,000,000 to \$2,499,999	18	20	+11.1%	2	2	0.0%
\$2,500,000 to \$4,999,999	36	34	-5.6%	4	3	-25.0%
\$5,000,000 to \$9,999,999	15	14	-6.7%	0	0	--
\$10,000,000 and Above	2	2	0.0%	0	0	--
<b>All Price Ranges</b>	<b>205</b>	<b>218</b>	<b>+6.3%</b>	<b>42</b>	<b>46</b>	<b>+9.5%</b>

### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	7-2023	7-2024	Change	7-2023	7-2024	Change
\$299,999 and Below	3	4	+33.3%	3	3	0.0%
\$300,000 to \$599,999	31	40	+29.0%	10	13	+30.0%
\$600,000 to \$999,999	67	46	-31.3%	7	12	+71.4%
\$1,000,000 to \$1,499,999	38	26	-31.6%	3	5	+66.7%
\$1,500,00 to \$1,999,999	22	32	+45.5%	8	8	0.0%
\$2,000,000 to \$2,499,999	7	20	+185.7%	6	2	-66.7%
\$2,500,000 to \$4,999,999	35	34	-2.9%	3	3	0.0%
\$5,000,000 to \$9,999,999	10	14	+40.0%	0	0	--
\$10,000,000 and Above	1	2	+100.0%	0	0	--
<b>All Price Ranges</b>	<b>214</b>	<b>218</b>	<b>+1.9%</b>	<b>40</b>	<b>46</b>	<b>+15.0%</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.