

# Monthly Indicators



## October 2015

Percent changes calculated using year-over-year comparisons.

New Listings were up 59.1 percent for single family homes but decreased 4.8 percent for townhouse-condo properties. Pending Sales decreased 4.0 percent for single family homes and 20.5 percent for townhouse-condo properties.

The Median Sales Price was up 36.4 percent to \$700,500 for single family homes but decreased 10.6 percent to \$305,000 for townhouse-condo properties. Days on Market increased 8.2 percent for single family homes and 22.1 percent for condo properties.

Interest rates are an area to pay attention to as rate hikes are widely expected before the year ends. The Federal Reserve Bank has skipped two opportunities to raise rates this fall, but the final meeting in December will likely include a minor rate hike. Although we are headed into a slower time of year, as housing activity goes, there are still many nuggets of optimism to mine from monthly figures.

## Activity Snapshot

<b>+ 2.9%</b>	<b>+ 24.4%</b>	<b>- 12.3%</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 zip codes 80487, 81639 and 80467, comprised of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

Single Family Market Overview	<b>2</b>
Townhouse-Condo Market Overview	<b>3</b>
New Listings	<b>4</b>
Pending Sales	<b>5</b>
Sold Listings	<b>6</b>
Median Sales Price	<b>7</b>
Average Sales Price	<b>8</b>
Percent of List Price Received	<b>9</b>
Days on Market Until Sale	<b>10</b>
Housing Affordability Index	<b>11</b>
Inventory of Active Listings	<b>12</b>
Months Supply of Inventory	<b>13</b>
Total Market Overview	<b>14</b>
Closed Sales and Inventory by Price Range	<b>15</b>
Glossary of Terms	<b>16</b>

# 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	10-2014	10-2015	Percent Change	YTD 2014	YTD 2015	Percent Change
<b>New Listings</b>		22	35	+ 59.1%	488	452	- 7.4%
<b>Pending Sales</b>		25	24	- 4.0%	244	262	+ 7.4%
<b>Sold Listings</b>		26	32	+ 23.1%	229	238	+ 3.9%
<b>Median Sales Price</b>		\$513,500	\$700,500	+ 36.4%	\$540,000	\$511,250	- 5.3%
<b>Avg. Sales Price</b>		\$968,438	\$890,781	- 8.0%	\$793,764	\$704,570	- 11.2%
<b>Pct. of List Price Received</b>		95.6%	94.1%	- 1.6%	94.4%	95.4%	+ 1.1%
<b>Days on Market</b>		147	159	+ 8.2%	171	180	+ 5.3%
<b>Affordability Index</b>		67	52	- 22.4%	64	71	+ 10.9%
<b>Active Listings</b>		285	255	- 10.5%	--	--	--
<b>Months Supply</b>		12.9	10.9	- 15.5%	--	--	--

# Townhouse-Condo Market Overview

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

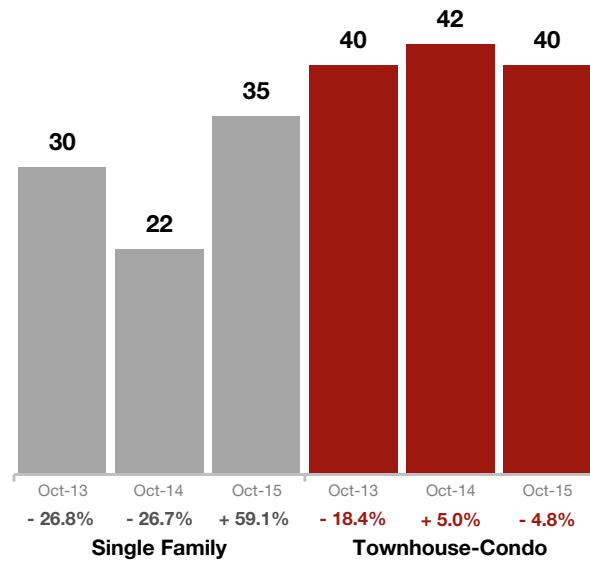


Key Metrics	Historical Sparkbars	10-2014	10-2015	Percent Change	YTD 2014	YTD 2015	Percent Change
<b>New Listings</b>		42	<b>40</b>	- 4.8%	612	<b>566</b>	- 7.5%
<b>Pending Sales</b>		44	<b>35</b>	- 20.5%	375	<b>391</b>	+ 4.3%
<b>Sold Listings</b>		44	<b>39</b>	- 11.4%	341	<b>358</b>	+ 5.0%
<b>Median Sales Price</b>		\$341,000	<b>\$305,000</b>	- 10.6%	\$316,000	<b>\$319,500</b>	+ 1.1%
<b>Avg. Sales Price</b>		\$419,800	<b>\$388,659</b>	- 7.4%	\$433,586	<b>\$416,241</b>	- 4.0%
<b>Pct. of List Price Received</b>		95.6%	<b>96.3%</b>	+ 0.7%	95.2%	<b>95.9%</b>	+ 0.7%
<b>Days on Market</b>		154	<b>188</b>	+ 22.1%	167	<b>176</b>	+ 5.4%
<b>Affordability Index</b>		101	<b>119</b>	+ 17.8%	109	<b>114</b>	+ 4.6%
<b>Active Listings</b>		354	<b>299</b>	- 15.5%	--	<b>--</b>	--
<b>Months Supply</b>		10.9	<b>8.2</b>	- 24.8%	--	<b>--</b>	--

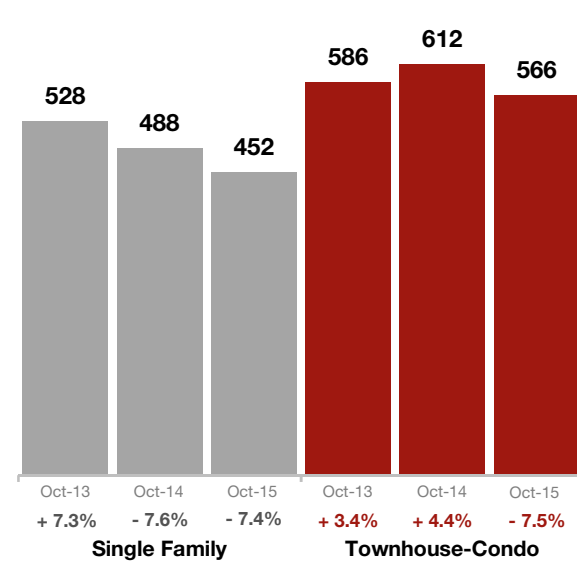
# New Listings



## October

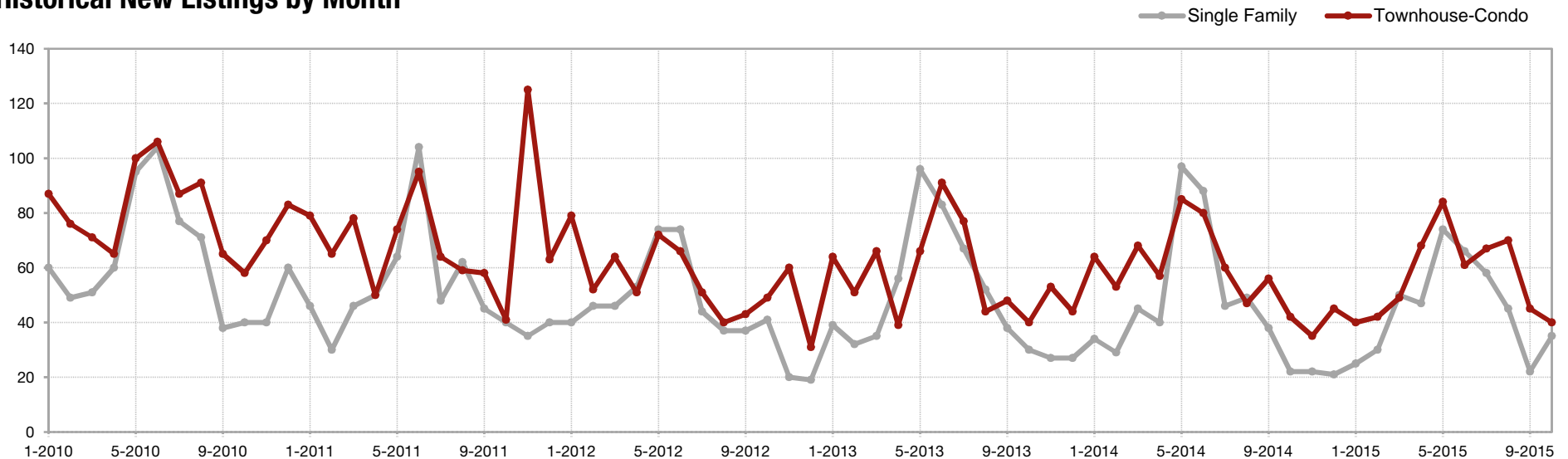


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2014	22	-18.5%	35	-34.0%
Dec-2014	21	-22.2%	45	+2.3%
Jan-2015	25	-26.5%	40	-37.5%
Feb-2015	30	+3.4%	42	-20.8%
Mar-2015	50	+11.1%	49	-27.9%
Apr-2015	47	+17.5%	68	+19.3%
May-2015	74	-23.7%	84	-1.2%
Jun-2015	66	-25.0%	61	-23.8%
Jul-2015	58	+26.1%	67	+11.7%
Aug-2015	45	-8.2%	70	+48.9%
Sep-2015	22	-42.1%	45	-19.6%
<b>Oct-2015</b>	<b>35</b>	<b>+59.1%</b>	<b>40</b>	<b>-4.8%</b>

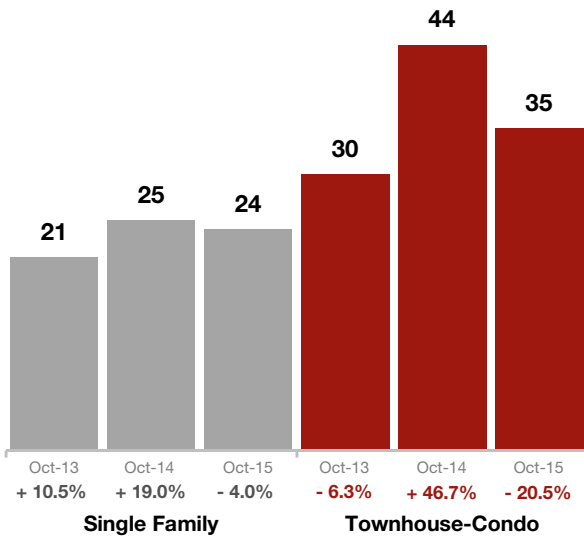
## Historical New Listings by Month



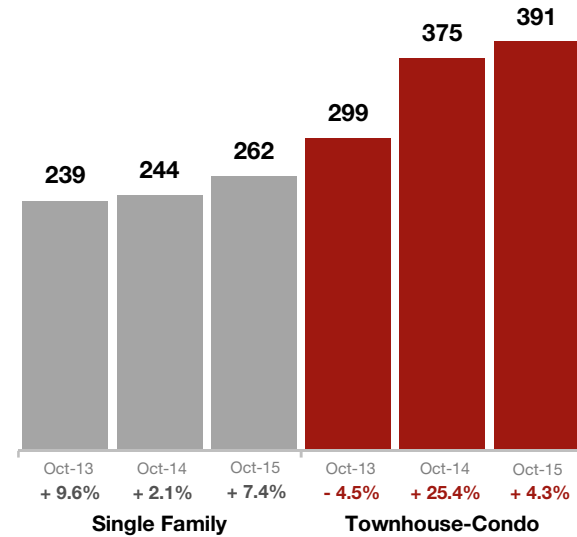
# Pending Sales



## October

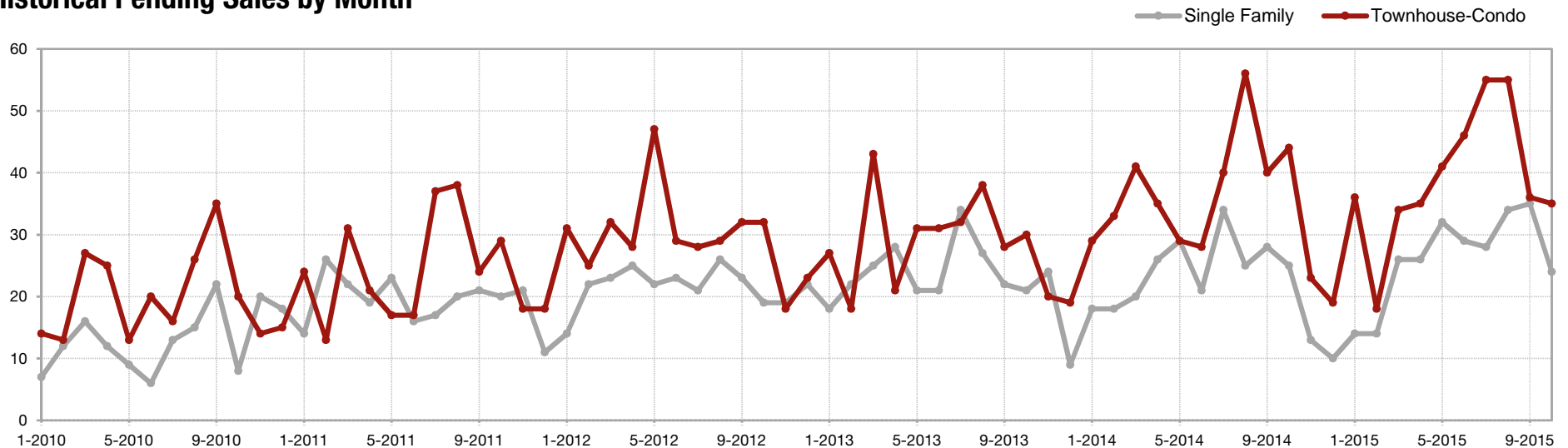


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2014	13	-45.8%	23	+15.0%
Dec-2014	10	+11.1%	19	0.0%
Jan-2015	14	-22.2%	36	+24.1%
Feb-2015	14	-22.2%	18	-45.5%
Mar-2015	26	+30.0%	34	-17.1%
Apr-2015	26	0.0%	35	0.0%
May-2015	32	+10.3%	41	+41.4%
Jun-2015	29	+38.1%	46	+64.3%
Jul-2015	28	-17.6%	55	+37.5%
Aug-2015	34	+36.0%	55	-1.8%
Sep-2015	35	+25.0%	36	-10.0%
<b>Oct-2015</b>	<b>24</b>	<b>-4.0%</b>	<b>35</b>	<b>-20.5%</b>

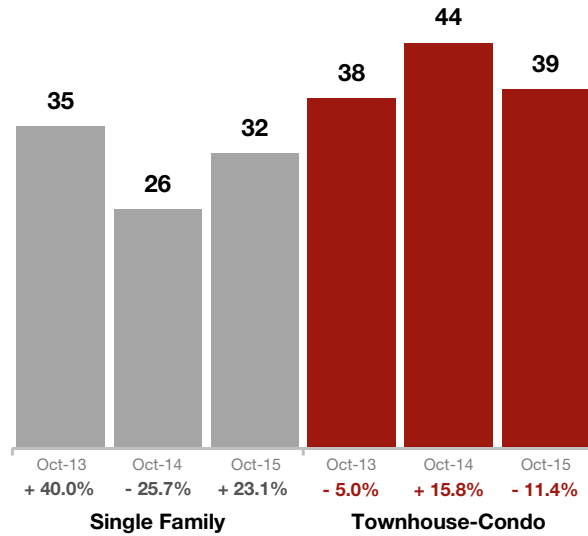
## Historical Pending Sales by Month



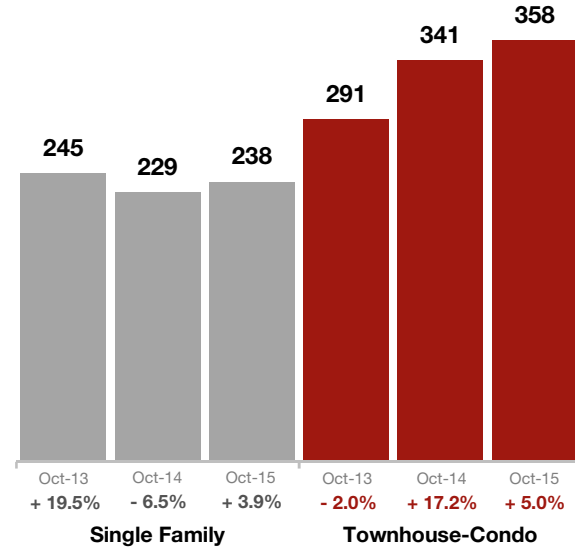
# Sold Listings



## October

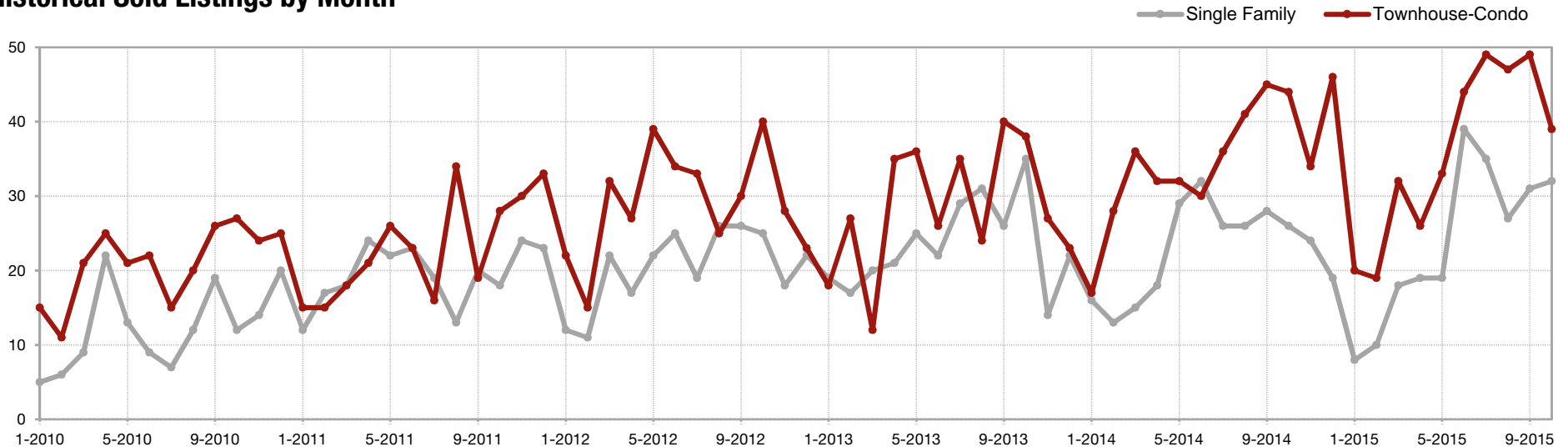


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2014	24	+71.4%	34	+25.9%
Dec-2014	19	-13.6%	46	+100.0%
Jan-2015	8	-50.0%	20	+17.6%
Feb-2015	10	-23.1%	19	-32.1%
Mar-2015	18	+20.0%	32	-11.1%
Apr-2015	19	+5.6%	26	-18.8%
May-2015	19	-34.5%	33	+3.1%
Jun-2015	39	+21.9%	44	+46.7%
Jul-2015	35	+34.6%	49	+36.1%
Aug-2015	27	+3.8%	47	+14.6%
Sep-2015	31	+10.7%	49	+8.9%
<b>Oct-2015</b>	<b>32</b>	<b>+23.1%</b>	<b>39</b>	<b>-11.4%</b>

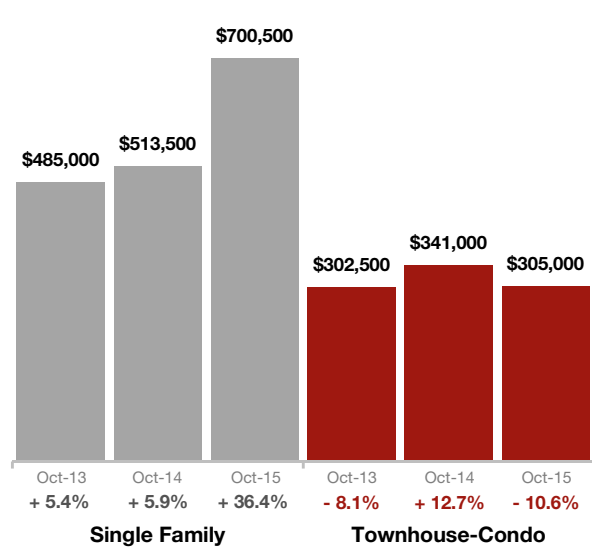
## Historical Sold Listings by Month



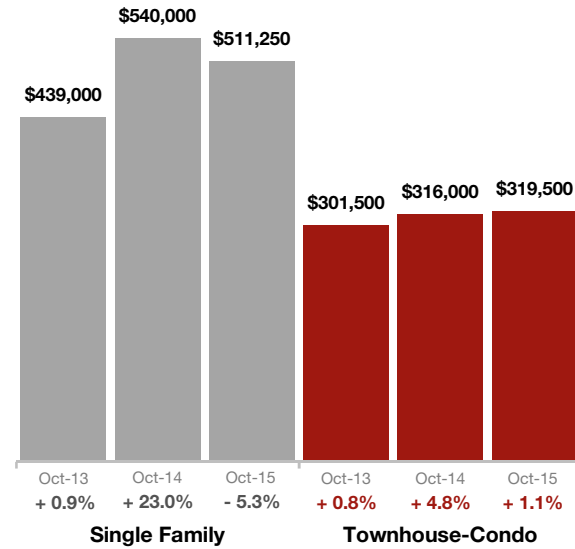
# Median Sales Price



## October

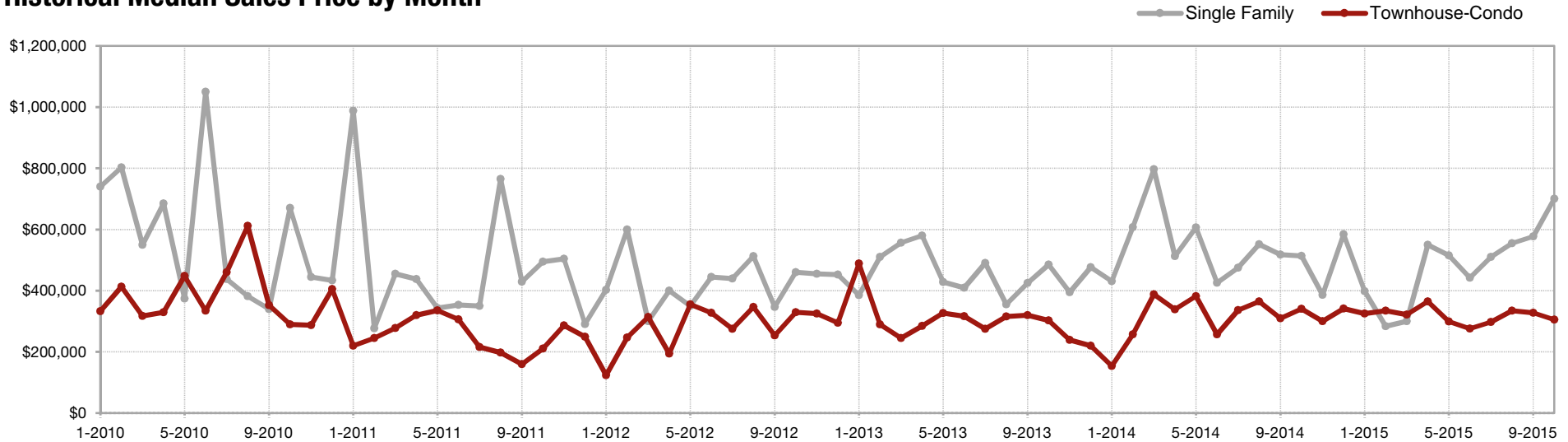


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2014	\$386,475	-2.0%	\$300,000	+25.7%
Dec-2014	\$583,750	+22.5%	\$341,250	+55.1%
Jan-2015	\$398,000	-7.6%	\$325,000	+111.0%
Feb-2015	\$283,500	-53.3%	\$335,000	+30.5%
Mar-2015	\$300,000	-62.4%	\$321,500	-17.1%
Apr-2015	\$550,000	+7.3%	\$365,000	+7.7%
May-2015	\$515,000	-15.1%	\$299,000	-21.7%
Jun-2015	\$442,000	+3.8%	\$276,500	+7.6%
Jul-2015	\$510,000	+7.4%	\$298,000	-11.3%
Aug-2015	\$555,000	+0.6%	\$335,000	-8.2%
Sep-2015	\$577,500	+11.6%	\$328,000	+5.8%
<b>Oct-2015</b>	<b>\$700,500</b>	<b>+36.4%</b>	<b>\$305,000</b>	<b>-10.6%</b>

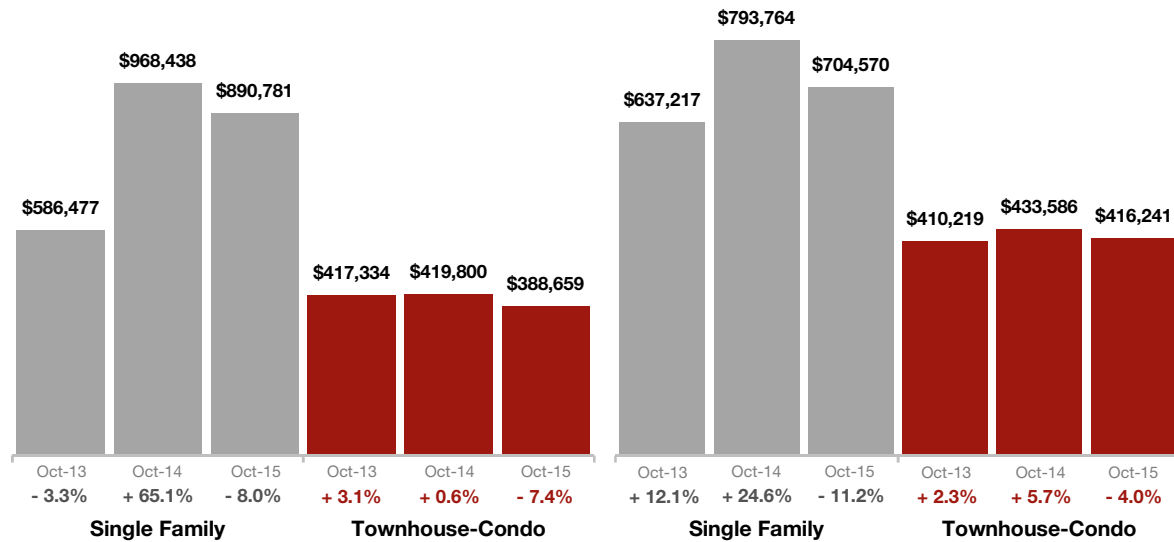
## Historical Median Sales Price by Month



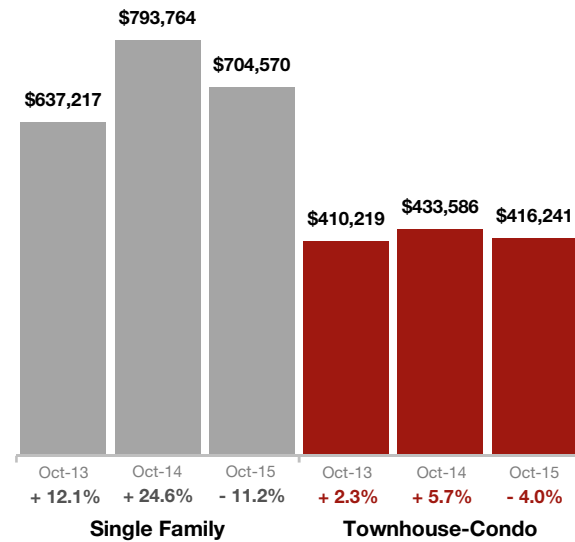
# Average Sales Price



## October

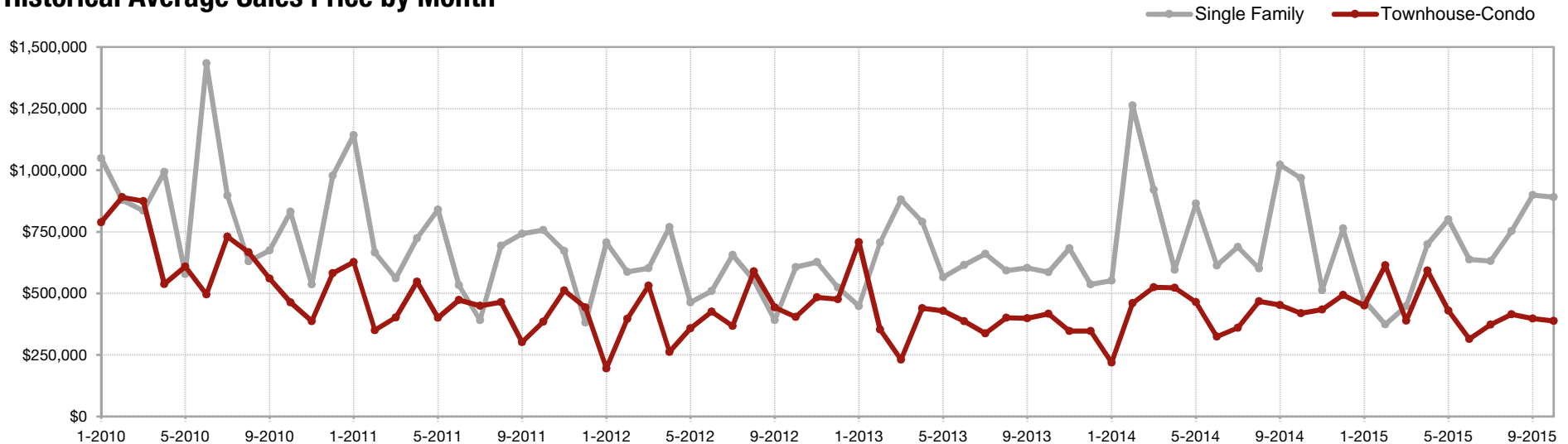


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2014	\$512,428	-25.0%	\$434,471	+25.1%
Dec-2014	\$763,206	+42.2%	\$493,527	+42.0%
Jan-2015	\$470,488	-14.7%	\$450,208	+105.5%
Feb-2015	\$373,650	-70.4%	\$613,863	+33.3%
Mar-2015	\$448,578	-51.3%	\$389,603	-25.7%
Apr-2015	\$698,468	+17.3%	\$592,125	+13.2%
May-2015	\$800,107	-7.4%	\$429,973	-7.5%
Jun-2015	\$637,462	+4.0%	\$314,807	-3.1%
Jul-2015	\$630,920	-8.3%	\$373,412	+3.6%
Aug-2015	\$752,962	+25.2%	\$414,612	-11.3%
Sep-2015	\$898,768	-12.1%	\$397,998	-12.2%
<b>Oct-2015</b>	<b>\$890,781</b>	<b>-8.0%</b>	<b>\$388,659</b>	<b>-7.4%</b>

## Historical Average Sales Price by Month



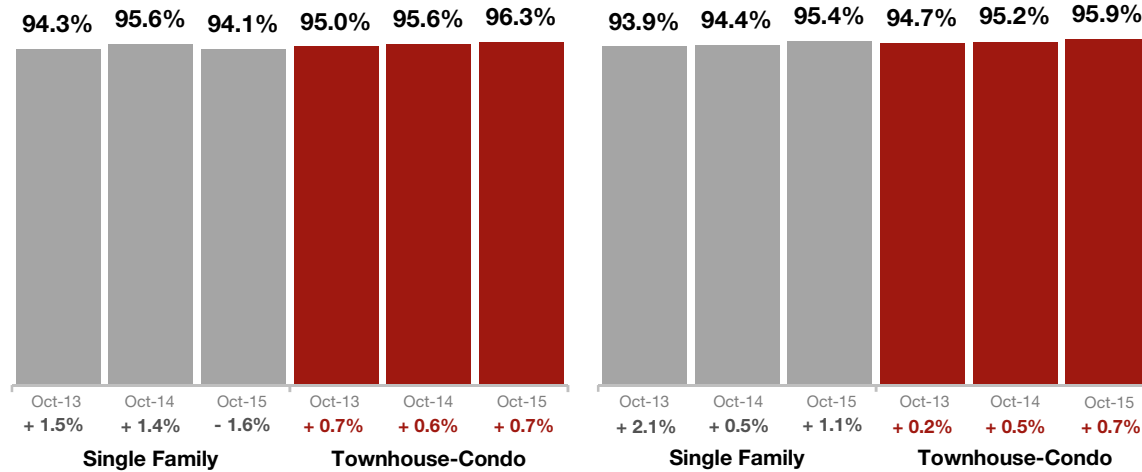


# Percent of List Price Received



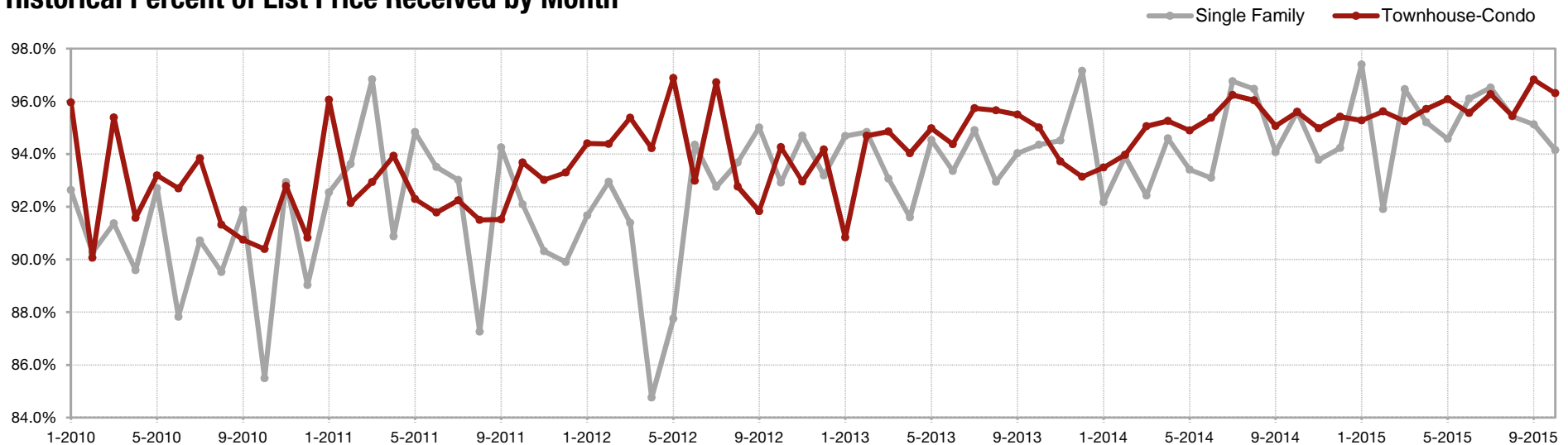
## October

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2014	93.8%	-0.7%	95.0%	+1.4%
Dec-2014	94.2%	-3.1%	95.4%	+2.5%
Jan-2015	97.4%	+5.6%	95.3%	+1.9%
Feb-2015	91.9%	-2.1%	95.6%	+1.7%
Mar-2015	96.5%	+4.4%	95.2%	+0.1%
Apr-2015	95.2%	+0.6%	95.7%	+0.4%
May-2015	94.6%	+1.3%	96.1%	+1.3%
Jun-2015	96.1%	+3.2%	95.6%	+0.2%
Jul-2015	96.5%	-0.3%	96.3%	+0.1%
Aug-2015	95.4%	-1.1%	95.4%	-0.6%
Sep-2015	95.1%	+1.1%	96.8%	+1.8%
<b>Oct-2015</b>	<b>94.1%</b>	<b>-1.6%</b>	<b>96.3%</b>	<b>+0.7%</b>

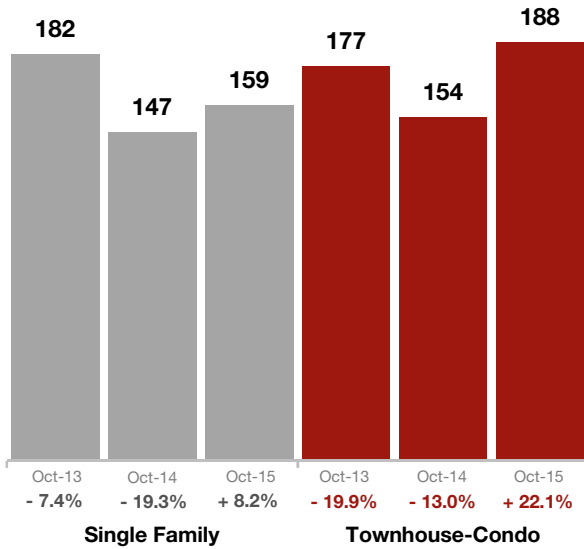
## Historical Percent of List Price Received by Month



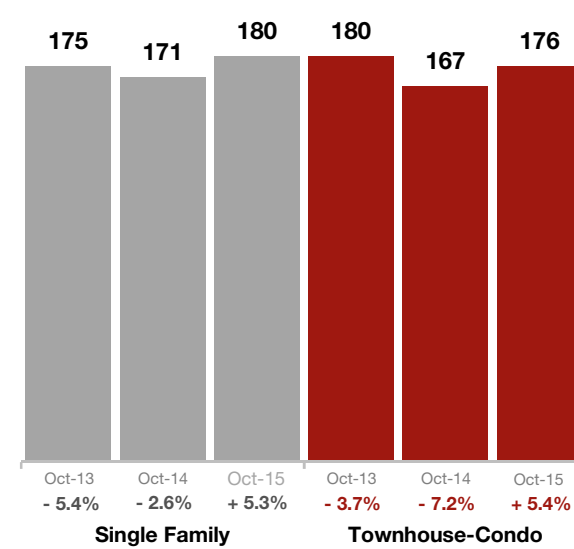
# Days on Market Until Sale



## October

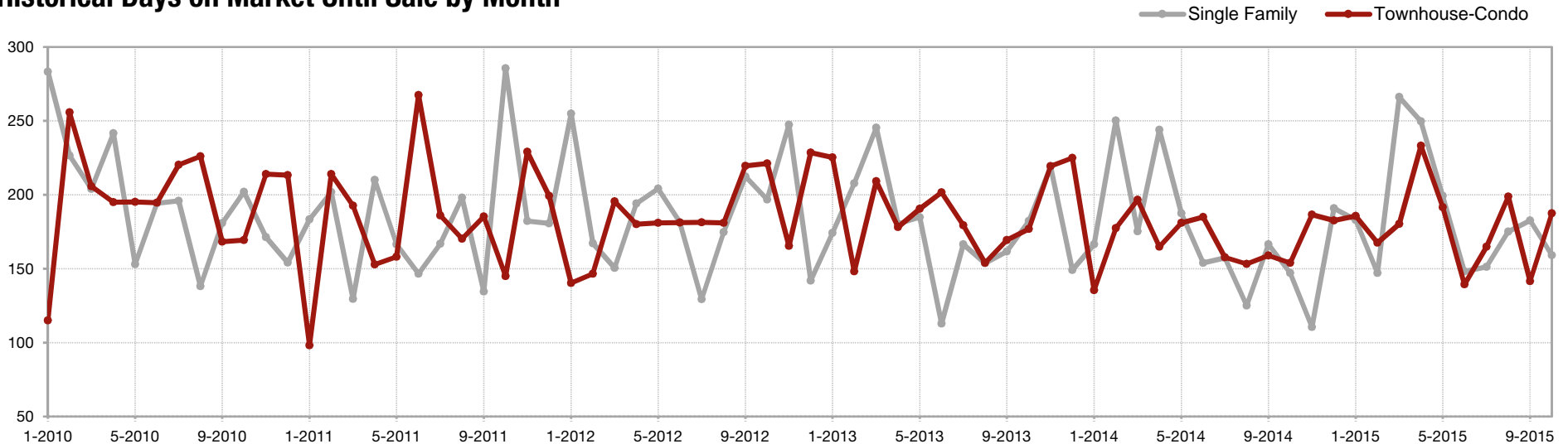


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2014	111	-49.3%	187	-14.6%
Dec-2014	191	+28.2%	183	-18.7%
Jan-2015	183	+9.6%	186	+37.8%
Feb-2015	147	-41.2%	168	-5.1%
Mar-2015	266	+52.0%	180	-8.6%
Apr-2015	250	+2.5%	233	+41.2%
May-2015	199	+6.4%	192	+6.1%
Jun-2015	148	-3.9%	140	-24.3%
Jul-2015	151	-3.8%	165	+4.4%
Aug-2015	175	+40.0%	199	+30.1%
Sep-2015	183	+10.2%	142	-10.7%
<b>Oct-2015</b>	<b>159</b>	<b>+8.2%</b>	<b>188</b>	<b>+22.1%</b>

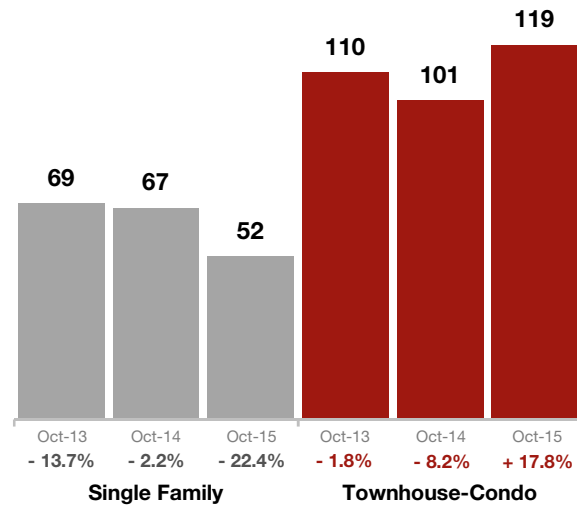
## Historical Days on Market Until Sale by Month



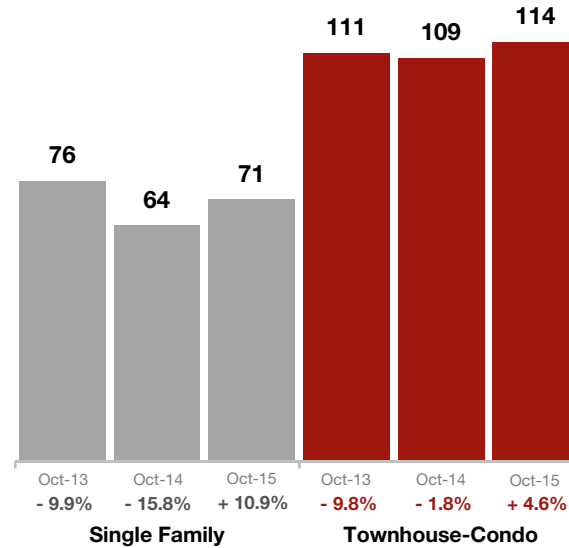
# Housing Affordability Index



## October

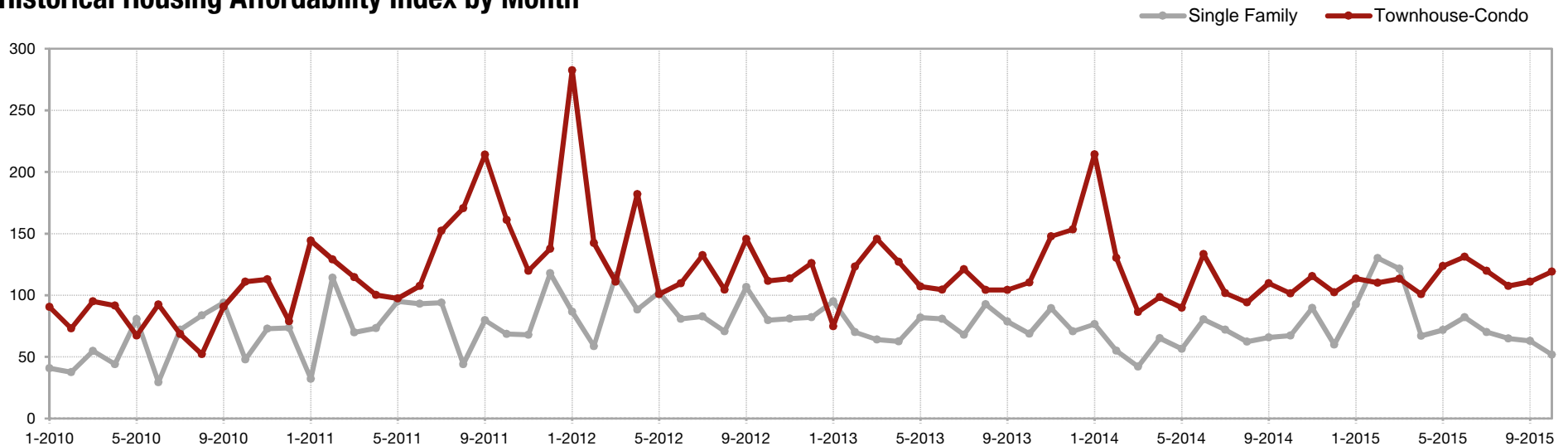


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2014	90	+1.1%	116	-21.6%
Dec-2014	60	-15.5%	102	-33.3%
Jan-2015	93	+20.8%	113	-47.2%
Feb-2015	130	+136.4%	110	-15.4%
Mar-2015	122	+190.5%	113	+29.9%
Apr-2015	67	+3.1%	101	+3.1%
May-2015	72	+26.3%	124	+37.8%
Jun-2015	82	+2.5%	131	-1.5%
Jul-2015	70	-2.8%	120	+17.6%
Aug-2015	65	+4.8%	107	+13.8%
Sep-2015	63	-4.5%	111	+0.9%
<b>Oct-2015</b>	<b>52</b>	<b>-22.4%</b>	<b>119</b>	<b>+17.8%</b>

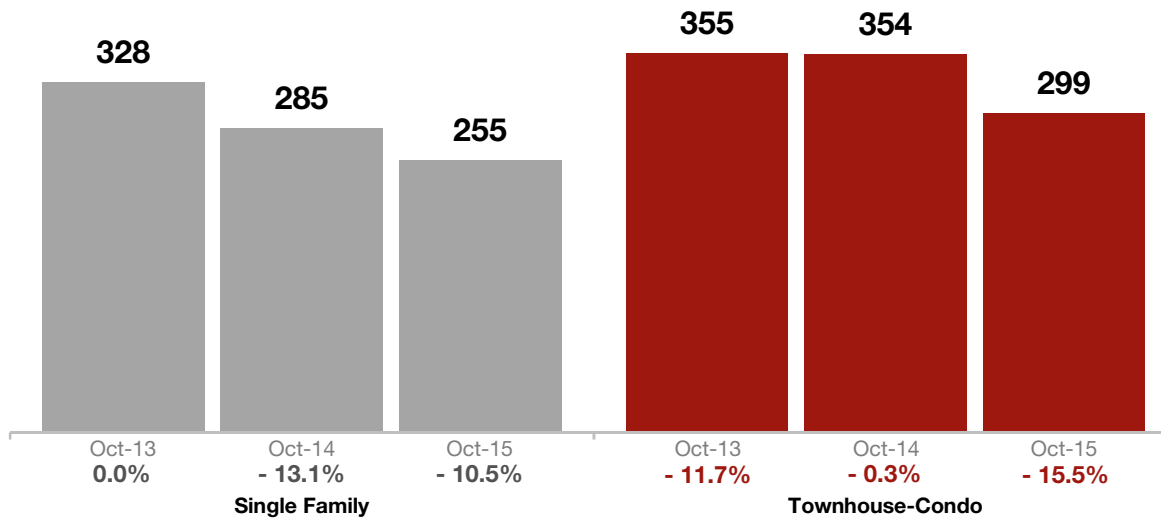
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

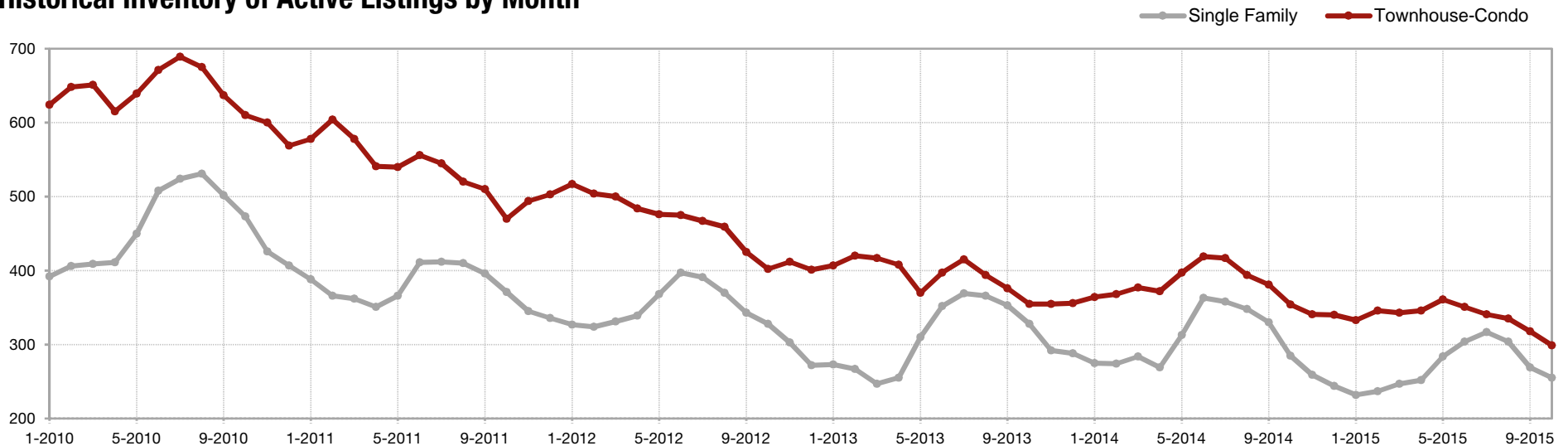


## October



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2014	259	-11.3%	341	-3.9%
Dec-2014	244	-15.3%	340	-4.5%
Jan-2015	232	-15.6%	333	-8.5%
Feb-2015	237	-13.5%	346	-6.0%
Mar-2015	247	-13.0%	343	-9.0%
Apr-2015	252	-6.3%	346	-7.0%
May-2015	284	-9.3%	361	-9.1%
Jun-2015	304	-16.3%	351	-16.2%
Jul-2015	317	-11.5%	341	-18.2%
Aug-2015	304	-12.6%	335	-15.0%
Sep-2015	269	-18.5%	318	-16.5%
<b>Oct-2015</b>	<b>255</b>	<b>-10.5%</b>	<b>299</b>	<b>-15.5%</b>

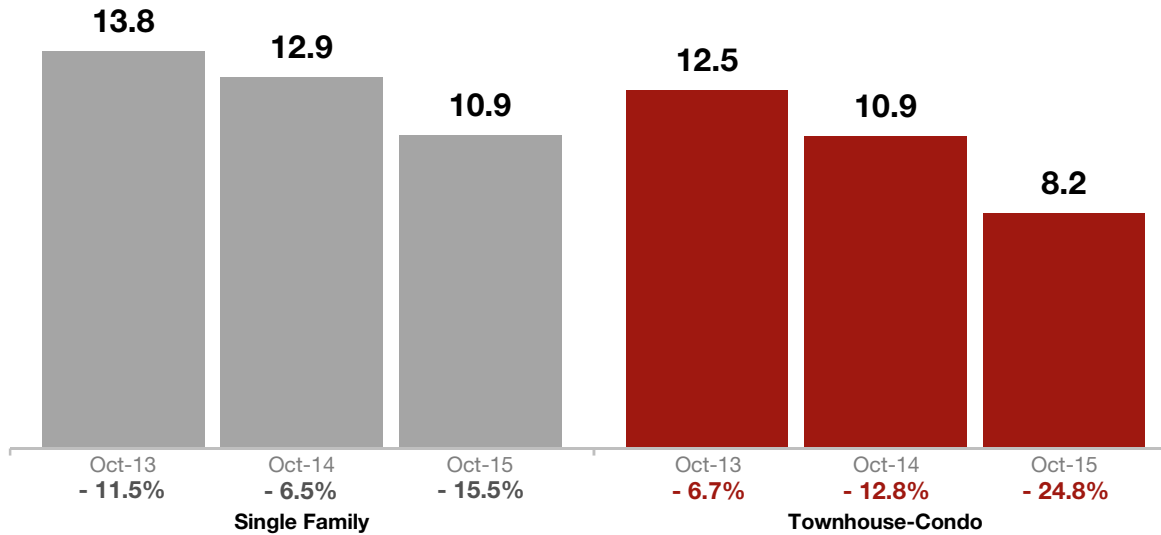
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

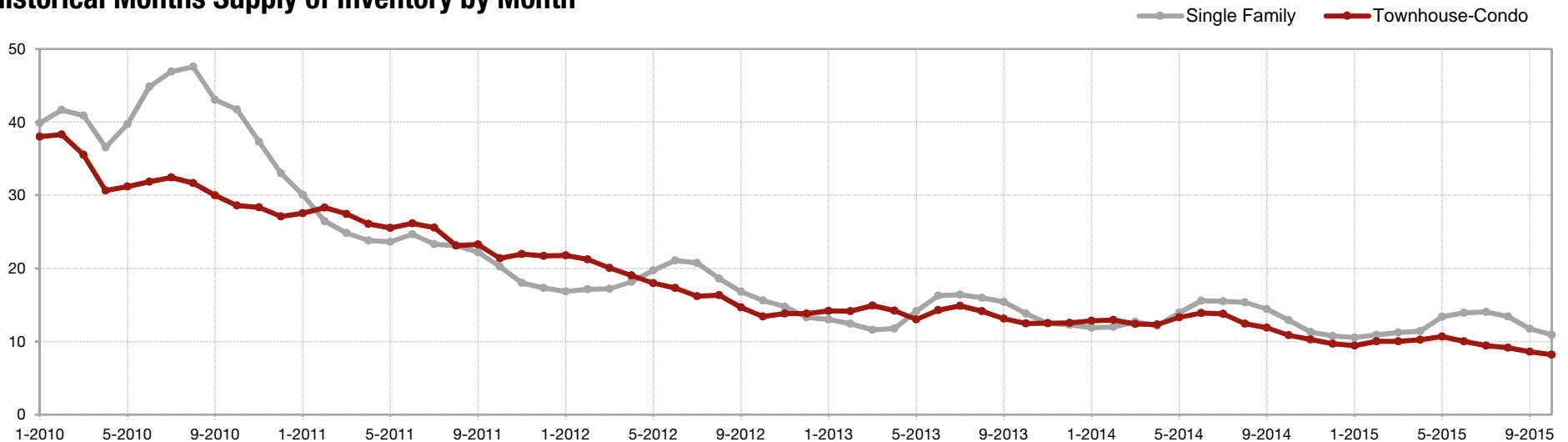


## October



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2014	11.3	-9.6%	10.3	-17.6%
Dec-2014	10.8	-12.2%	9.7	-22.4%
Jan-2015	10.5	-11.8%	9.4	-26.6%
Feb-2015	10.9	-9.2%	10.0	-23.1%
Mar-2015	11.2	-11.8%	10.0	-19.4%
Apr-2015	11.4	-5.8%	10.3	-16.3%
May-2015	13.4	-3.6%	10.7	-19.5%
Jun-2015	13.9	-10.9%	10.0	-28.1%
Jul-2015	14.0	-9.7%	9.5	-31.2%
Aug-2015	13.4	-13.0%	9.2	-25.8%
Sep-2015	11.7	-19.3%	8.6	-27.7%
<b>Oct-2015</b>	<b>10.9</b>	<b>-15.5%</b>	<b>8.2</b>	<b>-24.8%</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.



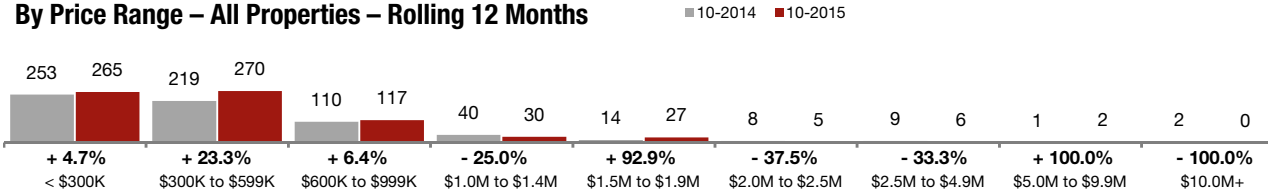
Key Metrics	Historical Sparkbars	10-2014	10-2015	Percent Change	YTD 2014	YTD 2015	Percent Change
<b>New Listings</b>		65	75	+ 15.4%	1,102	1,028	- 6.7%
<b>Pending Sales</b>		69	59	- 14.5%	619	656	+ 6.0%
<b>Sold Listings</b>		70	72	+ 2.9%	570	599	+ 5.1%
<b>Median Sales Price</b>		\$389,750	\$485,000	+ 24.4%	\$388,250	\$375,000	- 3.4%
<b>Avg. Sales Price</b>		\$623,580	\$613,690	- 1.6%	\$578,289	\$532,888	- 7.9%
<b>Pct. of List Price Received</b>		95.6%	95.4%	- 0.2%	94.9%	95.7%	+ 0.8%
<b>Days on Market</b>		151	174	+ 15.2%	168	177	+ 5.4%
<b>Affordability Index</b>		89	75	- 15.7%	89	97	+ 9.0%
<b>Active Listings</b>		641	562	- 12.3%	--	--	--
<b>Months Supply</b>		11.7	9.3	- 20.5%	--	--	--

# Closed Sales

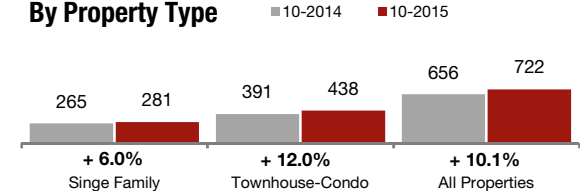
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	10-2014	10-2015	Change	10-2014	10-2015	Change
\$299,999 and Below	70	72	+ 2.9%	183	193	+ 5.5%
\$300,000 to \$599,999	86	102	+ 18.6%	133	166	+ 24.8%
\$600,000 to \$999,999	64	64	0.0%	46	53	+ 15.2%
\$1,000,000 to \$1,499,999	22	18	- 18.2%	18	11	- 38.9%
\$1,500,000 to \$1,999,999	9	14	+ 55.6%	5	13	+ 160.0%
\$2,000,000 to \$2,499,999	3	3	0.0%	5	2	- 60.0%
\$2,500,000 to \$4,999,999	8	6	- 25.0%	1	0	- 100.0%
\$5,000,000 to \$9,999,999	1	2	+ 100.0%	0	0	--
\$10,000,000 and Above	2	0	- 100.0%	0	0	--
<b>All Price Ranges</b>	<b>265</b>	<b>281</b>	<b>+ 6.0%</b>	<b>391</b>	<b>438</b>	<b>+ 12.0%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	9-2015	10-2015	Change	9-2015	10-2015	Change
\$299,999 and Below	4	3	- 25.0%	19	17	- 10.5%
\$300,000 to \$599,999	13	9	- 30.8%	23	16	- 30.4%
\$600,000 to \$999,999	7	12	+ 71.4%	6	5	- 16.7%
\$1,000,000 to \$1,499,999	2	4	+ 100.0%	0	1	--
\$1,500,000 to \$1,999,999	3	3	0.0%	0	0	--
\$2,000,000 to \$2,499,999	1	0	- 100.0%	1	0	- 100.0%
\$2,500,000 to \$4,999,999	0	1	--	0	0	--
\$5,000,000 to \$9,999,999	1	0	- 100.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>31</b>	<b>32</b>	<b>+ 3.2%</b>	<b>49</b>	<b>39</b>	<b>- 20.4%</b>

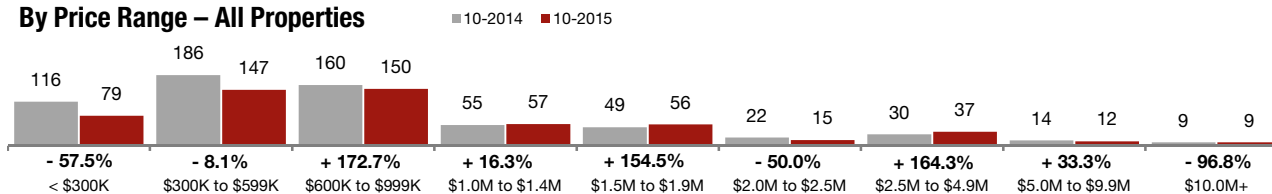
### Year to Date

By Price Range	Single Family			Condo		
	10-2014	10-2015	Change	10-2014	10-2015	Change
\$299,999 and Below	59	54	- 8.5%	152	159	+ 4.6%
\$300,000 to \$599,999	75	93	+ 24.0%	121	139	+ 14.9%
\$600,000 to \$999,999	53	54	+ 1.9%	42	40	- 4.8%
\$1,000,000 to \$1,499,999	20	15	- 25.0%	16	10	- 37.5%
\$1,500,000 to \$1,999,999	9	12	+ 33.3%	5	8	+ 60.0%
\$2,000,000 to \$2,499,999	3	3	0.0%	4	2	- 50.0%
\$2,500,000 to \$4,999,999	7	5	- 28.6%	1	0	- 100.0%
\$5,000,000 to \$9,999,999	1	2	+ 100.0%	0	0	--
\$10,000,000 and Above	2	0	- 100.0%	0	0	--
<b>All Price Ranges</b>	<b>229</b>	<b>238</b>	<b>+ 3.9%</b>	<b>341</b>	<b>358</b>	<b>+ 5.0%</b>

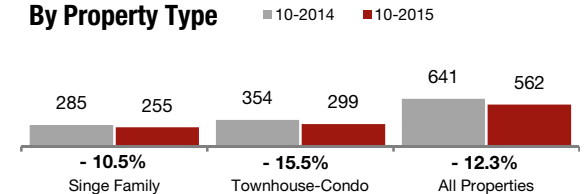
# Inventory of Active Listings

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			Condo		
	10-2014	10-2015	Change	10-2014	10-2015	Change
\$299,999 and Below	43	23	- 46.5%	73	56	- 23.3%
\$300,000 to \$599,999	49	35	- 28.6%	136	110	- 19.1%
\$600,000 to \$999,999	65	61	- 6.2%	94	87	- 7.4%
\$1,000,000 to \$1,499,999	33	35	+ 6.1%	22	20	- 9.1%
\$1,500,000 to \$1,999,999	29	32	+ 10.3%	20	23	+ 15.0%
\$2,000,000 to \$2,499,999	18	13	- 27.8%	4	1	- 75.0%
\$2,500,000 to \$4,999,999	27	35	+ 29.6%	3	2	- 33.3%
\$5,000,000 to \$9,999,999	14	12	- 14.3%	0	0	--
\$10,000,000 and Above	7	9	+ 28.6%	2	0	- 100.0%
<b>All Price Ranges</b>	<b>285</b>	<b>255</b>	<b>- 10.5%</b>	<b>354</b>	<b>299</b>	<b>- 15.5%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	9-2015	10-2015	Change	9-2015	10-2015	Change
\$299,999 and Below	32	23	- 28.1%	64	56	- 12.5%
\$300,000 to \$599,999	44	35	- 20.5%	114	110	- 3.5%
\$600,000 to \$999,999	61	61	0.0%	91	87	- 4.4%
\$1,000,000 to \$1,499,999	31	35	+ 12.9%	21	20	- 4.8%
\$1,500,000 to \$1,999,999	34	32	- 5.9%	25	23	- 8.0%
\$2,000,000 to \$2,499,999	14	13	- 7.1%	1	1	0.0%
\$2,500,000 to \$4,999,999	34	35	+ 2.9%	2	2	0.0%
\$5,000,000 to \$9,999,999	12	12	0.0%	0	0	--
\$10,000,000 and Above	7	9	+ 28.6%	0	0	--
<b>All Price Ranges</b>	<b>269</b>	<b>255</b>	<b>- 5.2%</b>	<b>318</b>	<b>299</b>	<b>- 6.0%</b>

### Year to Date

By Price Range	Single Family			Condo		
	10-2014	10-2015	Change	10-2014	10-2015	Change
\$299,999 and Below	59	54	- 8.5%	152	159	+ 4.6%
\$300,000 to \$599,999	75	93	+ 24.0%	121	139	+ 14.9%
\$600,000 to \$999,999	53	54	+ 1.9%	42	40	- 4.8%
\$1,000,000 to \$1,499,999	20	15	- 25.0%	16	10	- 37.5%
\$1,500,000 to \$1,999,999	9	12	+ 33.3%	5	8	+ 60.0%
\$2,000,000 to \$2,499,999	3	3	0.0%	4	2	- 50.0%
\$2,500,000 to \$4,999,999	7	5	- 28.6%	1	0	- 100.0%
\$5,000,000 to \$9,999,999	1	2	+ 100.0%	0	0	--
\$10,000,000 and Above	2	0	- 100.0%	0	0	--
<b>All Price Ranges</b>	<b>229</b>	<b>238</b>	<b>+ 3.9%</b>	<b>341</b>	<b>358</b>	<b>+ 5.0%</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 average 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.